

CENTURY 21[®]

Judge Fite Company



4815 STATE HIGHWAY 121

THE COLONY, TX 75056



\$720,000



1,947 sqft

DESCRIPTION

A premier single-tenant office condo fronting SH 121, offering a high performing, low maintenance investment property in one of the fastest growing corridors in North Texas. Passive income through an NNN lease with minimal landlord responsibilities and significant upside potential due to below-market rent. Renewal options provide both immediate cash flow and long term value. It features high quality interior finishes in 2024, 7 rooms, 2 restrooms, 2 showers and 1 break room. Plumbing in all 7 rooms, washer and dryer hookups and showers - ideal for professional or medical users. Prominent pylon signage along SH 121 with high visibility and strong branding exposure. Stable tenant with a net income of \$46,800 annually and a strong likelihood of renewal. Zoned PD 11 allows a wide range of uses, including medical, dental, general offices, personal services, tutor centers and etc. Multiple established medical clinics are within the building, creating strong synergy and consistent foot traffic. Located in dense commercial environment in an affluent area with \$150k average household income and more than 12% population growth since 2020. Ideal for investors or owner users. Managed by 121 Office Plaza Condominium Association.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21249192

YEAR BUILT: 2015

COUNTY: Denton

TRACT OR SUBDIVIION: 121 Office Plaza Condo

LIST DATE: 04/24/2026

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800.451.8055

AREA:

SQUARE FEET: 1,947

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.04

LOT SIZE (SQFT): 1,947

INTERIOR FEATURES

FLOOR COVERINGS:

- EngineeredHardwood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Common

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- BrickMortar

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Permenter 

PHONE: 214.294.4400

BROKERED BY: Younger Partners Dallas, LLC

century21judgefite.com

each office is independently owned and operated