



214-637-4300

- » 2,322 SF  
Medical Condo
- » Owner User  
Opportunity
- » Busy Hwy 26  
Frontage + Signage
- » Built In 2010 w/  
High End Finishes
- » Contact For Pricing

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# FOR SALE

4603 Colleyville Blvd, Ste 100, Colleyville, TX





# Building Features

4603 Colleyville Blvd, Ste 100, Colleyville, TX



214-637-4300



Hard Wood Floors, Faux Painting, Real Wood Cabinets, Iron Door



Wood Trim & Vaulted Ceilings



Granite Countertops

Move-in ready, new 3 year old roof, 2 dedicated covered parking spaces, built in speakers, 30ft tall attic space w/ great insulation and much more.

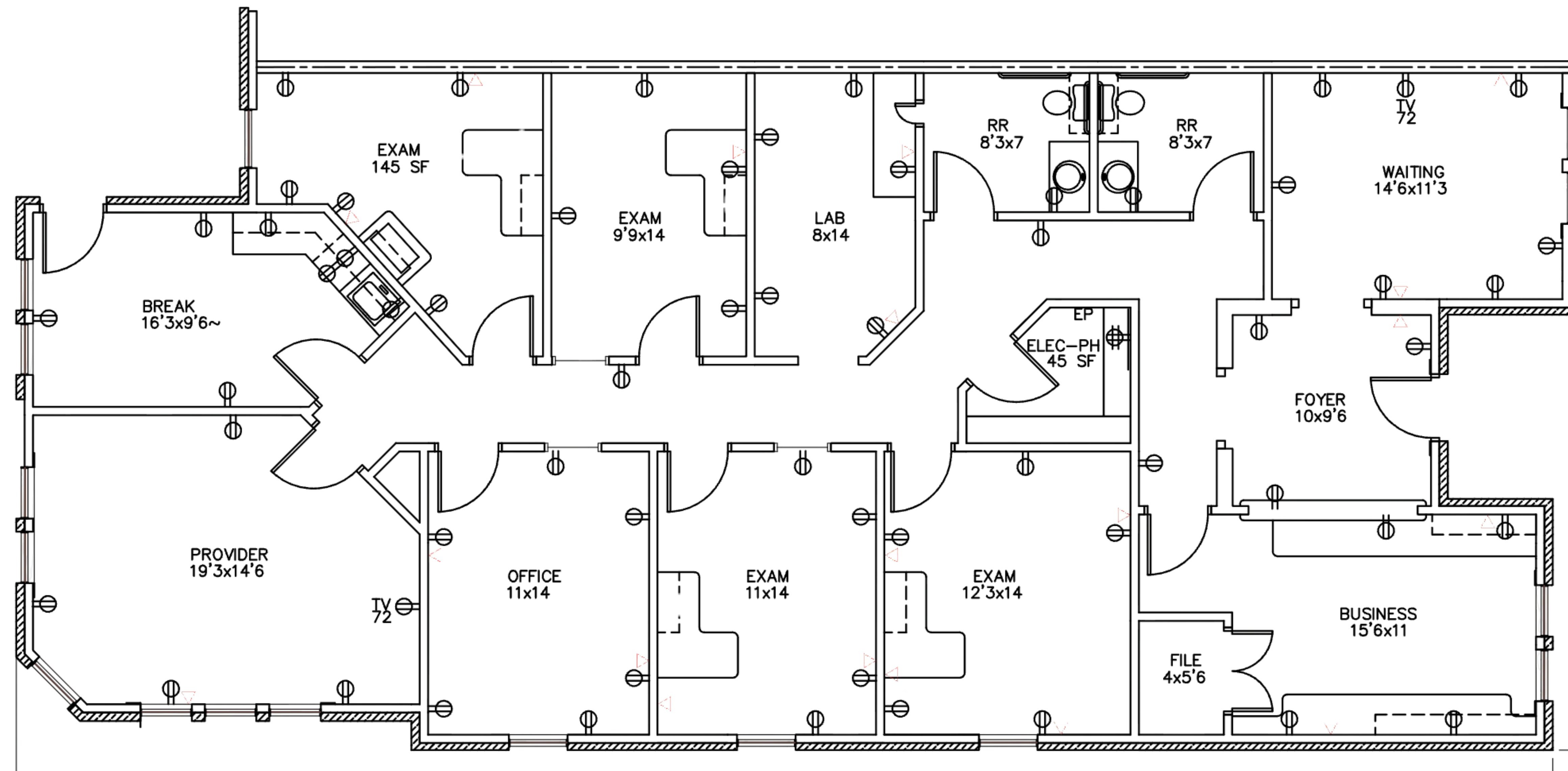


# Condo Floorplan

4603 Colleyville Blvd, Ste 100, Colleyville, TX



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- Medical/Office
- 6 Exam Rooms  
(1 procedure with Sink)
- 2 Private Offices
- Break Room/Kitchen
- Reception Area
- 2 ADA Restrooms
- Bulletproof Back Door

# City Demographics

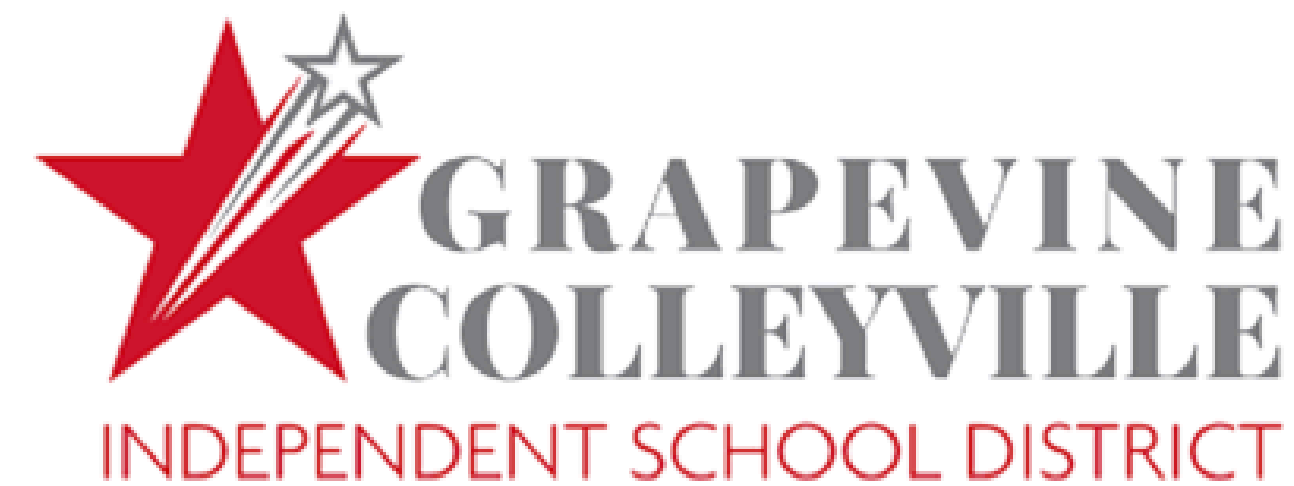
8094 Precinct Line Rd, Colleyville, TX



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## AWARD WINNING COMMUNITY

Police, Fire, Library,  
Parks and Recreation,  
Finance, Economic Development  
Community Development,  
Public Works



#2 Best DFW School District  
#4 Best Texas School District



26,057  
People



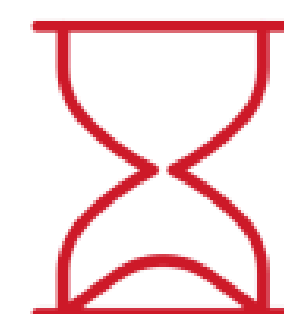
9,311  
Households



13.1  
Square Miles



\$196,034  
Median  
Household  
Income



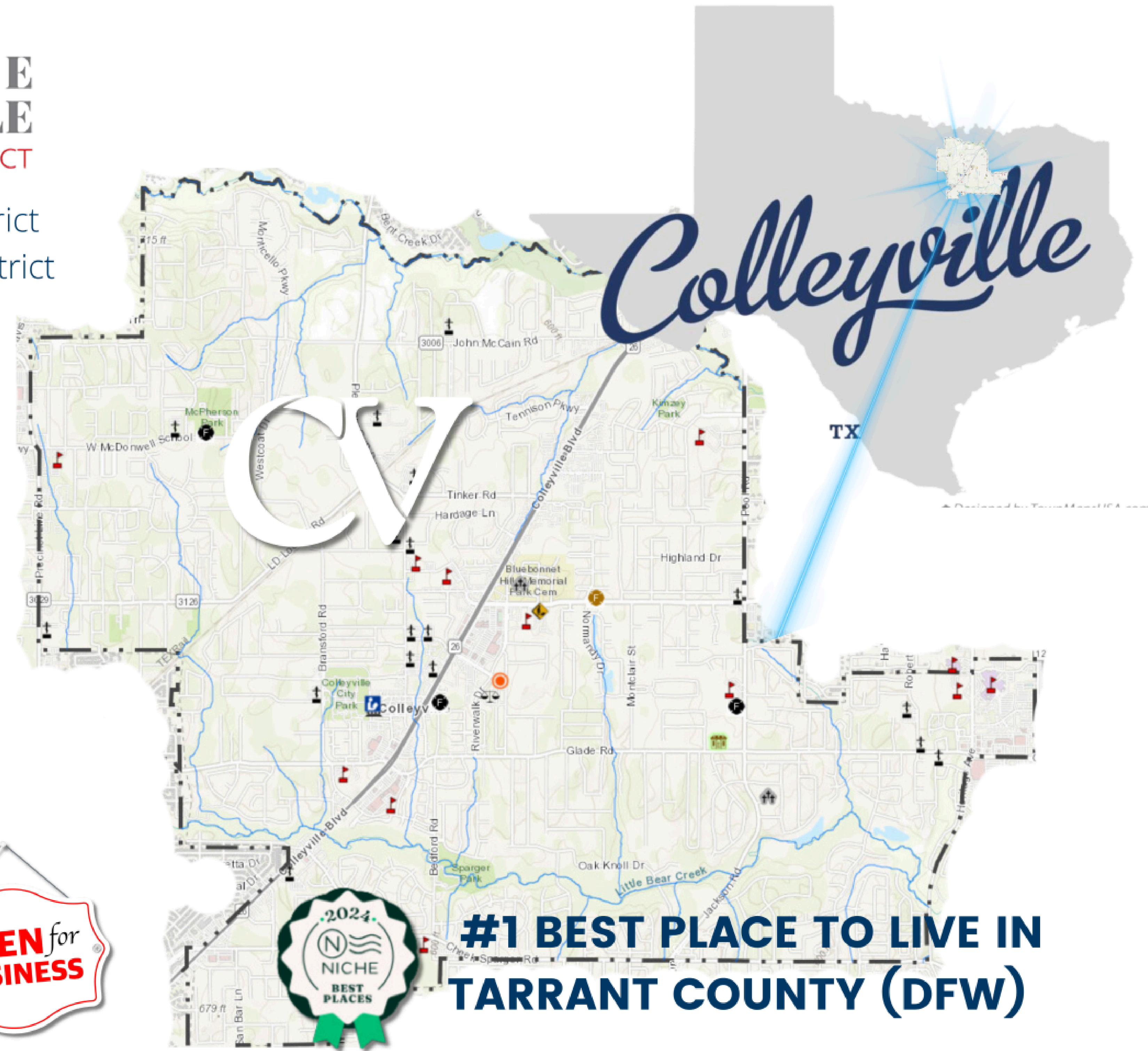
48.6  
Median Age



69% Hold Bachelors  
Degree or Beyond  
Highly Educated  
Population



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





# Location Highlights

8094 Precinct Line Rd, Colleyville, TX



214-637-4300

**COLLEYVILLE BLVD  
(HWY 26) FRONTAGE  
30,000+ VPD**

## Colleyville, TX

- » 5 Miles From DFW Airport
- » 14 Miles From Fort Worth
- » 22 Miles From Dallas
- » Median Home Price Above \$1,000,000
- » 780,000+ Population Within 10 Miles
- » \$190,000 + Median Household Income
- » Easy Access To Hwy 121 & 114



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