



BEAM REAL ESTATE

5200 COLLEYVILLE BLVD

Gateway to the Village

Fully Leased - 6250 SF - 5 Units

FOR SALE

PROPERTY HIGHLIGHTS

6250 SF

5 units on +/- .52 acres.

Prime location

Recession-resistant tenants

New city development upgrades

Fully leased

Scheduled rent escalations

PROPERTY OVERVIEW

Centrally-located and **fully-occupied** storefront retail located at the Gateway to the Village in Colleyville. Located on the essential Hwy 26/Colleyville Blvd thoroughfare. Recently **updated** by the City with new Gateway Tower, stone path, and landscaping feature for the Gateway development, plus freshly paved and striped parking lot.

High visibility with excellent traffic flow and easy ingress/egress - this property is ideal for investors looking to penetrate the affluent and growing Colleyville submarket. Nearby rental comps prove huge **rental upside**. Great **Value-Add deal**, with opportunities to take the property to the next level in this ideal location.

Fully occupied with **recession-resistant tenants** and **scheduled rent escalations**.

LOCATION & DEMOGRAPHICS

This is in the heart of Colleyville - Located in a key pedestrian corridor and walking distance to **City Hall, Library**, and surrounding dining and entertainment options found within the Village. Less than 15 minutes from **DFW Airport**.

Safely located just across the street from Colleyville **Fire Department's** Central Station and just around the corner from the Colleyville **Police Department**. Nearby shopping and affluent residential areas.

The surrounding area is characterized by affluent demographics, with an **average household income exceeding \$175,000** within a one-mile radius and a population of **over 340,000 residents** within five miles.

Trade Area Map





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