

# CENTURY 21<sup>®</sup>

Judge Fite Company



5401 S COLONY BOULEVARD

THE COLONY, TX 75056



\$2,100,000



2,090 sqft

## DESCRIPTION

Located on one of The Colony's primary retail corridors, 5401 S Colony Blvd offers a rare freestanding retail opportunity with exceptional visibility and access near Hwy 121 and the North Dallas Tollway. The property sits on 19,602 SF (±0.45 acres) with direct frontage along S Colony Blvd, providing strong exposure in a high-traffic corridor. Freestanding positioning significantly enhances long-term value, operational flexibility, and redevelopment potential compared to inline retail. The 2,090 SF building (built 1994, renovated per marketing summary) is fully configured for retail or restaurant use and includes 23 parking spaces—an excellent ratio that supports high-turnover concepts and potential drive-thru functionality. Restaurant equipment for the Rice Box that's noted in transaction desk will be included in the sale of the property and the business. The site is zoned General Commercial, allowing for a wide range of retail, QSR, or service-oriented uses. The surrounding trade area is dense and affluent. Within a 1-mile radius, the 2024 population is 15,122 with projected growth of 18.84% over the next five years. Median household income exceeds \$104,000, with over 64% owner-occupied housing—supporting stable, consistent consumer demand. Annual consumer spending within one mile exceeds \$200 million, including over \$53 million in food and alcohol spending, demonstrating strong support for restaurant and retail concepts. The West Frisco retail submarket (which influences The Colony) remains highly active, with 24 sales in the past 12 months, a 6.1% average cap rate, \$442 average price per SF, and a low 4.2% vacancy rate—indicating tight supply and strong investor appetite. 5401 S Colony Blvd represents a rare opportunity to acquire a freestanding asset in a high-growth, supply-constrained retail corridor within North Dallas.

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 21220659  
**YEAR BUILT:** 1994  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Bbb & C  
**LIST DATE:** 03/31/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,090  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.45  
**LOT SIZE (SQFT):** 19,602

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- CeramicTile
- Laminate
- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- KitchenLevel
- NoGarage
- OnSite
- Open
- Outside
- ParkingLot

### LOT DESCRIPTION:

- InteriorLot

### ROOF TYPE:

- Asphalt
- Composition
- Other

### SIDING:

- Brick
- Other
- Concrete

### FOUNDATION:

- Other
- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - OverheadUtilities
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Curbs
  - Sidewalks
- 

**LISTED BY:** Barb Cole 

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**BROKERED BY:** Coldwell Banker Realty Frisco