

RETAIL INVESTMENT SALE

ONE 2 ONE PLAZA
4897 HIGHWAY 121
THE COLONY, TEXAS 75056



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EXECUTIVE SUMMARY





PROPERTY SUMMARY



ADDRESS

4897 Highway 121, The Colony, Texas 75056



GROSS LEASABLE AREA

19,858 SF



OCCUPANCY RATE

89%



NET OPERATING INCOME

\$523,503.84



PRICE

\$8,725,064



YEAR OF CONSTRUCTION

2005



LOT AREA

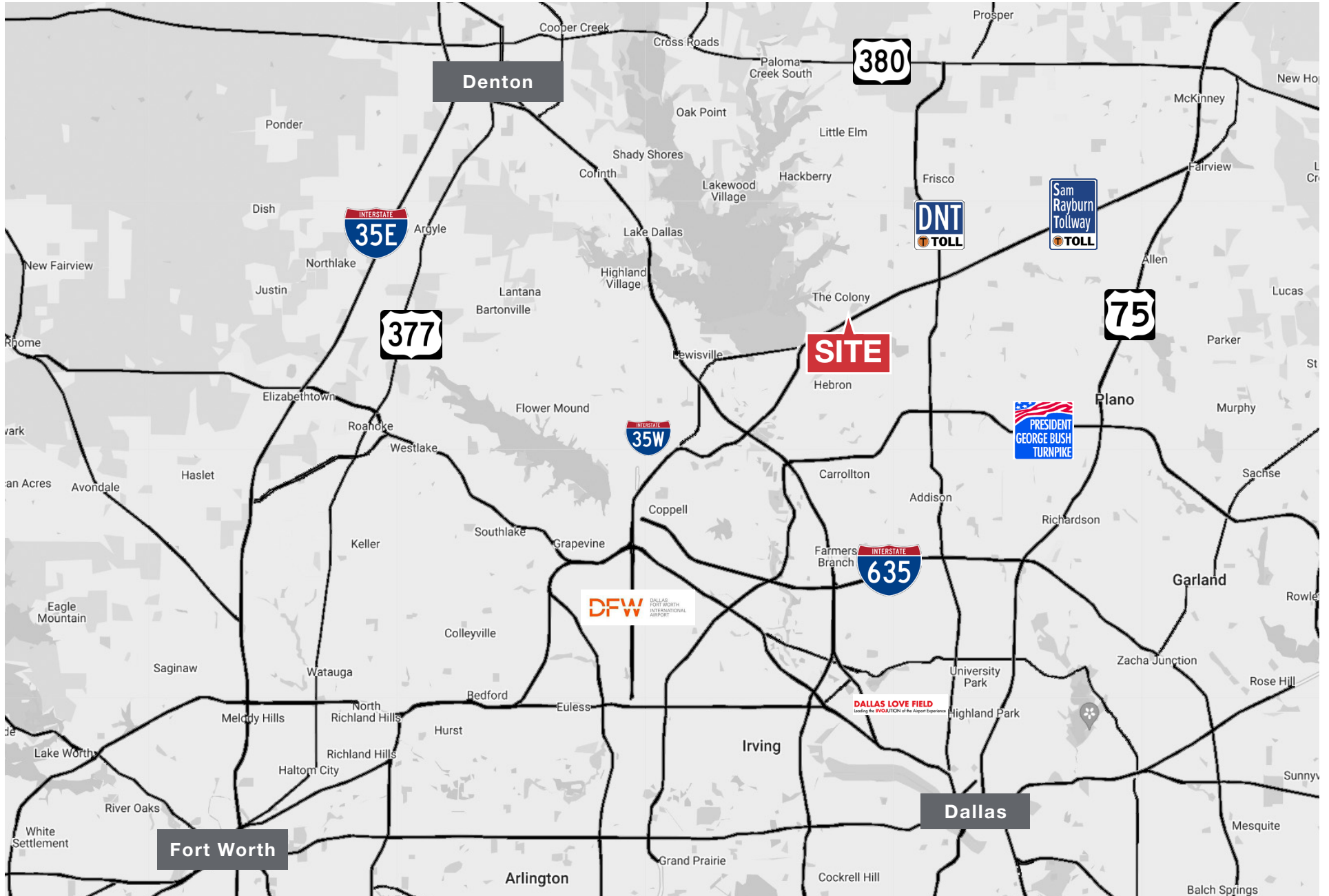
2.56 Acres



PARKING

122 Spaces

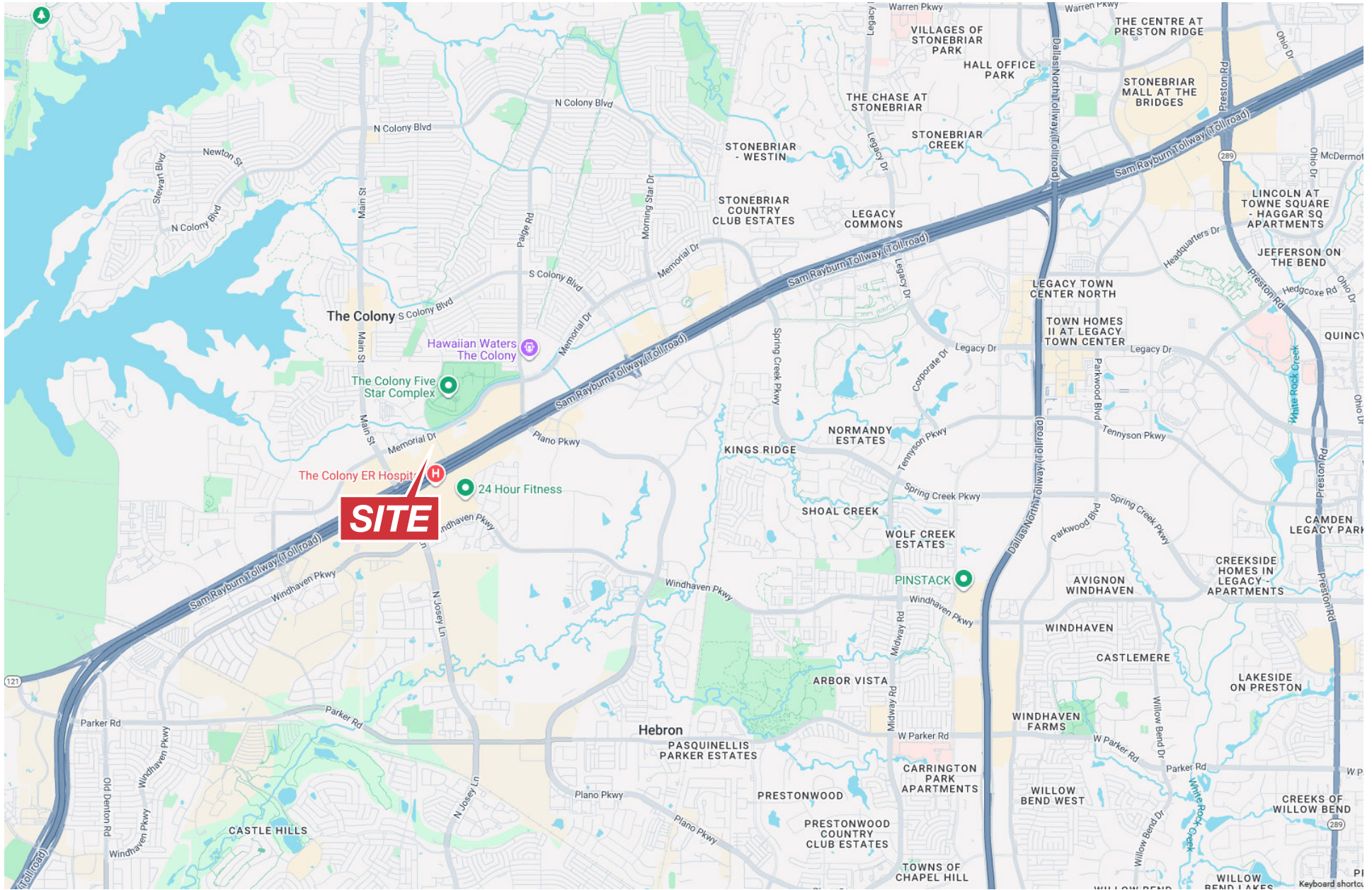
REGIONAL LOCATION MAP



PROPERTY OVERVIEW



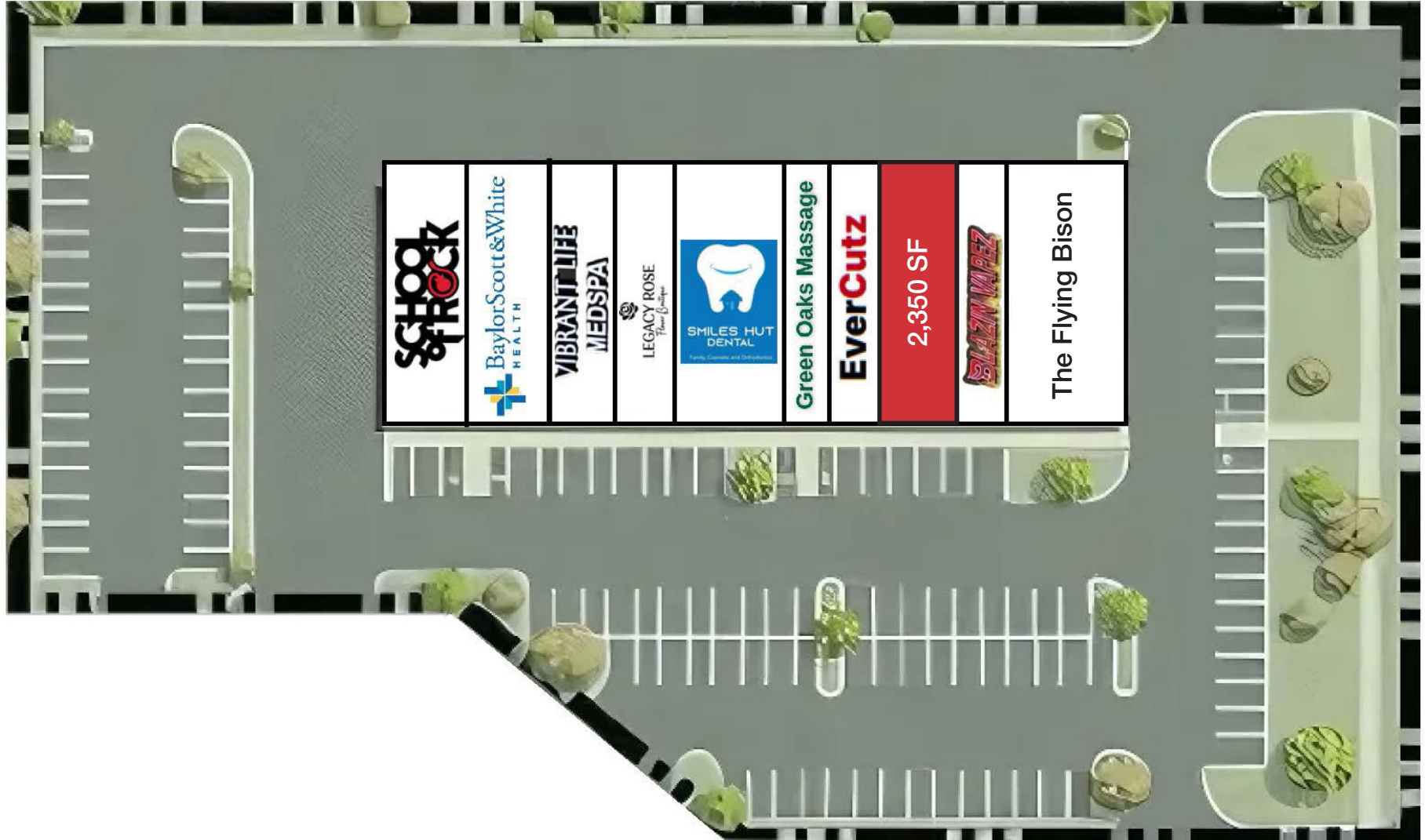
LOCAL LOCATION MAP







SITE PLAN



MARKET OVERVIEW



DEMOGRAPHICS

KEY FACTS

15 MINUTE RADIUS

TOTAL POPULATION	520,496
DAYTIME POPULATION	581,507
'25-'30 ANNUAL GROWTH RATE	1.05%
HOUSEHOLDS	212,105
MEDIAN HOME VALUE	\$564,062
MEDIAN AGE	37.4

EDUCATION



BACHELOR'S DEGREE OR GRADUATE DEGREE
62.40%

INCOME



MEDIAN HOUSEHOLD
INCOME
\$115,620



AVERAGE HOUSEHOLD
INCOME
\$162,011



PER CAPITA INCOME
\$66,068



MEDIAN NET WORTH
\$252,259

BUSINESS



TOTAL BUSINESSES
22,290



BLUE COLLAR
OCCUPATION
9.70%



TOTAL EMPLOYEES
263,328



WHITE COLLAR
OCCUPATION
82%



FINANCIAL INFORMATION



OPERATING EXPENSES

Expenses

	CURRENT	PER SF
Real Estate Taxes	\$123,502	\$6.22
Insurance	\$38,511	\$1.94
Common Area Maintenance	\$43,611	\$2.20
Management Fee	\$26,902	\$1.35
Total Expenses	\$232,526	\$11.71



Income & Expenses

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$523,503.84	\$26.58
Gross Potential Rent	\$523,503.84	\$26.58
Expense Reimbursements		
Real Estate Taxes	\$123,502	\$6.22
Insurance	\$38,511	\$1.94
Common Area Maintenance	\$43,611	\$2.20
Management Fee	\$26,902	\$1.35
Total Expense Reimbursements	\$232,526	\$11.71
Gross Potential Income	\$760,297.76	\$41.27
Effective Gross Income	\$760,297.76	\$41.27
Expenses		
Real Estate Taxes	\$123,502	\$6.22
Insurance	\$38,511	\$1.94
Common Area Maintenance	\$43,611	\$2.20
Management Fee	\$26,902	\$1.35
Total Expenses	\$232,526	\$11.71
Net Operating Income	\$523,503.84	\$26.58

RENT ROLL

Suite	Tenant	GLA	%	Rent/Mo	Annual Base Rent	Rent/SF	NNN/SF	Lease Start	Lease End	Rent Increase	Increase Date	Renewal Options & Comments
100	School of Rock	2,462	12.44%	\$5,049.15	\$60,589.80	\$24.61	\$11.71	5/18/2026	5/17/2031			
140	Baylor Scott & White	2,500	12.63%	\$6,437.50	\$77,250.00	\$30.90	\$11.71	12/8/2014	12/31/2027	\$31.83 \$32.78 \$33.77	01/01/2027 01/01/2028 01/01/2029	Three (3) 3-Year options at 3% Annual Increases
160	Vibrant Life Med SPA	2,000	10.11%	\$4,596.67	\$55,160.04	\$27.58	\$11.71	3/1/2024	6/30/2029	\$28.41 \$29.26	01/01/2027 01/01/2028	Two (2) 5-Year Options at Market
200	Legacy Rose Flowers	1,240	6.27%	\$2,686.67	\$32,240.04	\$26.00	\$11.71	7/1/2023	6/30/2028	\$27.00 \$28.00	03/01/2027 03/01/2028	Two (2) 3-Year Options at \$27.00 PSF
210	Smile Hut Dental	1,960	9.90%	\$4,450.83	\$53,409.96	\$27.25	\$11.71	2/1/2020	3/31/2030			Two (2) 5-Year Options at Market
220	Green Oak Massage	1,500	7.58%	\$3,437.50	\$41,250.00	\$27.50	\$11.71	5/19/2016	8/31/2030	\$31.83 \$32.78 \$33.77	01/01/2027 01/01/2028 01/01/2029	No Renewal Options
260	EverCutz Hair Salon & Barber Shop	1466	7.38%	\$3,298.50	\$39,582.00	\$27.00	\$11.71	8/12/2025	9/30/2030	\$28.69 \$29.60 \$30.59 \$30.89	10/01/2027 10/01/2028 10/01/2029 10/01/2030	One (1) 5-Year Option at Market
280	Available*	2,350	11.87%									
300	Blazin Vapez	1,240	6.27%	\$3,725.17	\$44,702.04	\$36.05	\$11.71	4/1/2025	5/31/2030	\$36.05 \$37.00	04/01/2027 04/01/2029	One (1) 5-Year Option at 3% Annual Increases
340	The Flying Bison	3,140	15.86%	\$9,943.33	\$119,319.96	\$38.00	\$11.71	1/4/2026	3/31/2031	\$39.14 \$40.31 \$41.52 \$42.77	01/01/2027 01/01/2028 01/01/2029 01/01/2030	No Renewal Options
Total:		19,858		\$43,625.32	\$523,503.84							

* LOI in progress



BAYLOR SCOTT AND WHITE	
SQUARE FEET	2,500
% OF CENTER	12.63%
IN-PLACE RENT PSF	\$30.90
LOCATIONS	1,300

BAYLOR SCOTT AND WHITE

Based in Dallas, Baylor Scott & White Health is the largest not-for-profit health system in Texas, created in 2013 through the merger of Baylor Health Care System and Scott & White Healthcare. In the first three quarters of 2025, the system reported a \$1.5 billion operating income and an 11.4% operating margin. With 52 hospitals and over 800 patient access points across the state, Baylor Scott & White serves thousands of patients annually. Baylor Scott & White Health is known for its emphasis on patient-centered care, research, and education, with a strong focus on improving population health and expanding access to care.



SCHOOL OF ROCK	
SQUARE FEET	2,462
% OF CENTER	12.44%
IN-PLACE RENT PSF	\$24.61
LOCATIONS	331

SCHOOL OF ROCK

School of Rock is the world’s largest and most trusted multi-location music school with tens of thousands of musicians going through their classes, workshops, camps and performance programs every day. Founded as a single school in Philadelphia, Pa., in 1998, School of Rock now has locations in different countries, helping aspiring musicians master skills, unleash creativity, and develop tools they need to thrive in life. Their leadership team members combine business savvy, a passion for music and a drive to help children succeed.

DALLAS-FORT WORTH OVERVIEW



Dallas–Fort Worth (DFW) is one of the most attractive and fastest-growing metropolitan areas in the United States, making it a prime market for continued retail expansion, corporate investment, and population inflow. Home to more than 8 million residents—and projected to exceed 9.2 million by 2030—the Metroplex has led the nation in population growth over the past decade, adding more than 1.3 million people. This surge is driven by strong economic opportunities, affordable living costs, and substantial domestic migration, creating a large and continuously expanding consumer base.

The region's diverse demographic profile supports a wide range of retail categories, from luxury and experiential concepts to essential goods and services. High employment levels and a robust labor market—anchored by major industries such as technology, finance, healthcare, and logistics—further fuel consumer spending. DFW is home to the fourth-largest concentration of corporate headquarters in the nation, including 18 Fortune 500 companies and 40 Fortune 1000 companies, collectively generating more than \$800 billion in revenue annually.

DFW's strategic central U.S. location reinforces its position as a preeminent logistics and distribution hub. The Metroplex benefits from one of the most extensive and efficient transportation networks in the country, including Interstates 20, 30, 35, and 45; Dallas/Fort Worth International Airport—home to American Airlines; Dallas Love Field—home to Southwest Airlines; 13 general aviation airports; and nine railroads. Continued investment in infrastructure, such as expanding tollways and enhancements to the DART light rail system, supports long-term mobility and growth across the region.

The market's commitment to mixed-use, experiential, and walkable developments further enhances its appeal. Destination districts such as Legacy West, The Shops at Clearfork, and similar mixed-use environments combine retail, dining, entertainment, and residential living, meeting modern consumer demand for vibrant, community-oriented spaces.

Overall, DFW's exceptional population growth, economic diversity, connectivity, and pro-business environment position it as one of the strongest and most resilient markets in the country—an ideal landscape for retailers, investors, and employers seeking long-term stability and expansion.

DALLAS-FORT WORTH OVERVIEW

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

GDP

#1 METRO

for Population Growth Over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ Jobs Added Per Year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION


Annual Passangers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors



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RETAIL INVESTMENT SALE

ONE 2 ONE PLAZA
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THE COLONY, TEXAS 75056

CONFIDENTIAL OFFERING MEMORANDUM

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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