

LINC.

COMMERCIAL REALTY



121 OFFICE PLAZA | SUITES 3 & 4

4815 S.H. 121, THE COLONY, TX 75056

FOR SALE/LEASE

MEDICAL/OFFICE SUITES

SUITE 3: 1874 SF | SUITE 4: 1918 SF
3,792 TOTAL SF

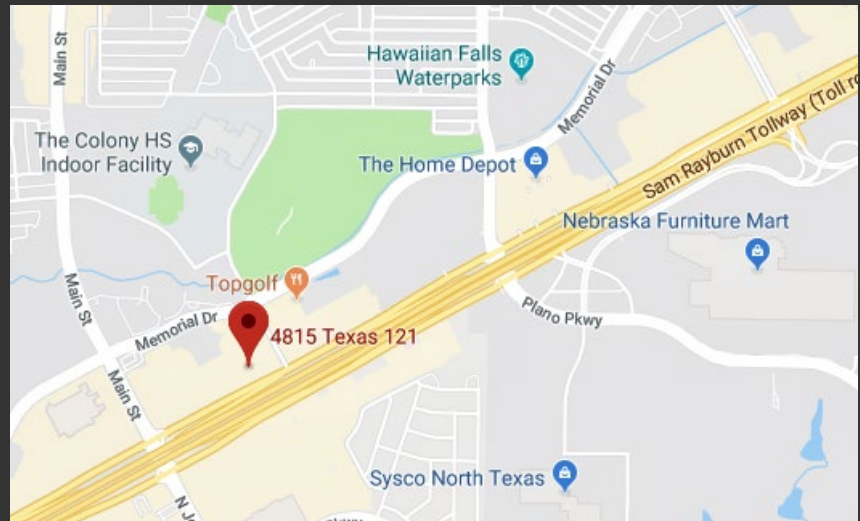
LEASE:

BASE RENT: \$25 SF + NNN
SHELL CONDITION

SALE:

SALE PRICE: \$265 SF
SHELL CONDITION

- VISIBLE FROM 121 CORRIDOR
- BUILD TO SUIT
- TI ALLOWANCE
- BUILDING SIGNAGE OPPORTUNITY
- HIGHLY VISIBLE MONUMENT SIGN
- LOCATED BY TOP GOLF
- HOA BENEFITS



For more information or schedule a tour please contact:

Zac Carelock

zac@linc.realty

M: 214.714.7333

O: 214.396.5700



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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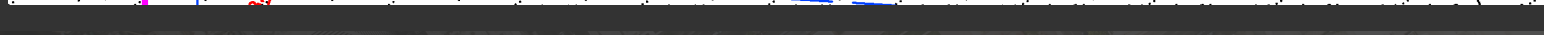
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
• TOTAL POPULATION	5,608	83,580	252,420
• TOTAL BUSINESSES	468	1,739	8,298
• AVG. HOUSEHOLD INCOME:	\$77,366	\$130,267	\$119,877
• PERCENT COLLEGE DEGREE OR ABOVE	25%	30%	30%
• AVERAGE HOUSING UNIT VALUE	\$231,832	\$368,548	\$376,157
• EMPLOYEES	6,087	22,947	123,381

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Shell Delivery

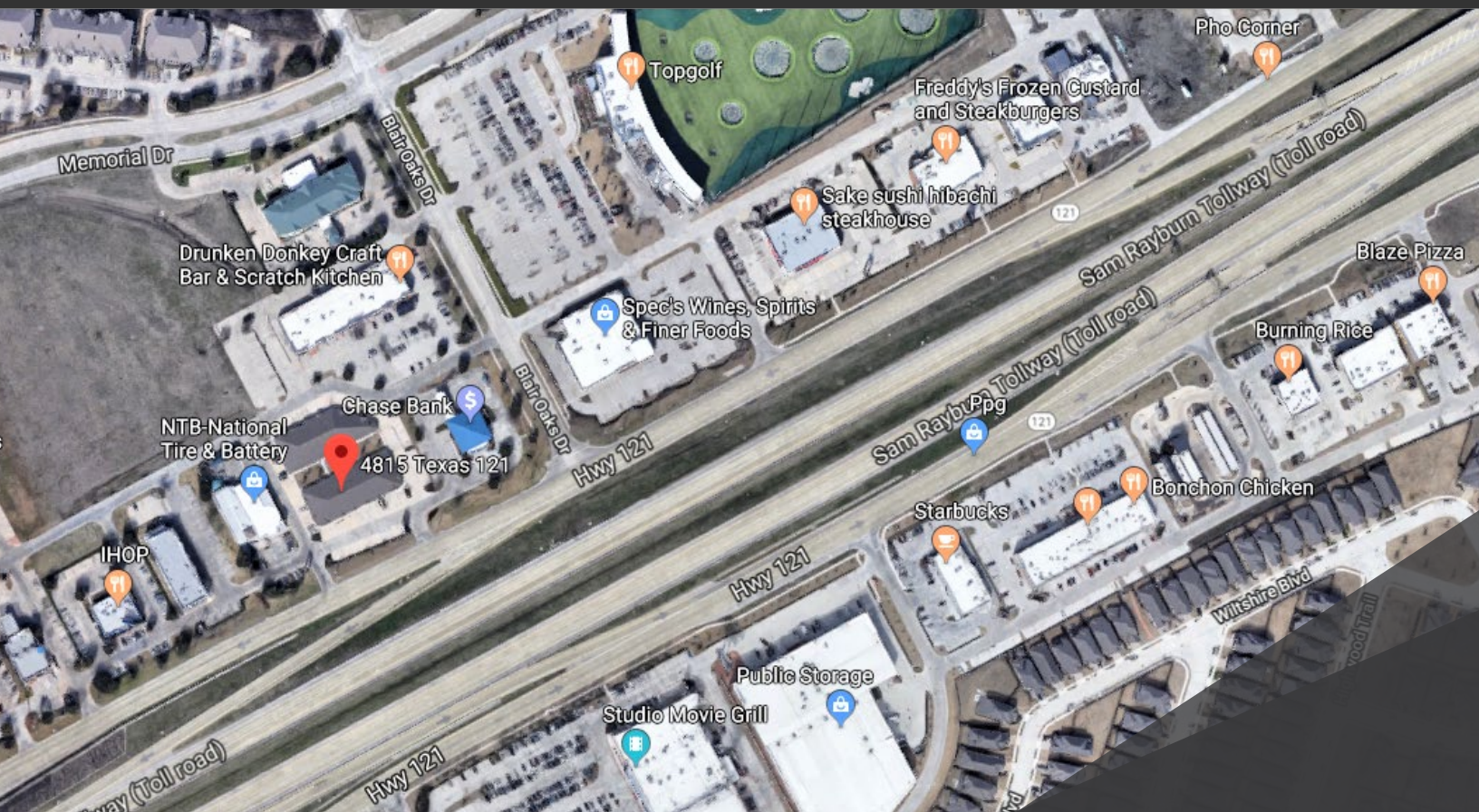


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- HIGHLY VISIBLE MONUMENT SIGN
- FACES HIGHWAY W/ HIGH TRAFFIC
- BUILDING SIGNAGE OPPORTUNITY
- LOCATED IN CENTER OF BUSY RETAIL AREA
- HOA BENEFITS



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