



**LEASE**

**8504 Precinct Line Rd**

**8504 PRECINCT LINE RD**

**SUITE 140**

Colleyville, TX 76034

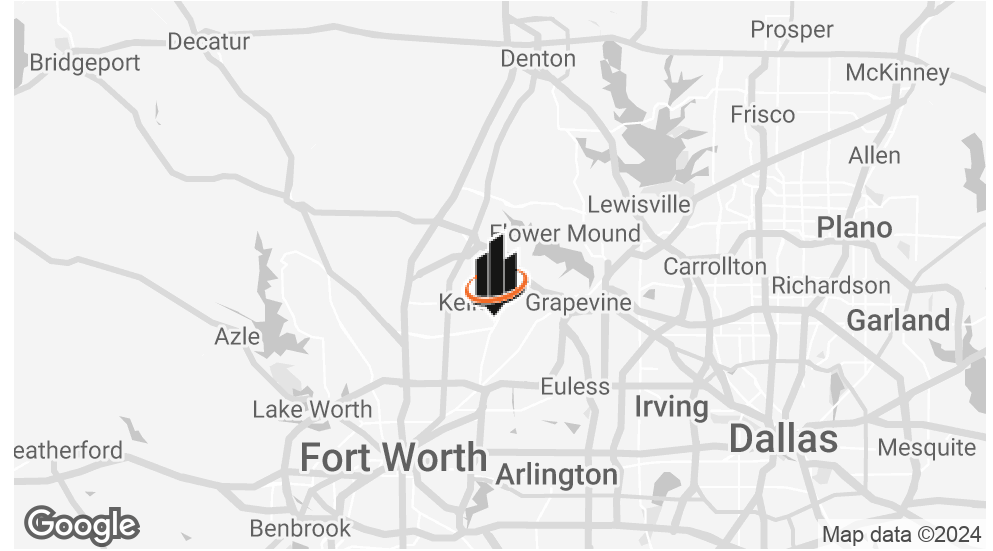
**PRESENTED BY:**

**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

[matt.matthews@svn.com](mailto:matt.matthews@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	5,474 SF
<b>AVAILABLE SF:</b>	1,654 SF

## PROPERTY OVERVIEW

Prime office/medical lease location in Colleyville on Precinct Line Rd surrounded by other local and nationally owned businesses.

## PROPERTY HIGHLIGHTS

- Traffic count Precinct Line Rd. & N Tarrant Parkway is 23,826 VPD

**MATT MATTHEWS, MBA, CCIM**

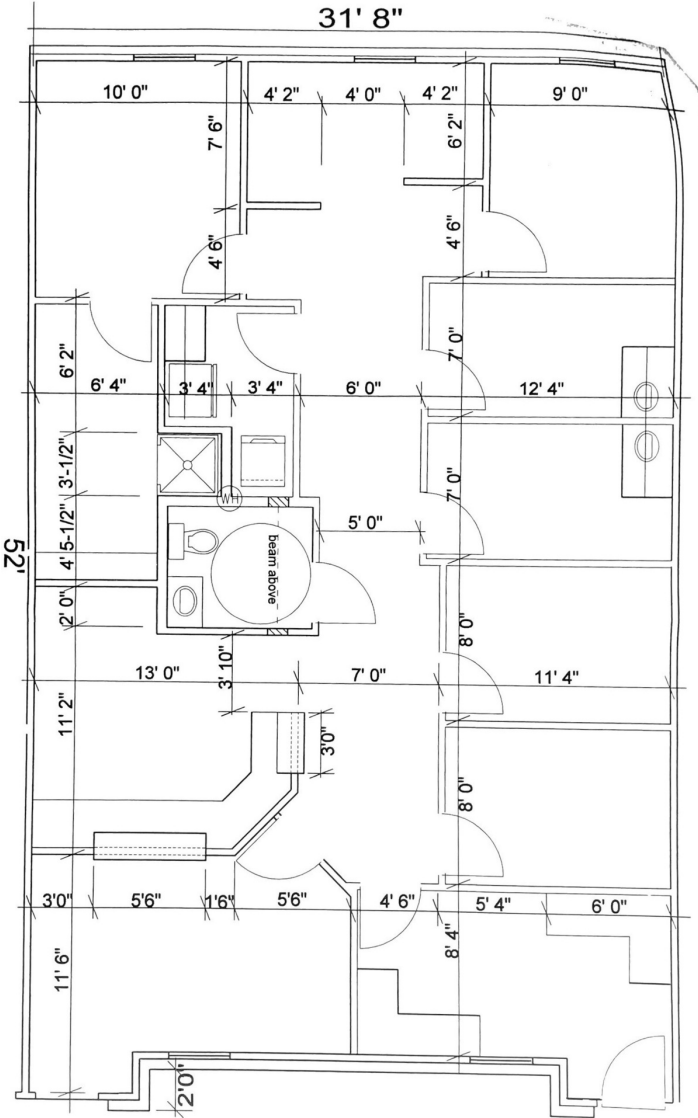
O: 972.765.0886

matt.matthews@svn.com

8504 PRECINCT LINE RD | Colleyville, TX 76034

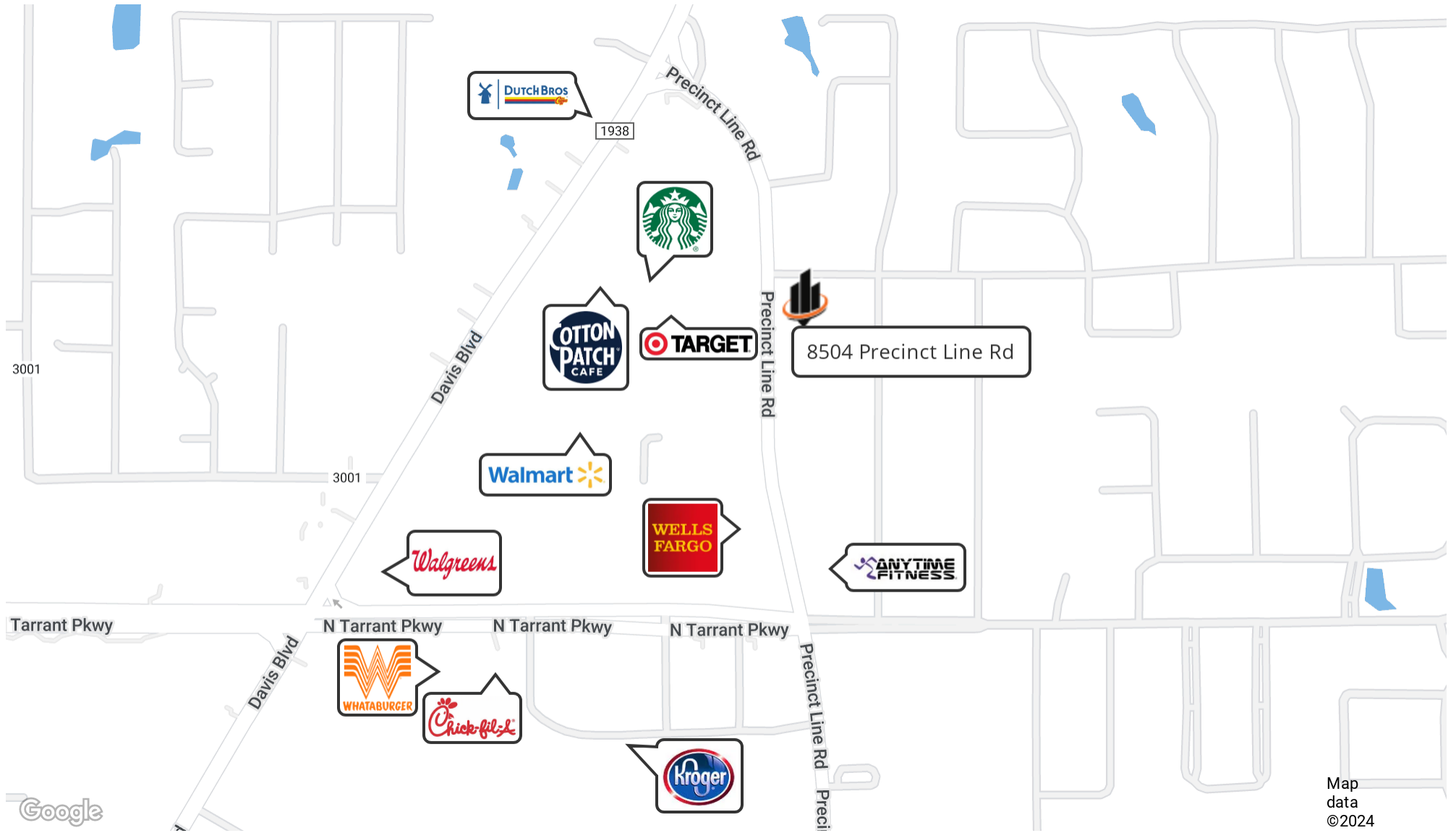
SVN | TRINITY ADVISORS 2

FLOOR PLAN SUITE 140



MATT MATTHEWS, MBA, CCIM  
O: 972.765.0886  
matt.matthews@svn.com

# LOCATION MAP



**MATT MATTHEWS, MBA, CCIM**  
O: 972.765.0886  
matt.matthews@svn.com

**8504 PRECINCT LINE RD** | Colleyville, TX 76034

Map  
data  
©2024

ADDITIONAL PHOTOS



MATT MATTHEWS, MBA, CCIM  
O: 972.765.0886  
matt.matthews@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

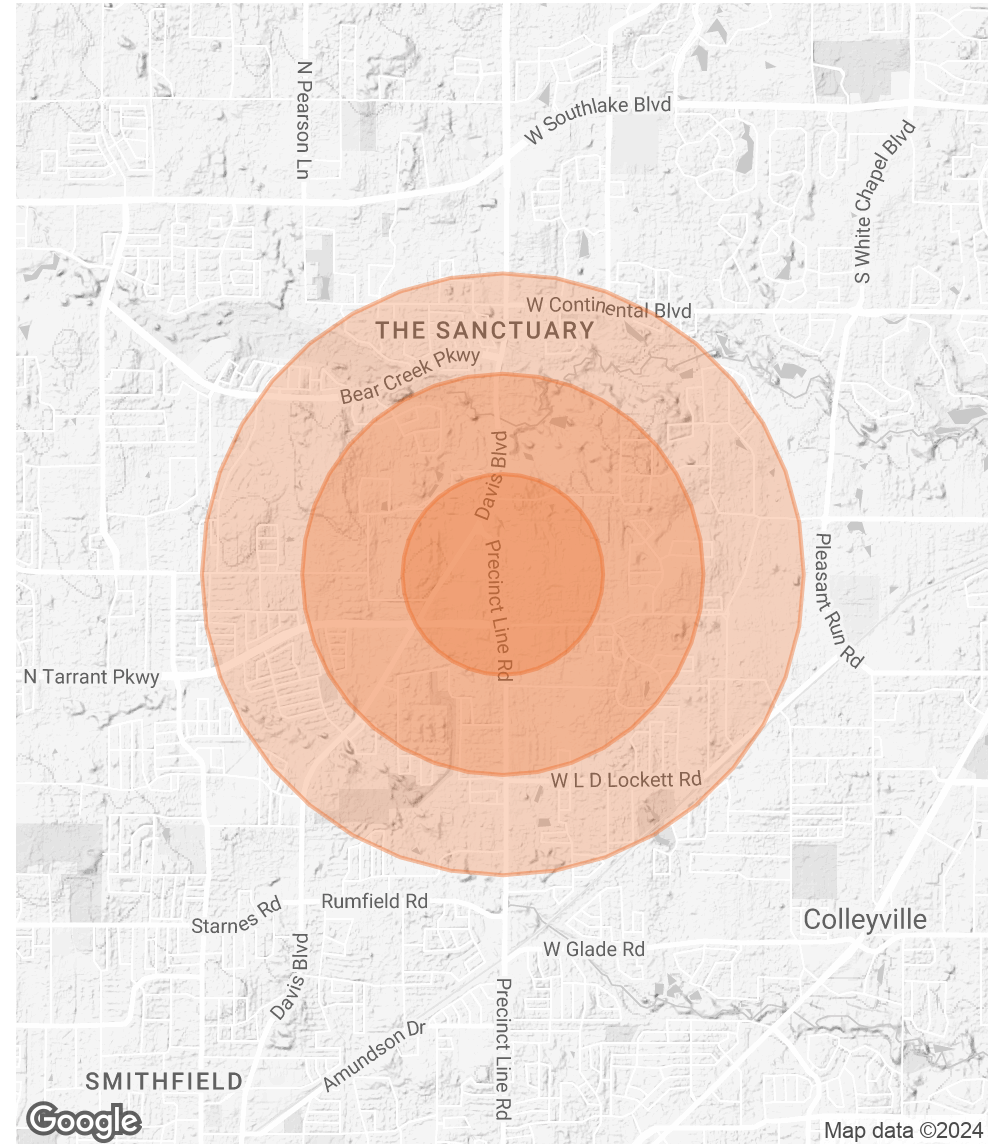
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,565	7,055	17,043
AVERAGE AGE	46.3	46.2	44.1
AVERAGE AGE (MALE)	44.5	43.8	41.3
AVERAGE AGE (FEMALE)	47.9	47.4	45.3

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	514	2,381	5,745
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$211,122	\$200,437	\$198,166
AVERAGE HOUSE VALUE	\$854,233	\$881,514	\$759,366

\* Demographic data derived from 2020 ACS - US Census



**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

matt.matthews@svn.com

8504 PRECINCT LINE RD | Colleyville, TX 76034

SVN | TRINITY ADVISORS

## ADVISOR BIO 1



### MATT MATTHEWS, MBA, CCIM

Managing Director

matt.matthews@svn.com

**Direct:** 972.765.0886 | **Cell:** 972.765.0886

### PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

### EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

### MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

#### SVN | Trinity Advisors

1762 Keller Parkway, Suite 100

Keller, TX 76248

### MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.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.

**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.

**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.

<b>DFW Trinity Advisors, LLC</b>	<b>9004520</b>	<b>sfithian@visionsrealty.com</b>	<b>817-288-5525</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfithian@visionsrealty.com</b>	<b>817-288-5524</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfithian@visionsrealty.com</b>	<b>407418</b>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Matt Matthews</b>	<b>667871</b>	<b>matt.matthews@svn.com</b>	<b>972-765-0886</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date