

FOR LEASE | 2ND GEN RESTAURANT - 6,909 SF

5204 COLLEYVILLE BLVD - COLLEYVILLE, TX 76034



PROPERTY OVERVIEW

- » Located in the heart of Colleyville on Colleyville Blvd
- » The newest 2nd-gen restaurant you will find in DFW!
- » Class "A" finish-out (2022)
- » High-end marble, granite, clean contemporary materials
- » Over \$1.2M of finish out
- » 271 MAX Capacity (Not Including Outdoor Patio)
- » 4,500 Gal Grease Trap (2022)
- » 2 Lines of Vent-A-Hoods (19' liner feet each)
- » Large Walk-In 20'x 12' (combo-freezer & refrigeration - 2022)
- » Full Circle Bar
- » Outdoor Covered Patio (1,800 Sf)
- » To-Go/Pick-up Door and Counter for customers

DAILY TRAFFIC COUNT

Colleyville Blvd	31,332 VPD
Glade Rd	9,363 VPD



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REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
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LOCATED IN THE HEART OF COLLEYVILLE ON COLLEYVILLE BLVD | TRULY MOVE-IN READY RESTAURANT | OVER \$1.2M OF FINISH OUT



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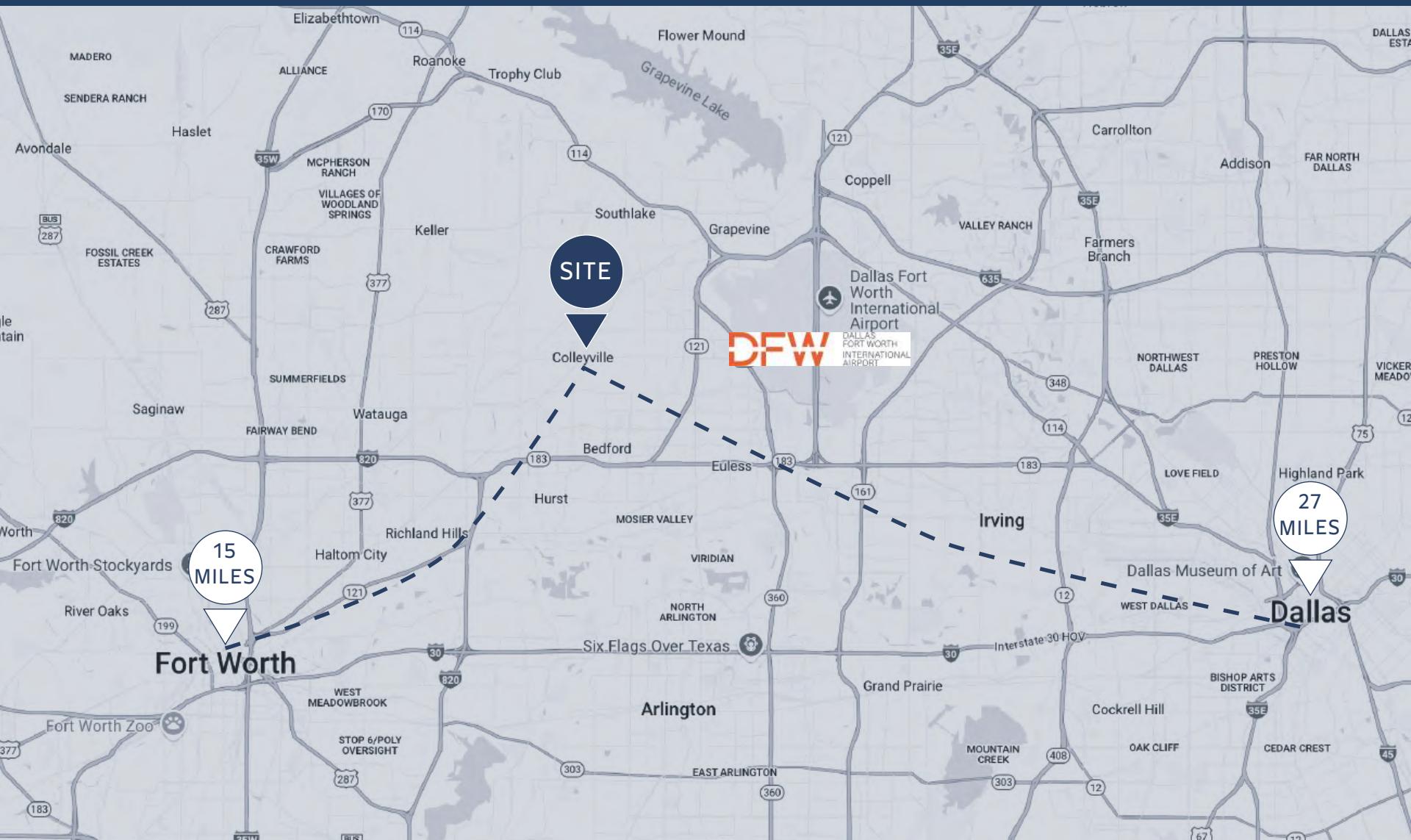
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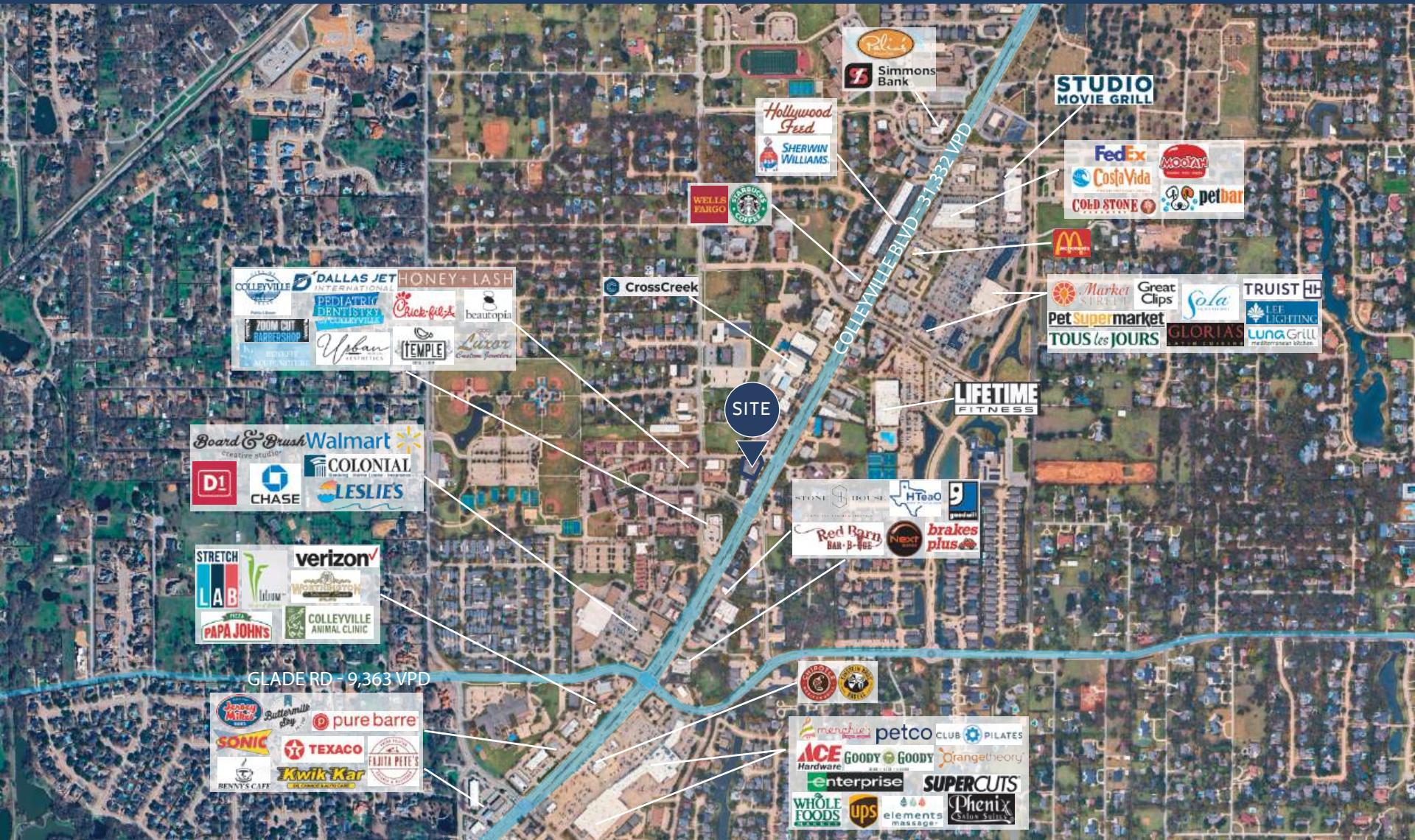
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INTERIOR PHOTOS



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PROPERTY PHOTOS



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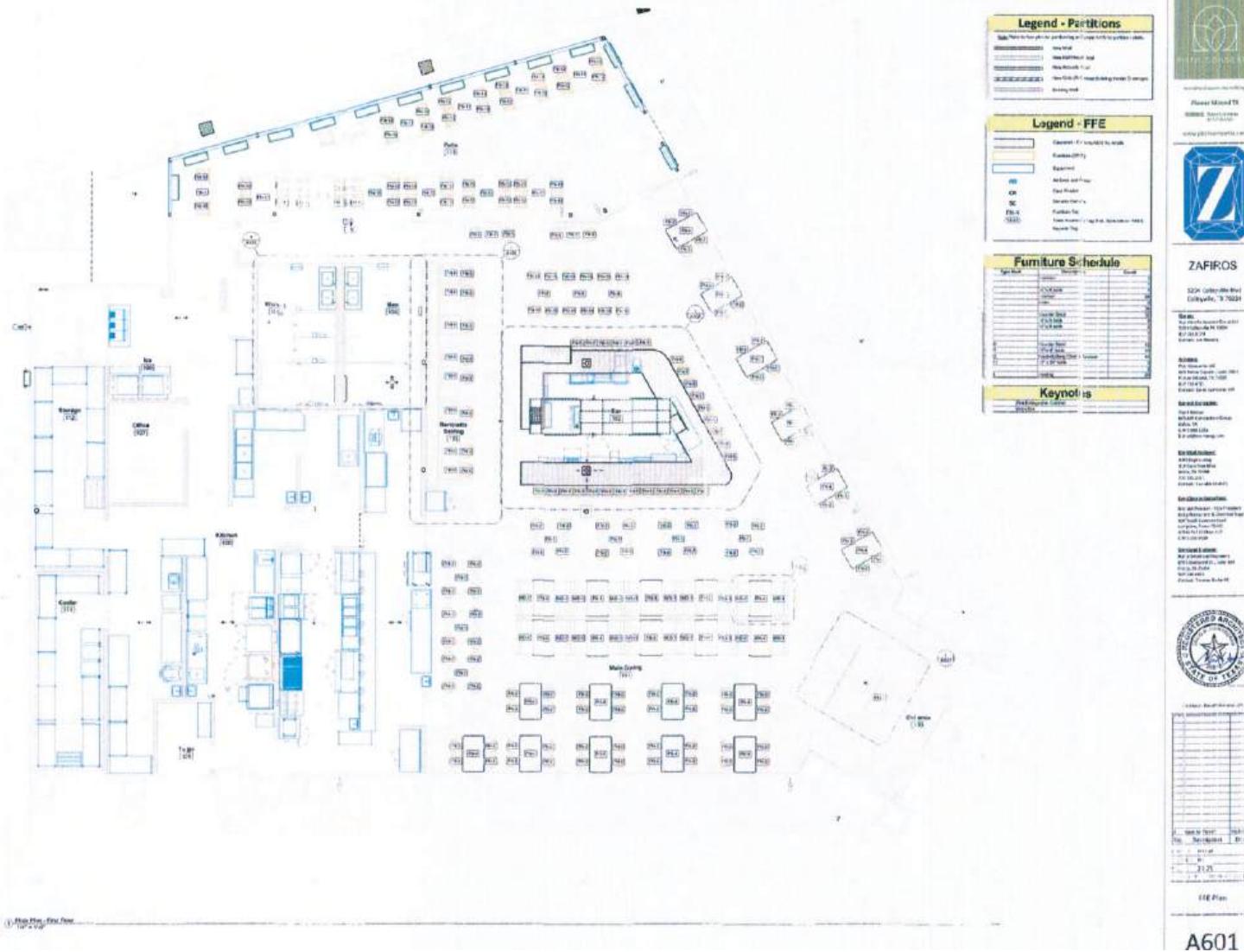
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FLOOR PLAN



A601



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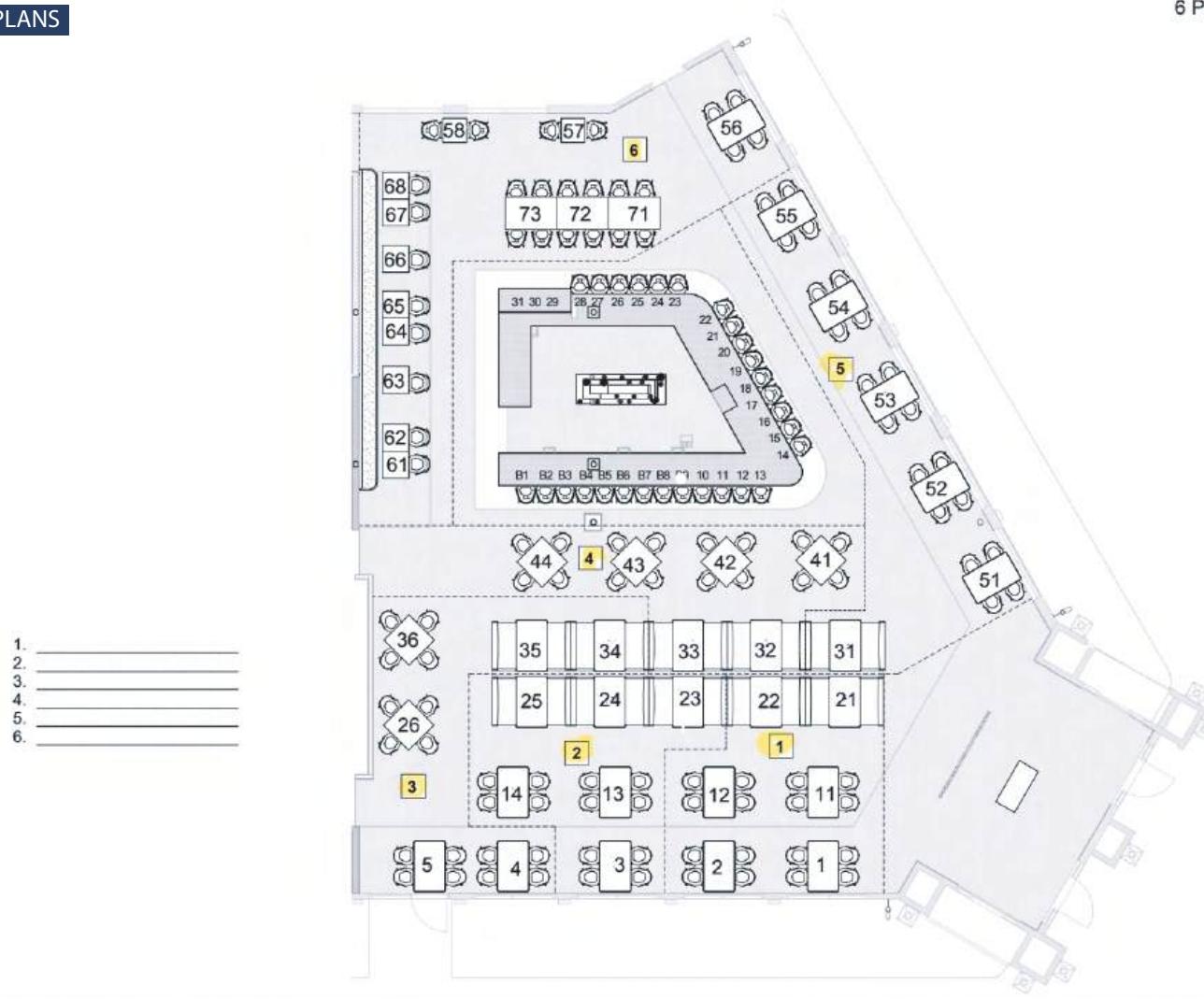
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DINING ROOM SEATING PLANS

6 PLAN



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Consumer Profile Report

STI: PopStats, 2024 Q2



1/20/2025

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2 Miles 4 Miles 6 Miles

Population by Race/Ethnicity (2024)

White, Non-Hispanic	22,650	77.1%	110,991	68.2%	218,633	61.2%
Hispanic	2,551	8.7%	22,149	13.6%	62,237	17.4%
Black	935	3.2%	9,716	6.0%	29,419	8.2%
Asian	1,996	6.8%	12,018	7.4%	28,066	7.9%

Language at Home (2024)

Spanish	893	3.2%	11,739	7.6%	36,056	10.7%
Asian Language	787	2.8%	4,693	3.0%	10,809	3.2%

Ancestry (2024)

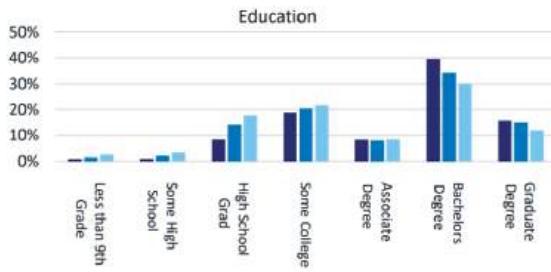
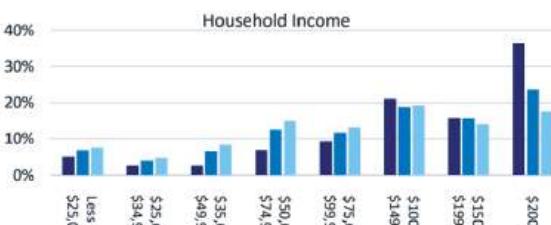
American Indian (ancestry)	77	0.3%	464	0.3%	1,097	0.3%
Hawaiian (ancestry)	17	0.1%	419	0.3%	2,123	0.6%

Household Income (2024)

Per Capita Income	\$78,824	—	\$64,270	—	\$55,277	—
Average HH Income	\$217,874	—	\$166,863	—	\$144,499	—
Median HH Income	\$155,951	—	\$119,220	—	\$102,049	—
Less than \$25,000	539	5.1%	4,296	6.9%	10,514	7.7%
\$25,000 - \$34,999	288	2.7%	2,582	4.1%	6,521	4.8%
\$35,000 - \$49,999	288	2.7%	4,155	6.6%	11,538	8.4%
\$50,000 - \$74,999	739	7.0%	7,856	12.5%	20,530	15.0%
\$75,000 - \$99,999	985	9.3%	7,368	11.8%	18,032	13.2%
\$100,000 - \$149,999	2,236	21.0%	11,753	18.8%	26,392	19.3%
\$150,000 - \$199,999	1,682	15.8%	9,844	15.7%	19,255	14.1%
\$200,000+	3,871	36.4%	14,809	23.6%	23,973	17.5%

Education (2024)

Less than 9th Grade	178	0.8%	1,581	1.4%	6,410	2.6%
Some High School	195	0.9%	2,341	2.0%	8,521	3.4%
High School Grad	1,761	8.3%	16,061	14.0%	44,193	17.9%
Some College	3,999	18.9%	23,253	20.3%	53,584	21.7%
Associate Degree	1,754	8.3%	9,135	8.0%	20,789	8.4%
Bachelors Degree	8,366	39.6%	39,139	34.2%	74,431	30.1%
Graduate Degree	3,313	15.7%	17,107	15.0%	29,821	12.1%



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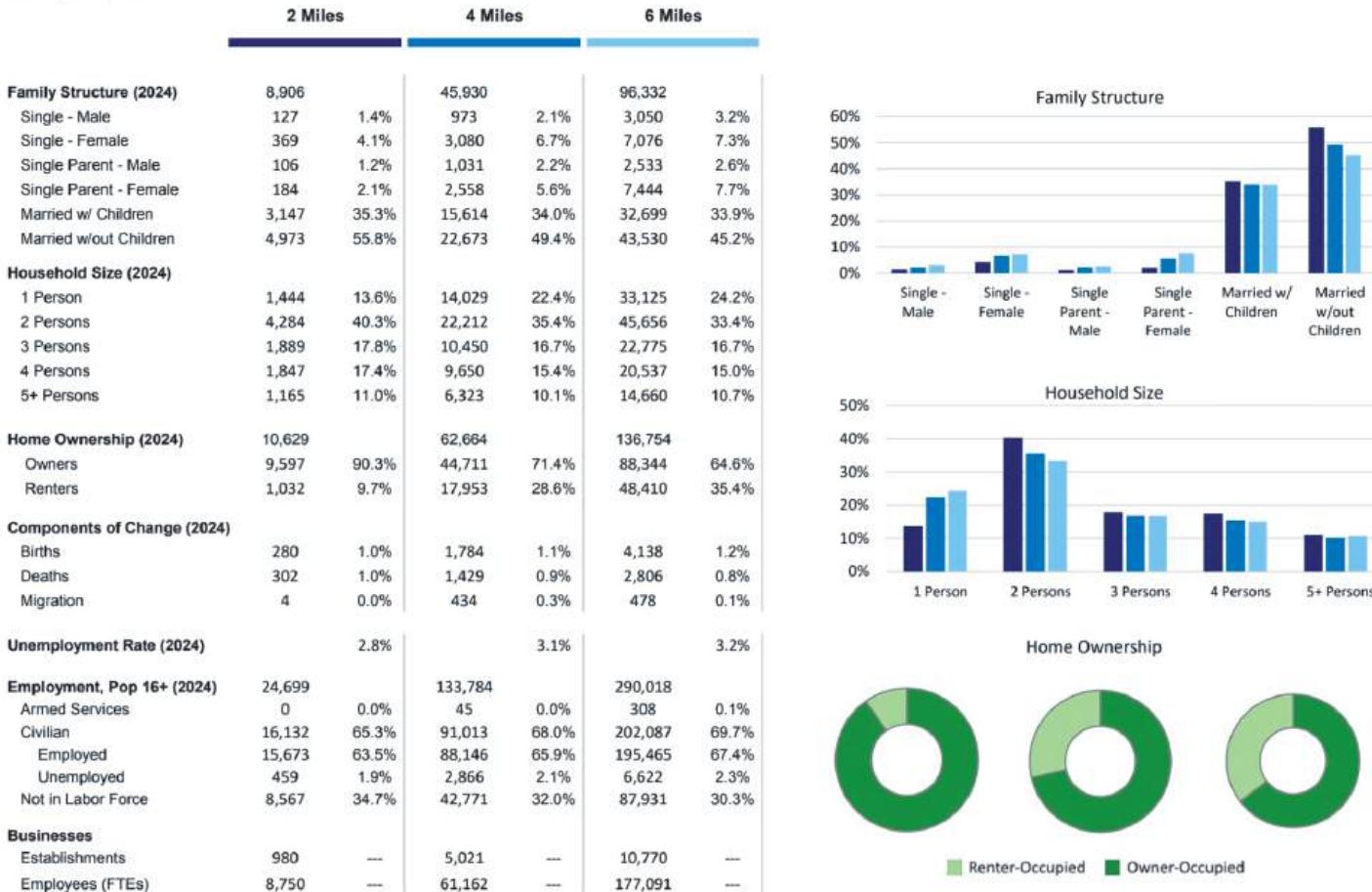
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Why have a RESTAURANT in Colleyville?

Strong Local Demographics

Colleyville is known for its high-income households and a strong middle-to-upper-class community. The average household income is well above the national average, which gives restaurants a solid customer base that can afford to dine out regularly and indulge in higher-end experiences. This creates a consistent demand for both casual and fine dining establishments.

Proximity to Major Cities

Colleyville is conveniently located between two major cities, Dallas and Fort Worth. This provides restaurants with a customer base that includes not only locals but also visitors from nearby urban areas looking for a quieter, suburban dining experience without the hustle and bustle of city life. The location is ideal for attracting a wide range of customers.

Strong Community Focus

Colleyville has a strong sense of community, and many restaurants are locally owned and operated. This fosters customer loyalty, as people often prefer to support local businesses. The town is known for hosting community events and festivals, which can provide opportunities for restaurants to attract new customers and build a reputation.

Family-Friendly Atmosphere

Many Colleyville residents have families, and family-friendly dining options are in high demand. Restaurants that cater to this demographic by offering a comfortable atmosphere, diverse menu options, and kid-friendly services are likely to find success. There's also a demand for casual dining and gathering spots, which makes restaurants appealing to a broad range of ages.

High Quality of Life

Colleyville offers a high quality of life, with a safe, suburban feel and good schools. People who live here are generally willing to spend on experiences that enhance their lifestyle, including dining out. High-quality restaurants that meet local tastes and preferences often thrive in such an environment.

Variety and Niche Offerings

Colleyville's restaurants offer a range of dining options—from upscale fine dining to more casual, niche concepts. This variety ensures there's something for everyone, whether it's traditional American cuisine, Italian, Mexican, or more specialized offerings like farm-to-table, craft burgers, or even ethnic foods. A focus on unique culinary experiences or local sourcing also helps some establishments stand out.



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Why DO BUSINESS in Colleyville?

Business Environment

Colleyville has a favorable business climate with a relatively low level of competition compared to larger cities. Because of its smaller size, restaurant owners may face fewer large chain restaurant competitors, allowing independent establishments to thrive. Additionally, the city has a well-developed infrastructure and resources that support local businesses.

Attracting Professionals

The town is home to many professionals, entrepreneurs, and people working in high-demand industries. This demographic is likely to appreciate a range of dining options, from quick lunches to fine dining experiences, especially if the restaurants cater to busy schedules or offer special events and promotions.

Real Estate and Development

Recent development and a focus on keeping Colleyville attractive for both residents and visitors have bolstered the local economy and enhanced the overall dining experience. Shopping centers, entertainment venues, and commercial developments create environments that encourage dining out and socializing, contributing to the overall success of restaurants.



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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 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____