

Victory Shops @ 121 N

State Hwy 121



- ♦ Hwy 121 frontage
- ♦ High Growth area
- ♦ High HH income
- ♦ Numerous National Credit Traffic Generators

Pre- Leasing 14,200 sf retail center next to Top Golf in The Colony. Across the Hwy 121 from the new Nebraska Furniture Mart. Great Hwy 121 visibility.

Located at the NEQ of SH-121 and FM 423 and between Memorial and Hwy 121.

Base Rent: \$35-\$40 psf

NNN: \$6.95 psf

TI: \$21 PSF

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VICTORY|GROUP

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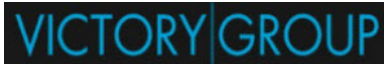
State Hwy 121



Demographics	1 Mile	3 Mile	5 mile
2015 Population	5,962	75,702	213,124
Average Household Income	\$87,835	\$115,400	\$108,451

Traffic Counts

Hwy 121 109,704 VPD



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