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4683 State Highway 121, The Colony, TX 75056



**OFFERING
PRICE**

\$2,750,000

**CAP
RATE**

5.50%

NOI

\$151,250



**ABSOLUTE NNN LEASE
CORPORATE GUARANTY
WITH 10% RENT INCREASES
EVERY 5 YEARS**



**NATIONAL RETAIL SYNERGY
SHADOW ANCHORED BY WALMART
SUPERCENTER AND SURROUNDED BY
TOP-PERFORMING TENANTS**



**HIGH-GROWTH CORRIDOR
IN CLOSE PROXIMITY TO GRANDSCAPE,
A 400+ ACRE PREMIER SHOPPING AND
ENTERTAINMENT DESTINATION IN DFW**

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