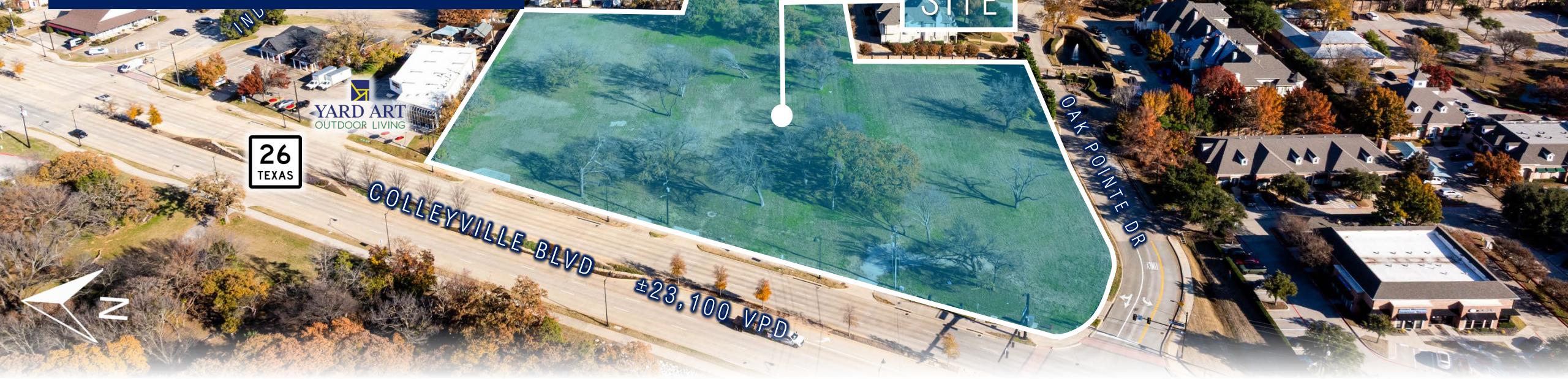


LIGHT INDUSTRIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

6255-6301 COLLEYVILLE BLVD
& 1801 INDUSTRIAL BLVD
COLLEYVILLE, TX 76034

- > ± 4.8 ACRES (DIVISIBLE)
- > COMMERCIAL & LIGHT INDUSTRIAL ORIENTED ZONING
- > RARE INFILL DEVELOPMENT SITE ON COLLEYVILLE BLVD
- > AFFLUENT COLLEYVILLE NEIGHBORHOOD WITH $+\$209,000$ AVERAGE HOUSEHOLD INCOME



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

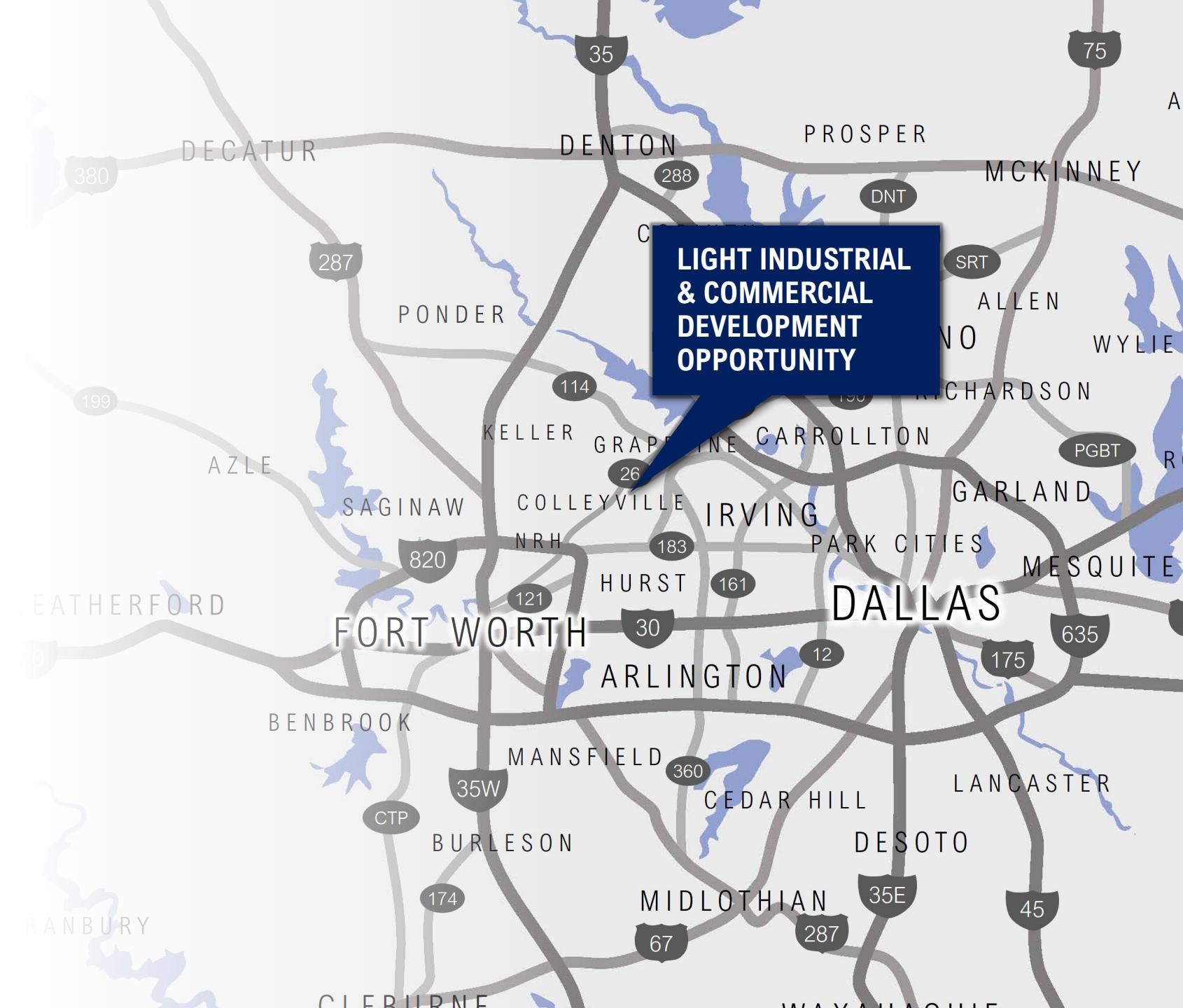
tyunderwood@sljcompany.com

SLJ

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www.sljcompany.com

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Note: Parcel boundaries and acreage are approximate and for illustrative purposes only. Acreage figures are based on measurements from aerial mapping tools. Buyer to verify acreage and all site dimensions by survey.

Public
Storage

LOT 2

± 3.6 ACRES
LIGHT INDUSTRIAL ORIENTED

LOT 1

± 1.2 ACRES
COMMERCIAL ORIENTED

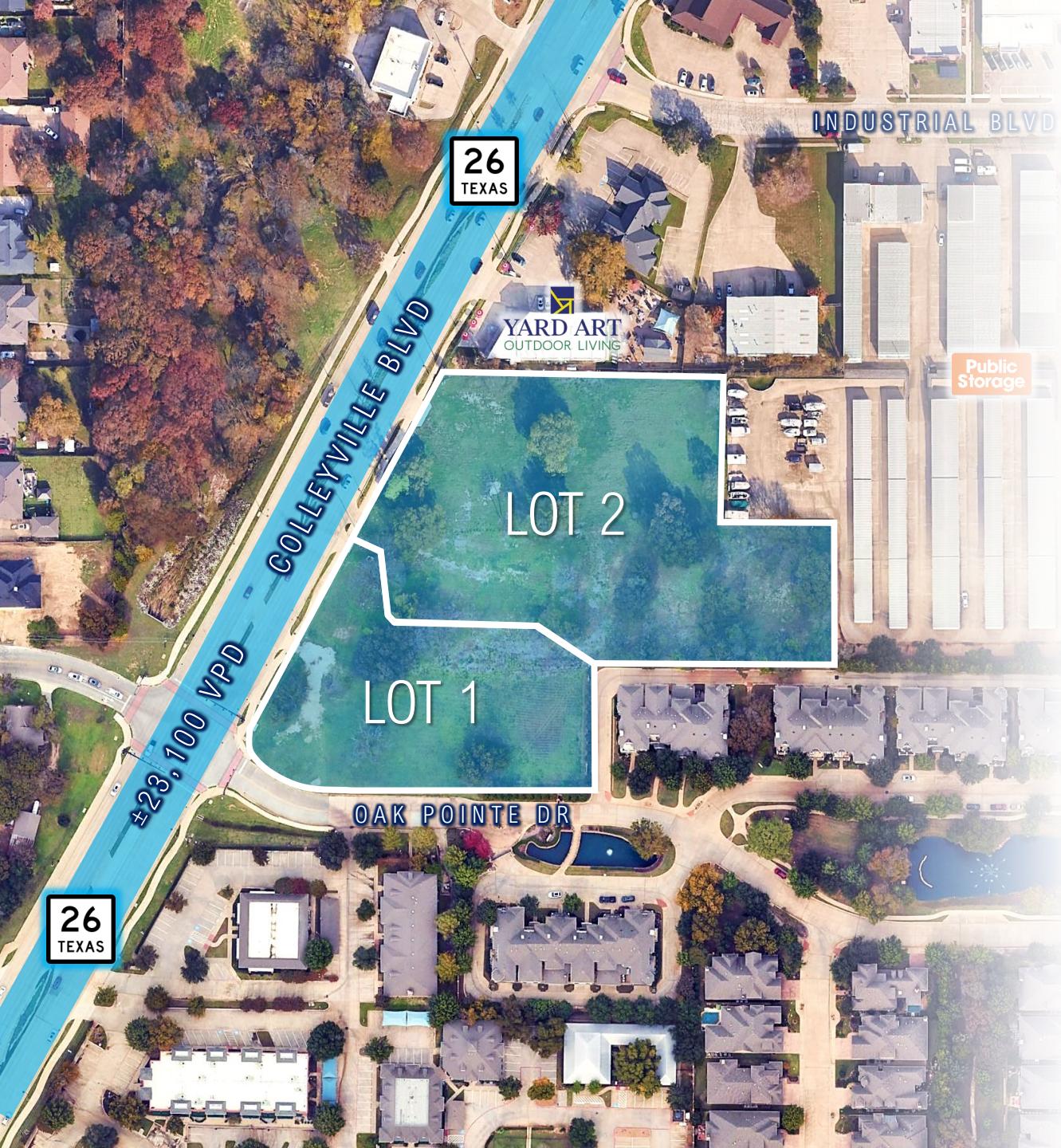
26
TEXAS

COLLEYVILLE BLVD

$\pm 23,100$ VPD



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



PROPERTY HIGHLIGHTS



Prime Colleyville Location: Situated along Colleyville Blvd (SH 26) offering frontage, visibility, and access along one of the area's primary commercial corridors.



Dual-Parcel Development Opportunity: Approximately ± 4.8 acres across two complementary sites that may be developed together or independently.



Flexible, Complementary Zoning: This planned development district supports commercial oriented uses on Lot 1 and light industrial oriented uses on Lot 2.



Design-Driven Development Standards: Additionally, the planned development district requires high-quality, design-driven development standard.



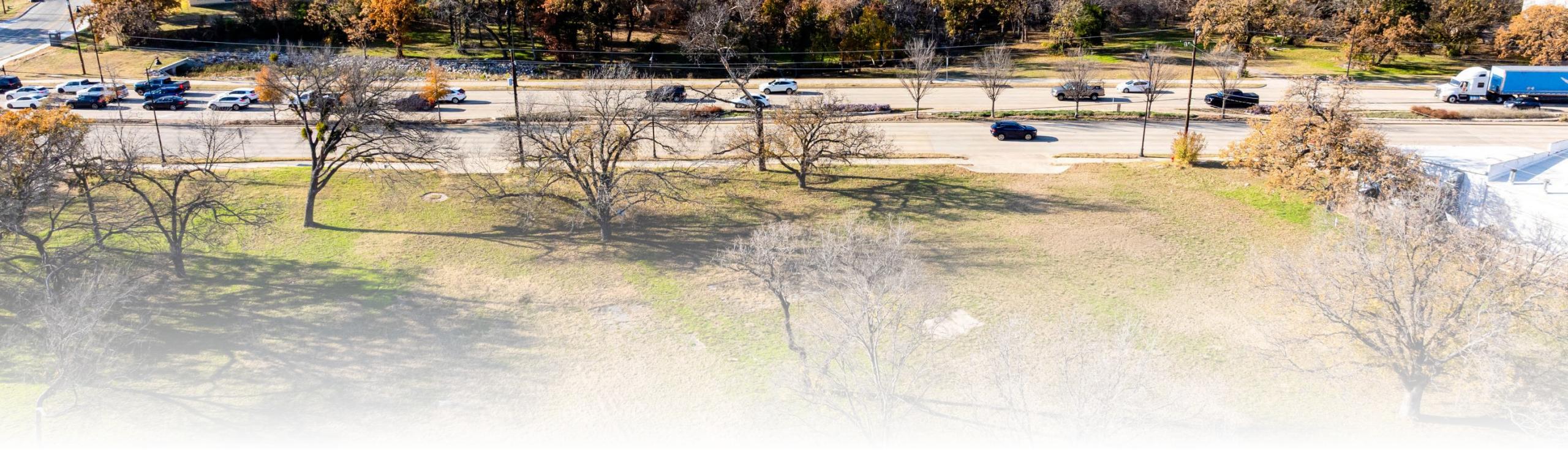
High-Barrier Colleyville Blvd Corridor: Colleyville Blvd is a mature, built-out commercial corridor with limited remaining light industrial development opportunities available within Colleyville city limits.



Exceptional 1-Mile Demographics: Highly favorable one-mile demographics including \$209,870 average household income and \$731,963 median home value.



Regional Connectivity & Accessibility: Convenient access to major regional highways including SH 183, SH 114, and SH 121, with proximity to Dallas-Fort Worth International Airport and the broader DFW Metroplex.



PROPERTY PROFILE

LOCATION

The Property is located on Colleyville Blvd (SH 26) at Oak Pointe Dr, in Colleyville, Texas 76034.

LAND AREA

Lot 1: Approximately ±69,600 SF (±1.6 Acres)
Lot 2: Approximately ±139,000 SF (±3.2 Acres)
Total Area: Approximately ±208,600 SF (±4.8 Acres)

ZONING

Planned Unit Development, Commercial (PUD-C) & Village Retail (CC-1) Districts

LOT DIMENSIONS

Lot 1:
Frontage on Colleyville Blvd (SH 26): ±250 Feet (approximate)
Frontage on Oak Pointe Dr: ±410 Feet (approximate)

Lot 2:
Frontage on Colleyville Blvd (SH 26): ±230 Feet (approximate)
Maximum Depth: ±550 Feet (approximate)

TRAFFIC COUNTS

Colleyville Blvd (SH 26): ±23,100 VPD (2025)

APN

Tarrant County
06994660
07011202
42328070

Note: Parcel boundaries and acreage are approximate and for illustrative purposes only. Acreage figures are based on measurements from aerial mapping tools. Buyer to verify acreage and all site dimensions by survey.

ZONING INFORMATION

PRIMARY USES

Lot 1: Retail, Restaurant (without drive-thru), Office, Medical, Automotive
Lot 2: Luxury Garages, Office Showroom, R&D

LINKS

[Link to Zoning Map](#)

[Link to CC-1 Development Standards](#)

[Link to Use Chart](#)

[Link to PUD-C Ordinance](#)

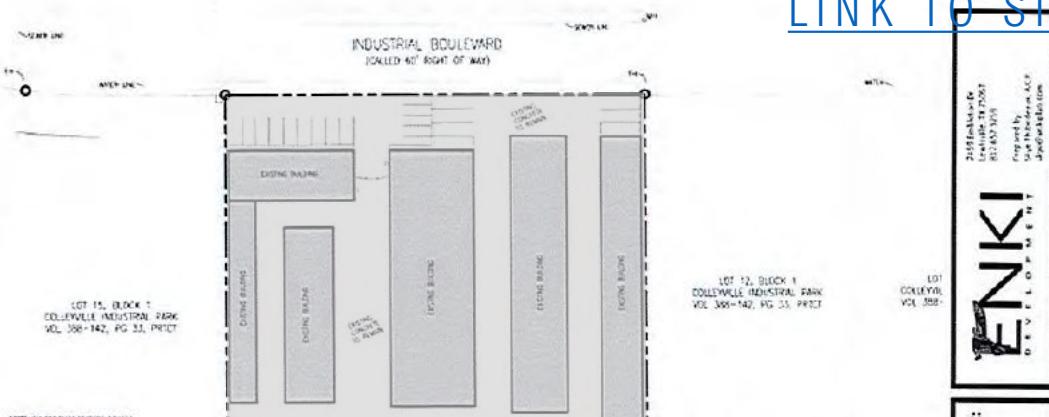
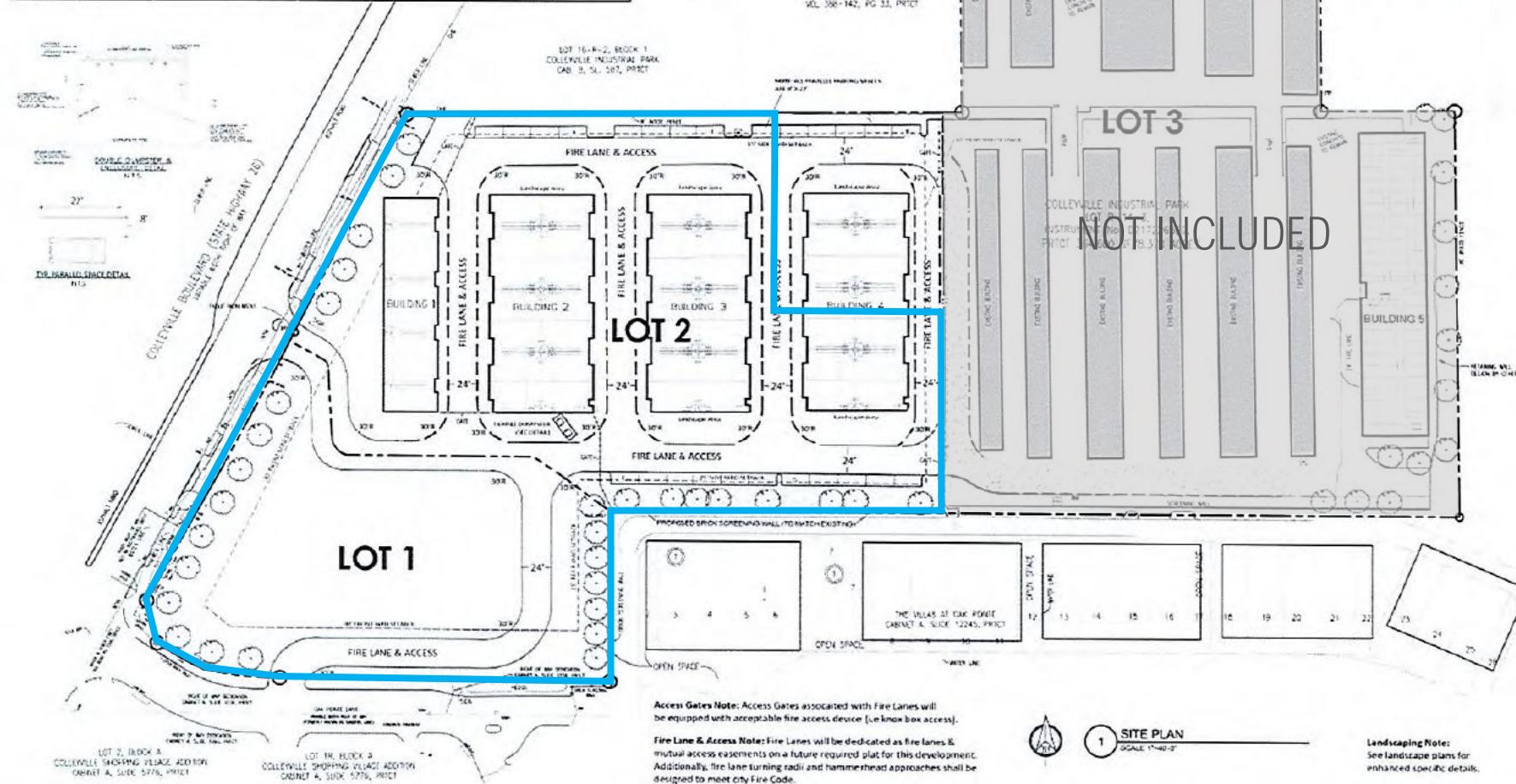
[Link to PUD-C Development Standards](#)



SITE PLAN

[LINK TO SITE PLAN](#)

Site Data Table			
	Lot 1	Lot 2	Lot 3
Lot Area	75,040 SF	130,563 SF	223,500 SF
Building 1 Area	11,722 SF		
Building 2 Area	16,914 SF		
Building 3 Area	16,914 SF		
Building 4 Area	16,914 SF		
Building 5 Area		27,989 SF	
Total Building Area (Total)	62,514 SF	27,989 SF	
Lot Coverage %	48%	N/A	
Zoning	PUD	PUD	PUD
Proposed Land Use	Future Commercial	Luxury Garages	Self-Storage Facilities
Current Land Use	Undeveloped	Undeveloped	Self-Storage Facilities
Parking Provided	25 spaces	18 spaces	
Landscape Area Provided	15,008 (MIN)	26,113 SF (MIN)	N/A
Building Height	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)



A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
ADDITIONAL SELF STORAGE
PD SITE PLAN
COLLEYVILLE, TEXAS 76034



PRELIMINARY ONLY
Not intended to be Approved for construction permit





SOUTHLAKE
Population: 31,053
Average HH Income: \$382,520
Median Home Value: \$1.2M

GRAPEVINE
Population: 51,035
Average HH Income: \$142,976
Median Home Value: \$669,000

DFW DALLAS
FORT WORTH
INTERNATIONAL AIRPORT



1-MILE DEMOGRAPHICS
Average Household Income: \$209,870
Median Home Value: \$731,963

COLLEYVILLE BLVD

INDUSTRIAL BLVD

YARD ART
OUTDOOR LIVING

Public Storage

LOT 2

LOT 1

±23,100 VPD

26
TEXAS

6255-6301 COLLEYVILLE BLVD & 1801 INDUSTRIAL BLVD | 8

KELLER
Population: 46,717
Average HH Income: \$217,210
Median Home Value: \$705,000

1-MILE DEMOGRAPHICS
Average Household Income: \$209,870
Median Home Value: \$731,963

26
TEXAS



LOT 1

±23,100 VPD

COLLEYVILLE BLVD

YARD ART
OUTDOOR LIVING

LOT 2

26
TEXAS

INDUSTRIAL BLVD

Public
Storage

N

OAK POINTE DR





2025 DEMOGRAPHICS

	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$'000s)
1 MILE	732	4,967	114,934
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	
	\$210K	\$732K	
	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
3 MILE	65.2%	68.8%	59.7%
	POPULATION	HOUSEHOLDS	MEDIAN AGE
5 MILE	216K	82K	42.2



EXCLUSIVELY OFFERED BY

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214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

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www.sljcompany.com

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date