



**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

## 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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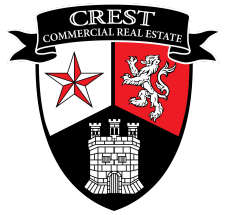
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## LEASE INFORMATION

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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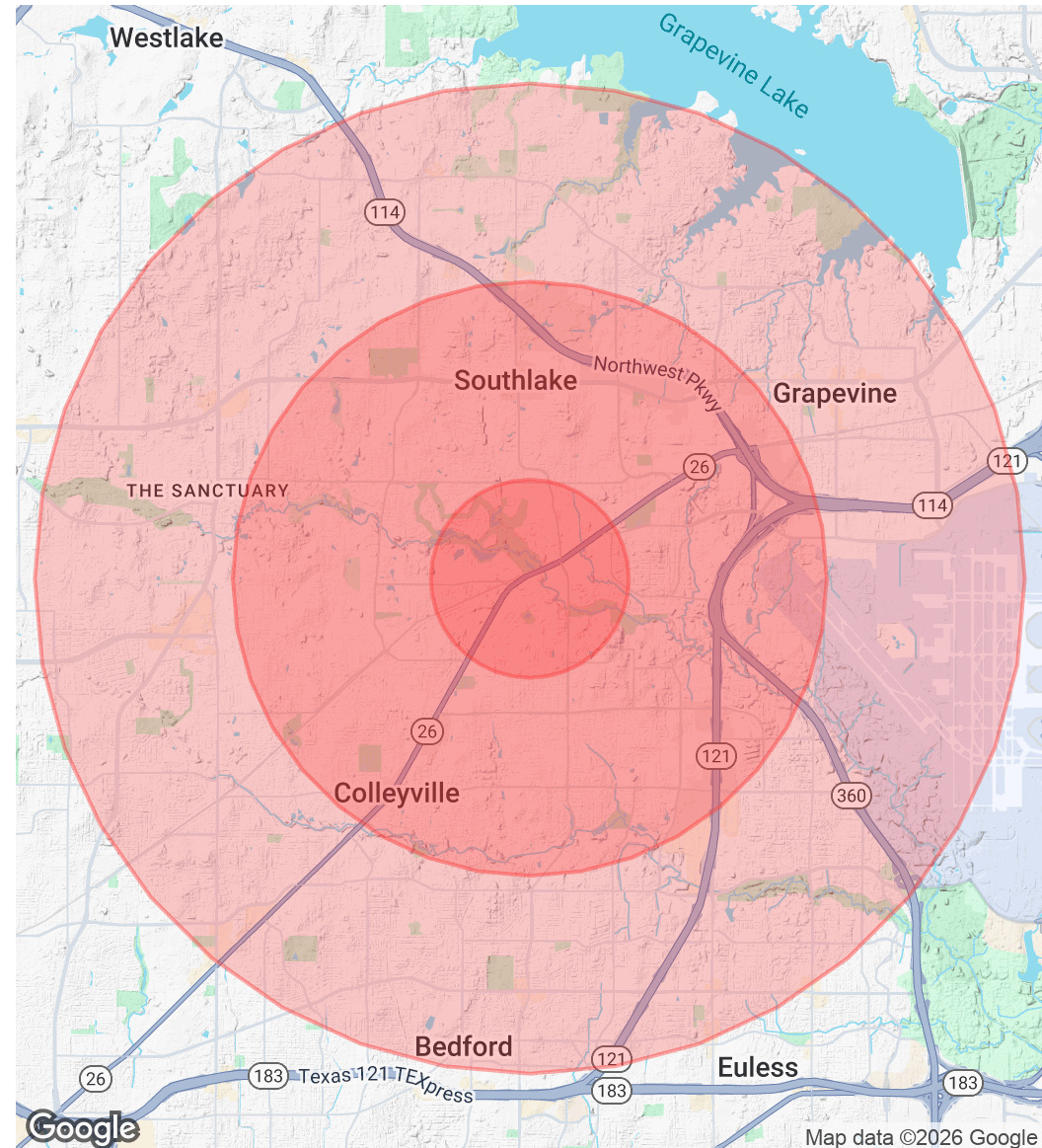


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,513	58,568	174,329
Average Age	44	41	42
Average Age (Male)	43	41	41
Average Age (Female)	44	42	43

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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