



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

Steve Shrum
817.881.3837
shrum@glaciercommercial.com

Coby Boulware
480-818-7978
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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

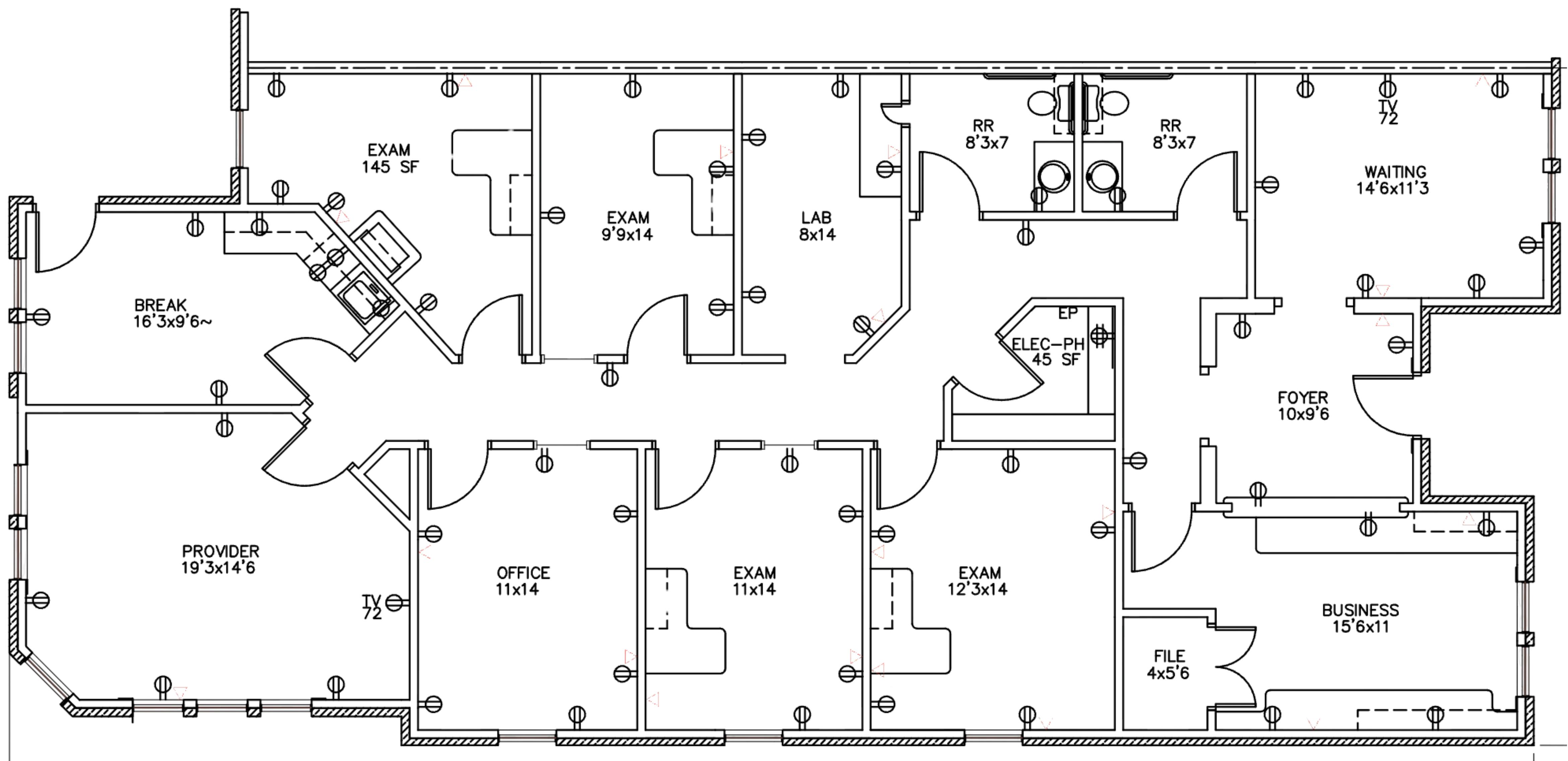
Move-in ready, new 3 year old roof, 2 dedicated covered parking spaces, built in speakers, 30ft tall attic space w/ great insulation and much more.

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



214-637-4300

AWARD WINNING COMMUNITY

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



26,057
People



9,311
Households



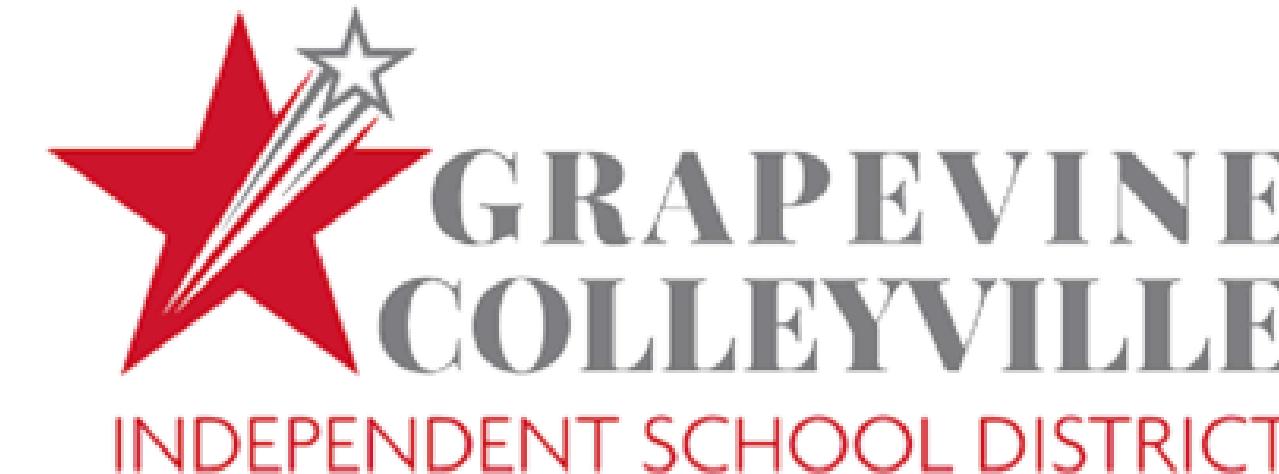
13.1
Square Miles



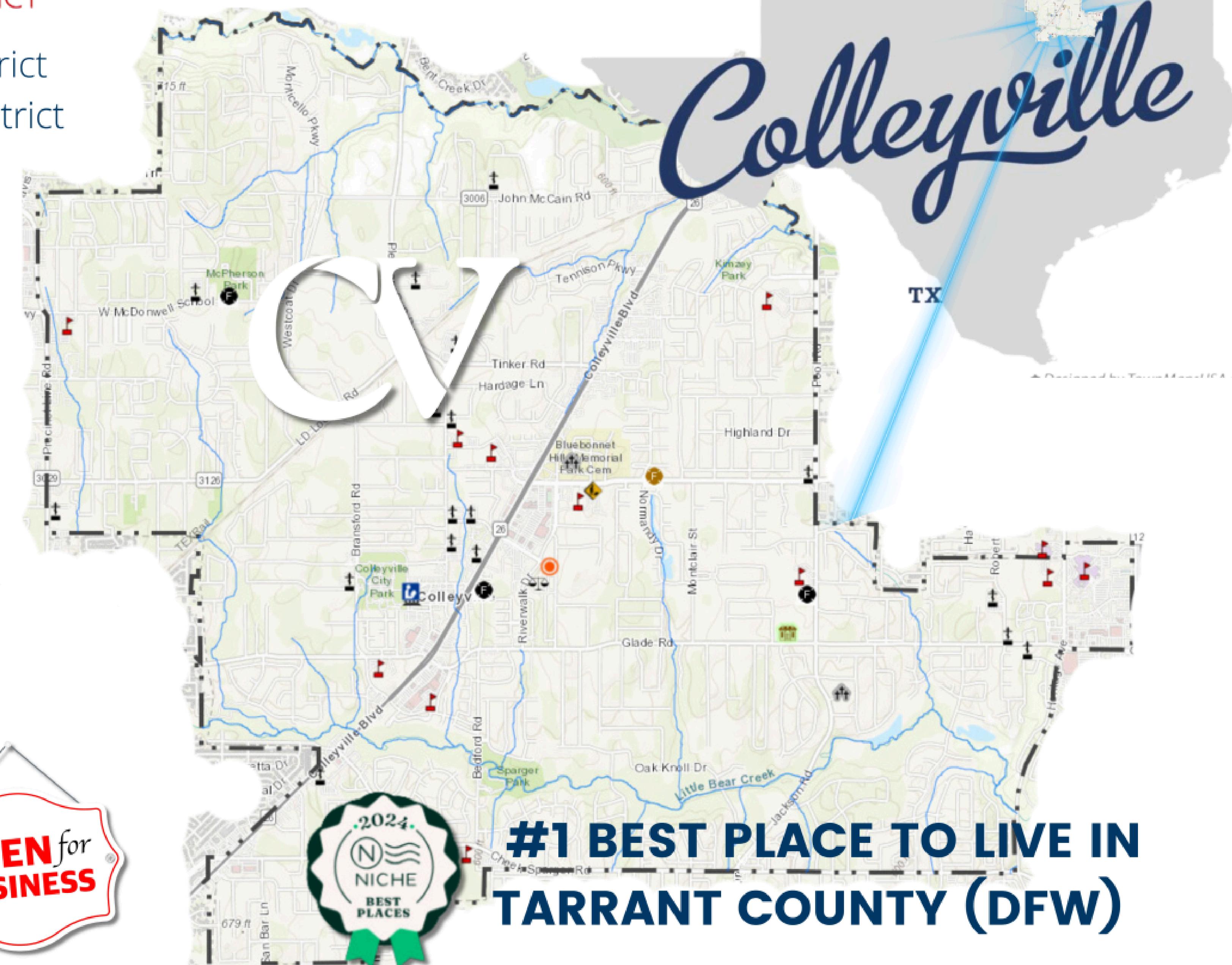
69% Hold Bachelors
Degree or Beyond
Highly Educated
Population



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



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



**#1 BEST PLACE TO LIVE IN
TARRANT COUNTY (DFW)**



Location Highlights

8094 Precinct Line Rd, Colleyville, TX



214-637-4300



**COLLEYVILLE BLVD
(HWY 26) FRONTRAGE
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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