

Office ★ SALE

LanCarteCRE.com

8500 PRECINCT LINE RD COLLEYVILLE, TX 76034



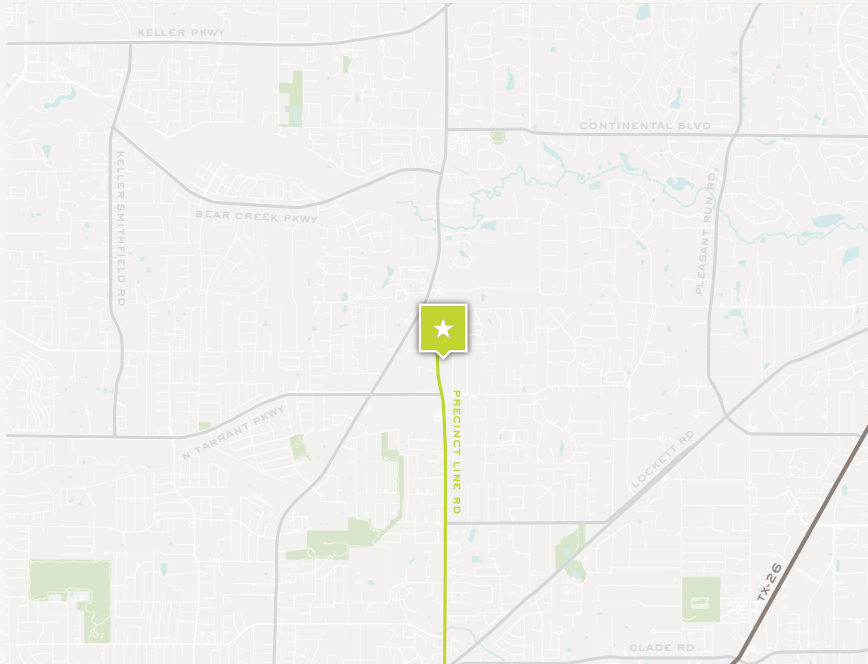
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PROPERTY FEATURES

- 4,592 SF on 0.513 Acres
- Built in 2016
- Furniture can be included in the sale, subject to negotiation
- The property features two suites, $\pm 3,350$ SF and $\pm 1,242$ SF, each with a private entrance and an interior connection for combined use
- 21 Surface Parking Spaces (4.57/ 1000 SF)
- 14 Private Office, Bullpen, Break Room, Conference Room, Filling Room, and Lobby

LOCATION OVERVIEW

Located on Precinct Line Road in the heart of Colleyville, this property offers strong visibility and seamless access in one of the metroplex's most desirable suburban corridors. Positioned just north of N Tarrant Parkway, it benefits from high traffic counts and proximity to major thoroughfares connecting to Grapevine, Southlake, and North Richland Hills. The property sits directly across from Davis Towne Crossing, surrounded by top national retailers including Walmart, Target, Kroger, Aldi, and Walgreens, making it a prime spot for businesses seeking a well-established, high-income customer base.

AVAILABLE SPACES

SUITE 1 **3,350 SF**

SUITE 2 **1,242 SF**

Suites connect for 4,592 SF use

SALE PRICE

\$1,199,000 (\$261.10/ SF)

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EXTERIOR



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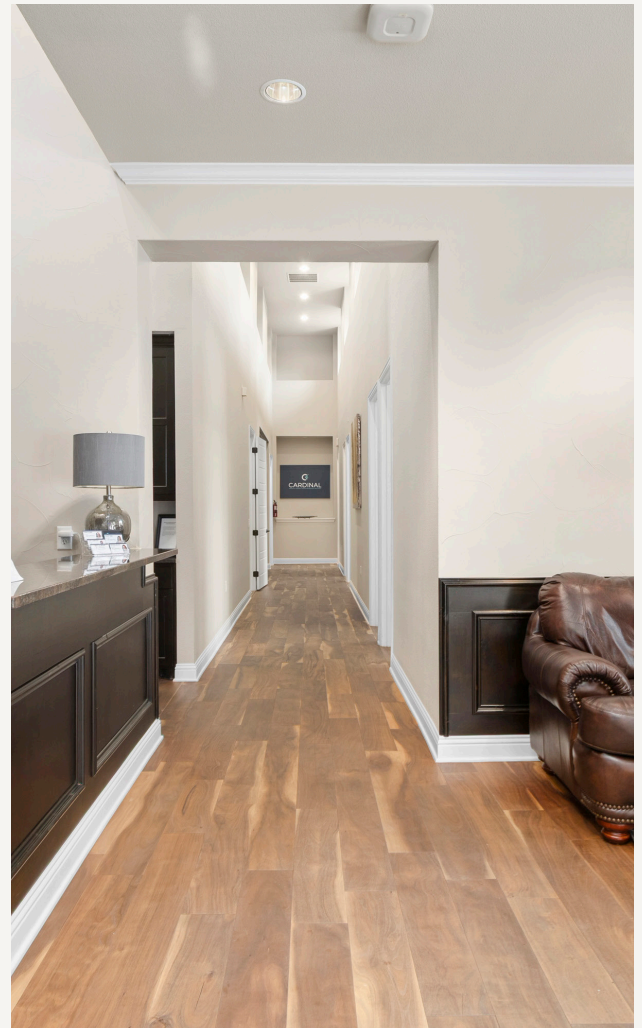
INTERIOR



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RETAIL MAP

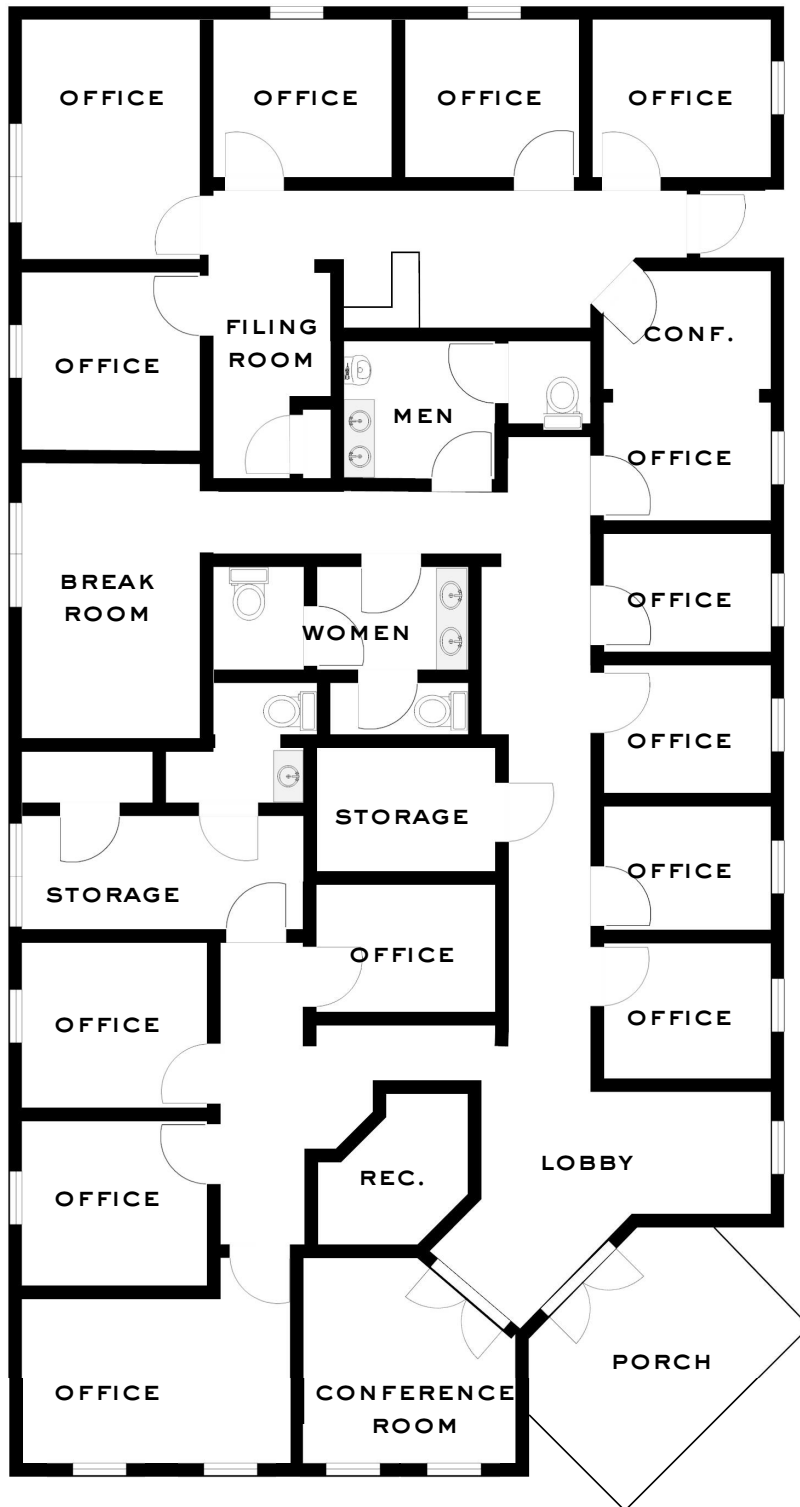


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FLOOR PLAN





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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