

105 Cheek-Sparger Rd.
Colleyville, TX 76034

Presented by: Ebby Halliday

For Sale





- 1.94 acres
- Zoned PUD-low Intensity use
- Hard corner of Cheek-Sparger and San Bar Ln.
- One block east of Hwy 26
- Medical, Dental or Professional Office use

Overview

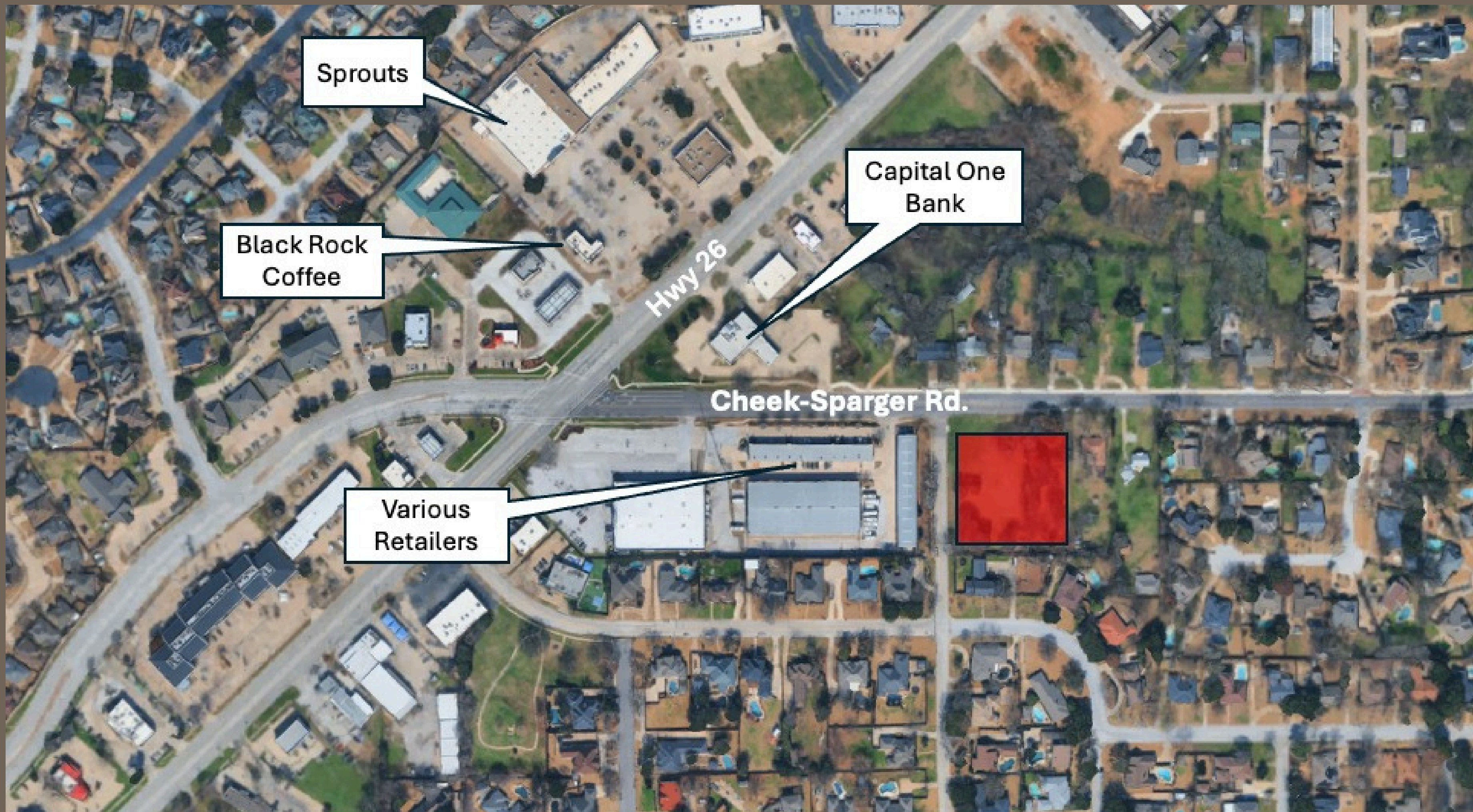
105 Cheek -Sparger Rd.



- **Two roads for Ingress/Egress**
- **288' Cheek-Sparger frontage**
- **84,506 sf**
- **Close proximity to other retailers, dining, and established businesses**
- **Utilities available**
- **Easy access to Hwy 26 and a short distance to Hwy 121**
- **Investment opportunity**

Prime Commercial Lot

105 Cheek -Sparger Rd.



Sprouts

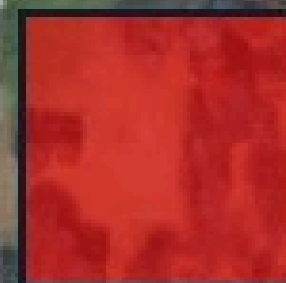
Black Rock
Coffee

Capital One
Bank

Hwy 26

Cheek-Sparger Rd.

Various
Retailers





Traffic Counts

Collection Street	Cross Street	Volume-2025
Cheek-Sparger	San Bar Lane	11,544
Mld Cities	Woodbridge Dr.	14,341
Hwy 26	Brookridge Blvd.	22,574

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