



**7171 COLLEYVILLE BLVD - FOR LEASE**

Colleyville, TX 76034

**Cody Johnson** 214.295.8583 [cjohnson@crestcommercial.com](mailto:cjohnson@crestcommercial.com)

9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | [crestcommercial.com](http://crestcommercial.com)



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## PROPERTY DESCRIPTION

Discover the perfect space for your business at 7171 Colleyville Blvd, a prime commercial property located in the heart of Colleyville, TX. This well-maintained and versatile property offers excellent visibility, ample parking, and a highly desirable location. With customizable floor plans and modern amenities, it's the ideal setting for retail, office, or restaurant tenants. The property features high traffic counts and easy access for patrons, ensuring maximum exposure for your business. Take advantage of this exceptional leasing opportunity to establish or expand your presence in this thriving community.

## PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking for patrons

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 5,300 SF
Lot Size:	45,146 SF
Building Size:	10,084 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,211	20,543	65,492
Total Population	6,513	58,568	174,329
Average HH Income	\$232,828	\$233,536	\$190,720

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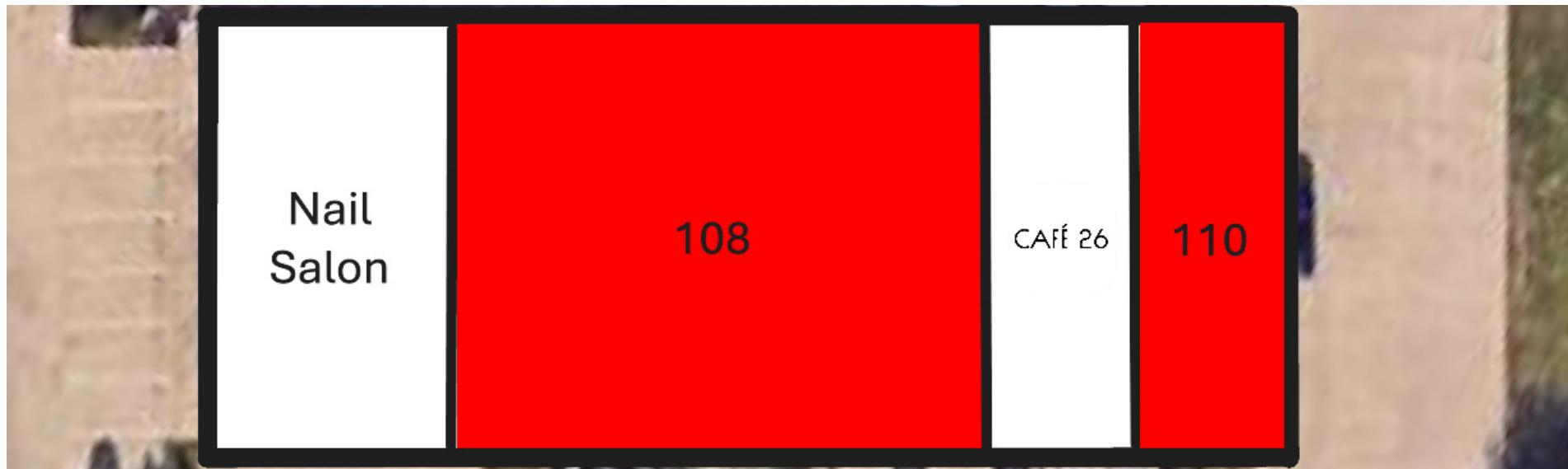
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,300 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	1,500 SF	NNN	Negotiable	Suite 110
AVAILABLE	Available	5,300 SF	NNN	Negotiable	Suite 108

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,513	58,568	174,329
Average Age	44	41	42
Average Age (Male)	43	41	41
Average Age (Female)	44	42	43

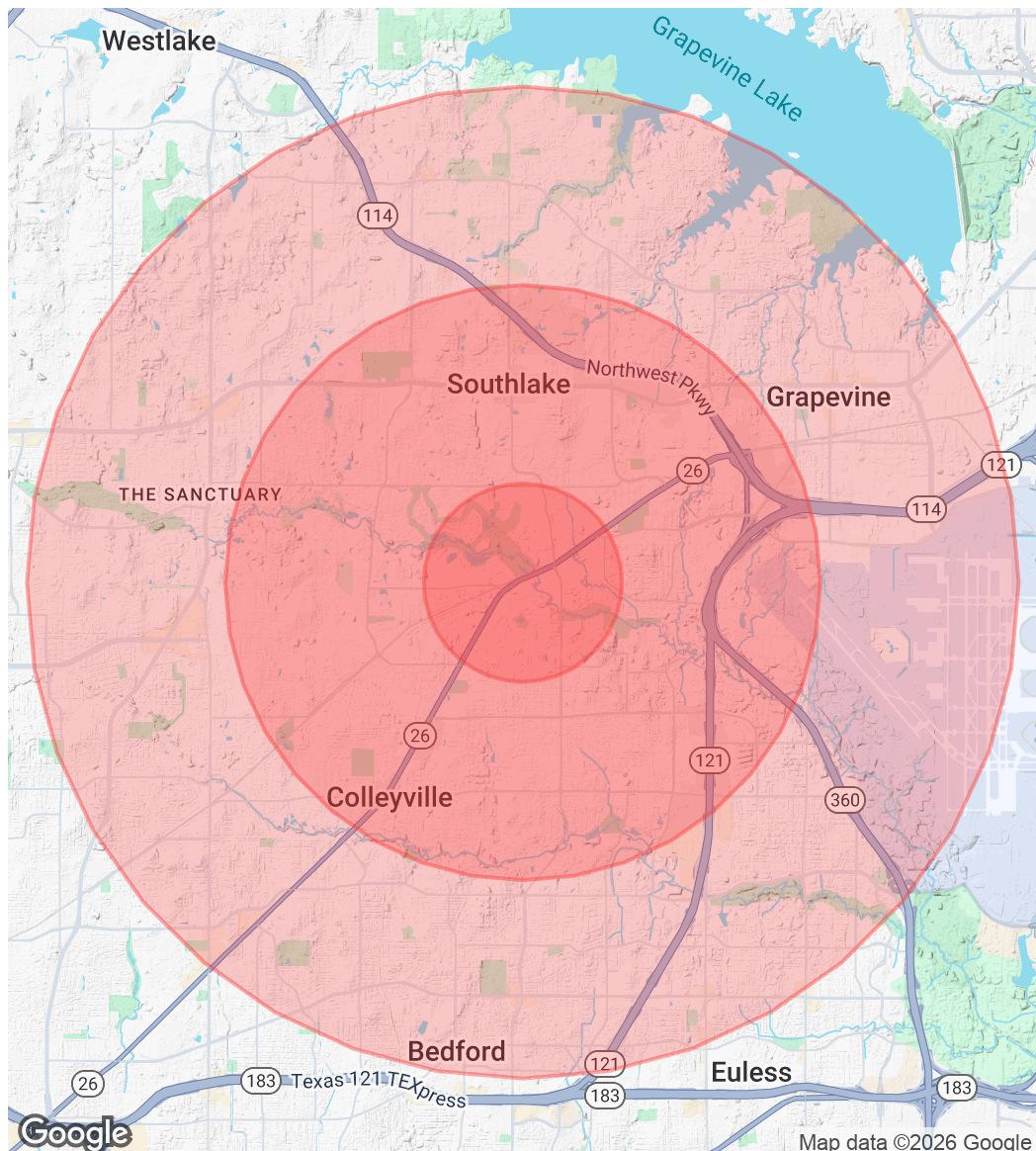
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,211	20,543	65,492
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$232,828	\$233,536	\$190,720
Average House Value	\$815,931	\$778,729	\$652,579

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,755	39,962	119,554
Total Population - Black	205	2,220	8,686
Total Population - Asian	649	6,558	17,025
Total Population - Hawaiian	3	45	344
Total Population - American Indian	25	340	994
Total Population - Other	225	2,501	6,891

Demographics data derived from AlphaMap



Map data ©2026 Google

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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.*

### 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.

**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.

**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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Designated Broker of Firm	License No.	Email	Phone
Cody Johnson	719863	cjohnson@crestcommercial.com	214-696-6677
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	