

# FOR SALE/FOR LEASE MEDICAL OFFICE CONDOS



8052-8056 PRECINCT LINE ROAD, COLLEYVILLE, TX 76034



## PROPERTY HIGHLIGHTS

- ±2,500-5,000 SF Medical Office Condos
- Shell/Turnkey Delivery Options
- Sale/Lease Options
- Building/Monument Signage
- Generous Parking
- Available Summer 2025
- Strong Colleyville Demographics
- Located on Precinct Line Road
- ±2,500-15,000 SF Office Buildings
- Owner/User Buildings

**SALE PRICE** CALL FOR PRICING

**LEASE RATE** CALL FOR PRICING

## CONTACT INFORMATION

### ERIC GOODWIN

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### LON LLOYD, CCIM

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### JIM KELLEY

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### Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

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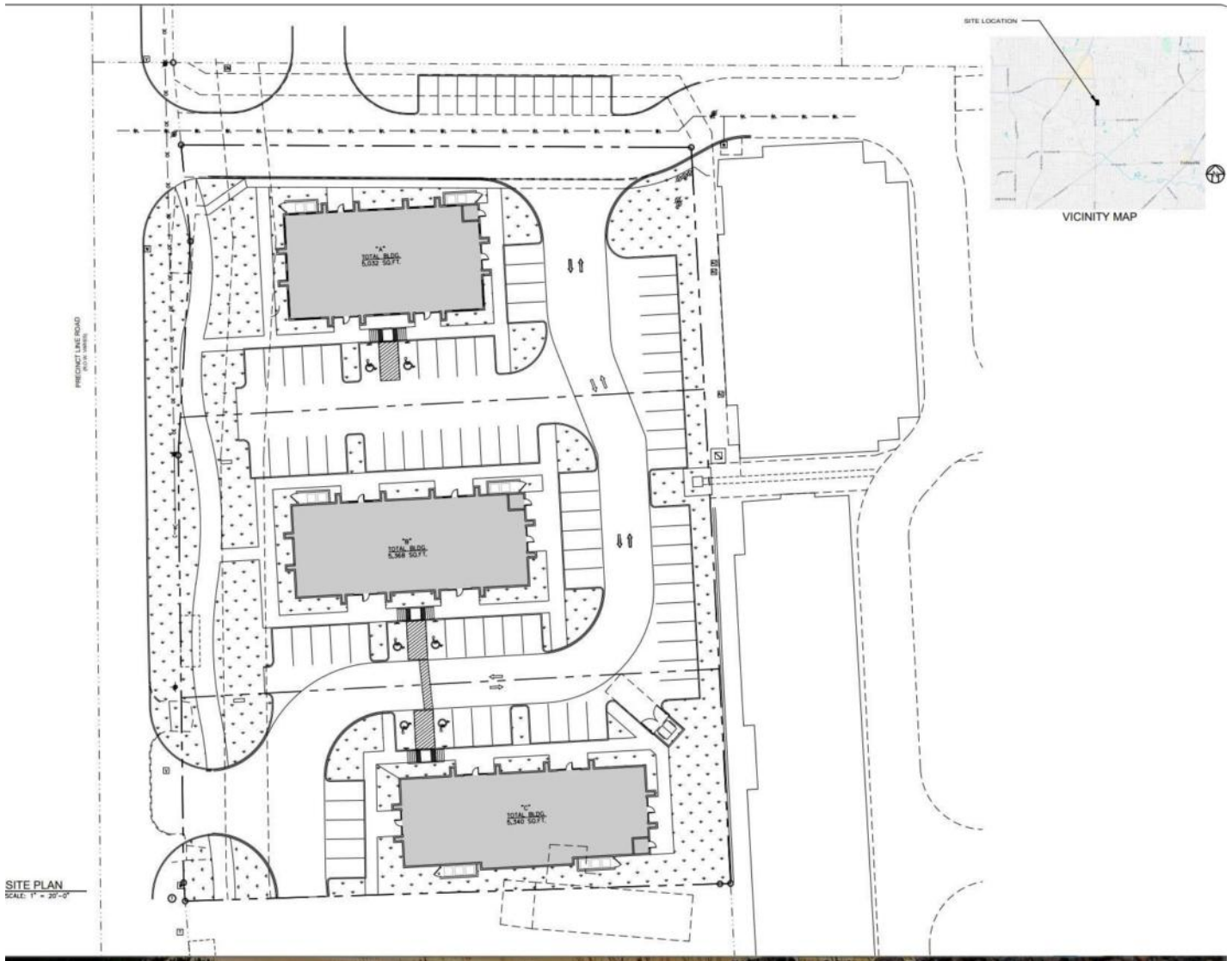


# FOR SALE/FOR LEASE MEDICAL OFFICE CONDOS BUILDING



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## SITE PLAN



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	2,500-5,000 SF	Lease Rate:	Call for Pricing

## AVAILABLE SPACES

BUILDING	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8052 Precinct Line Road	Available	5,000 SF	NNN	Call for Pricing	The building can be demised into two (2) 2,500 SF Suites
8054 Precinct Line Road	Available	5,000 SF	NNN	Call for Pricing	The building can be demised into two (2) 2,500 SF Suites
8056 Precinct Line Road	Available	5,000 SF	NNN	Call for Pricing	The building can be demised into two (2) 2,500 SF Suites

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## AREA LOCATION



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## CITY OF COLLEYVILLE INFORMATION



Centrally located in one of the country's fastest growing metropolitan areas: Dallas-Fort Worth

**96%**  
Graduation Rate



Precinct Line Road: 23,380 VPD



69% Hold Bachelors Degree  
or Beyond Highly  
Educated Population



#2 Best School District in  
Dallas Fort Worth Area #4  
Best School District in Texas



City Grant Programs for Businesses  
Gift Card Program for Residents  
Promotional Programs for Local Businesses

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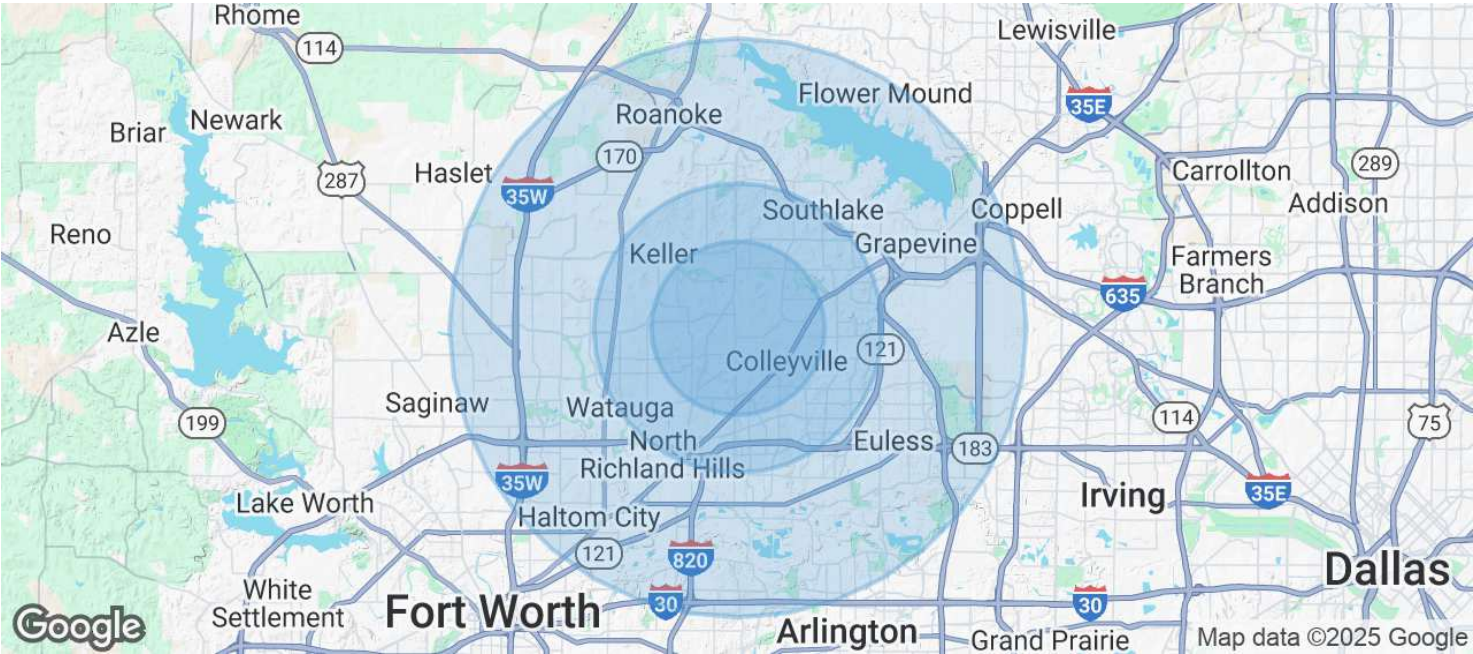


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	75,323	239,091	858,285
Average Age	43	42	38
Average Age (Male)	42	41	38
Average Age (Female)	44	43	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,567	88,111	315,867
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$204,704	\$171,202	\$130,716
Average House Value	\$633,905	\$556,093	\$427,757

Demographics data derived from AlphaMap

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## BROKER CONTACTS



### ERIC GOODWIN

Vice President

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### LON LLOYD, CCIM

Vice President

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### BROKER CONTACTS



#### **JIM KELLEY**

Principal/Broker

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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.

Champions DFW Commercial  
Realty, LLC

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