

4508 Colleyville Blvd.

4508 Colleyville Blvd, Colleyville TX 76034

Space Available For Lease



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HEATHER KONOPKA
COMMERCIAL GROUP
CENTURY 21
COMMERCIAL

THE SPACE

Location	4508 Colleyville Blvd, Colleyville, TX, 76034
COUNTY	Tarrant
APN	06573320
Square Feet	2071-2375
Annual Rent PSF	\$18.50
Lease Type	NNN

Notes NNN \$7.28 + E \$1.37

HIGHLIGHTS

- High End Finish Out
- Large Conference Room with Drop Down Projector and Screen
- Covered Outdoor Kitchen Available for Use
- Fireplace in Entry
- Option to have Three or Four Offices



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,708	87,233	277,445



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$174,823	\$141,474	\$123,194



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,254	34,500	106,143

PROPERTY FEATURES

CURRENT OCCUPANCY	77.00 %
TOTAL TENANTS	3
BUILDING SF	10,093
LAND SF	50,094
LAND ACRES	1.15
YEAR BUILT	1994
YEAR RENOVATED	2018
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

Location:

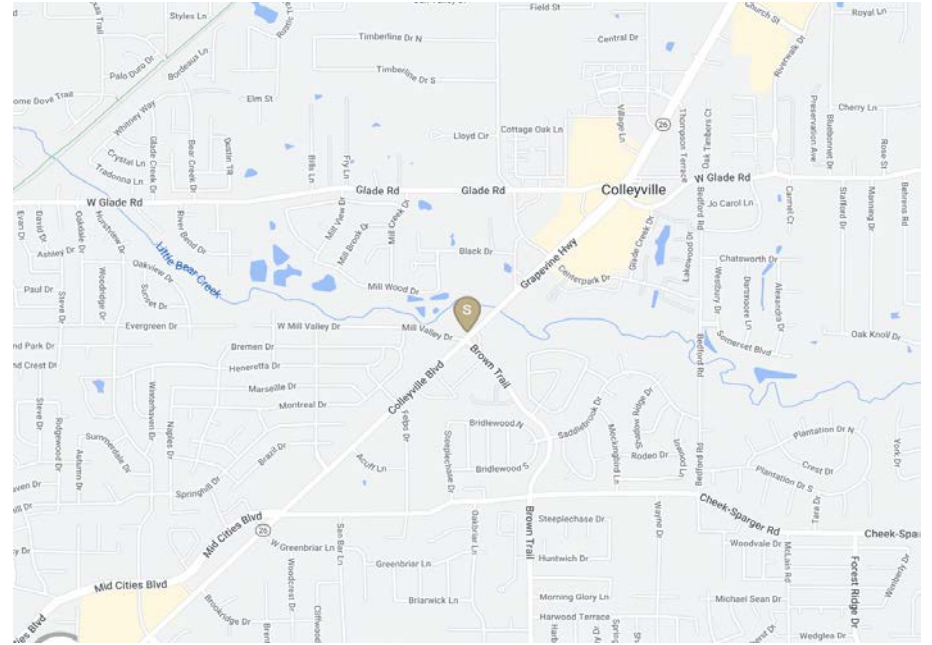
- Located in Colleyville

Colleyville is a unique city in the heart of the D/FW. Locals live here for its community feel and the closeness to luxuries including a variety of shops, restaurants and services.

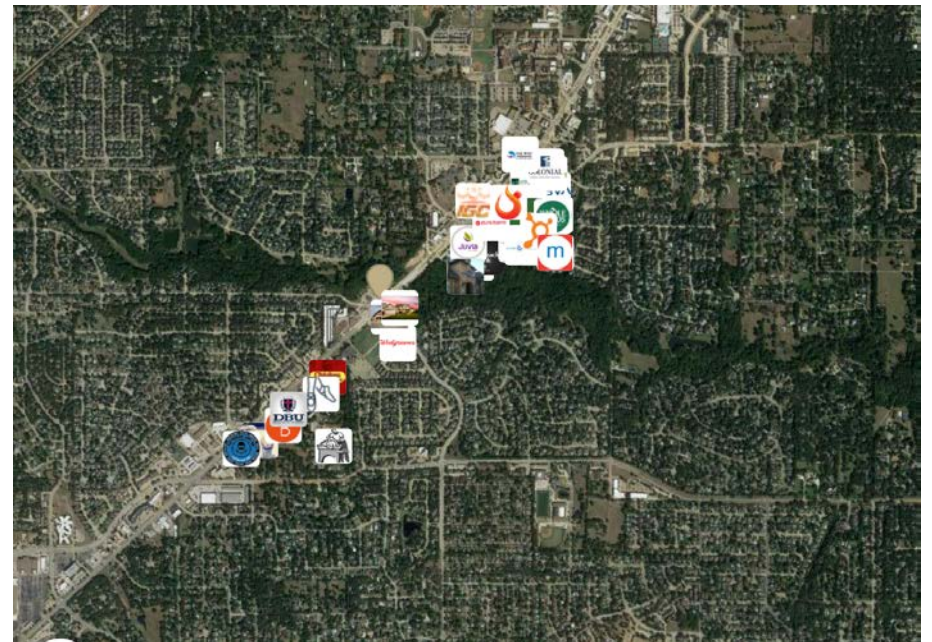
Colleyville is a community of neighborhoods and continues that friendly, and charming atmosphere.

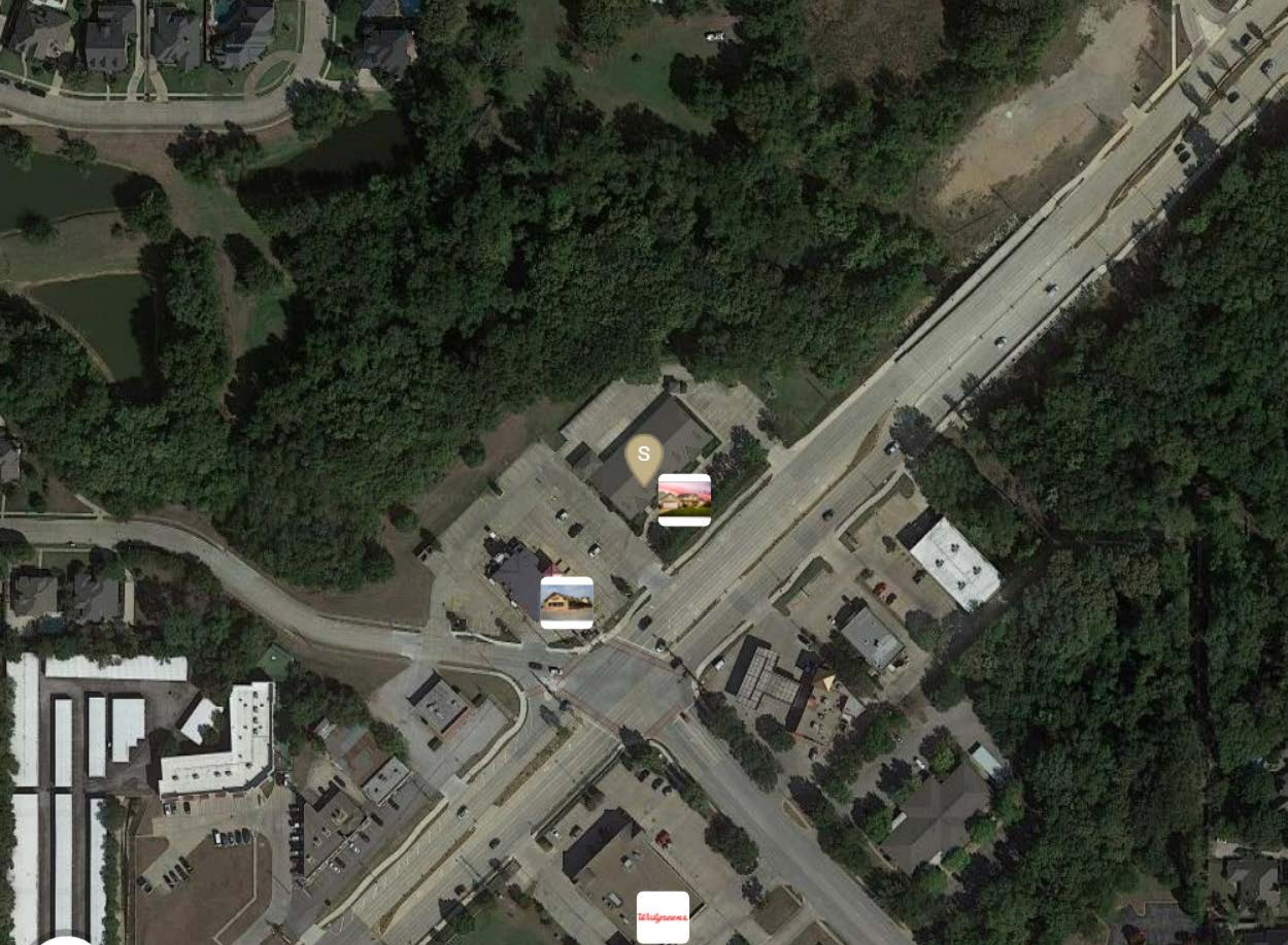
Just minutes away from D/FW Airport.

Locator Map



Regional Map



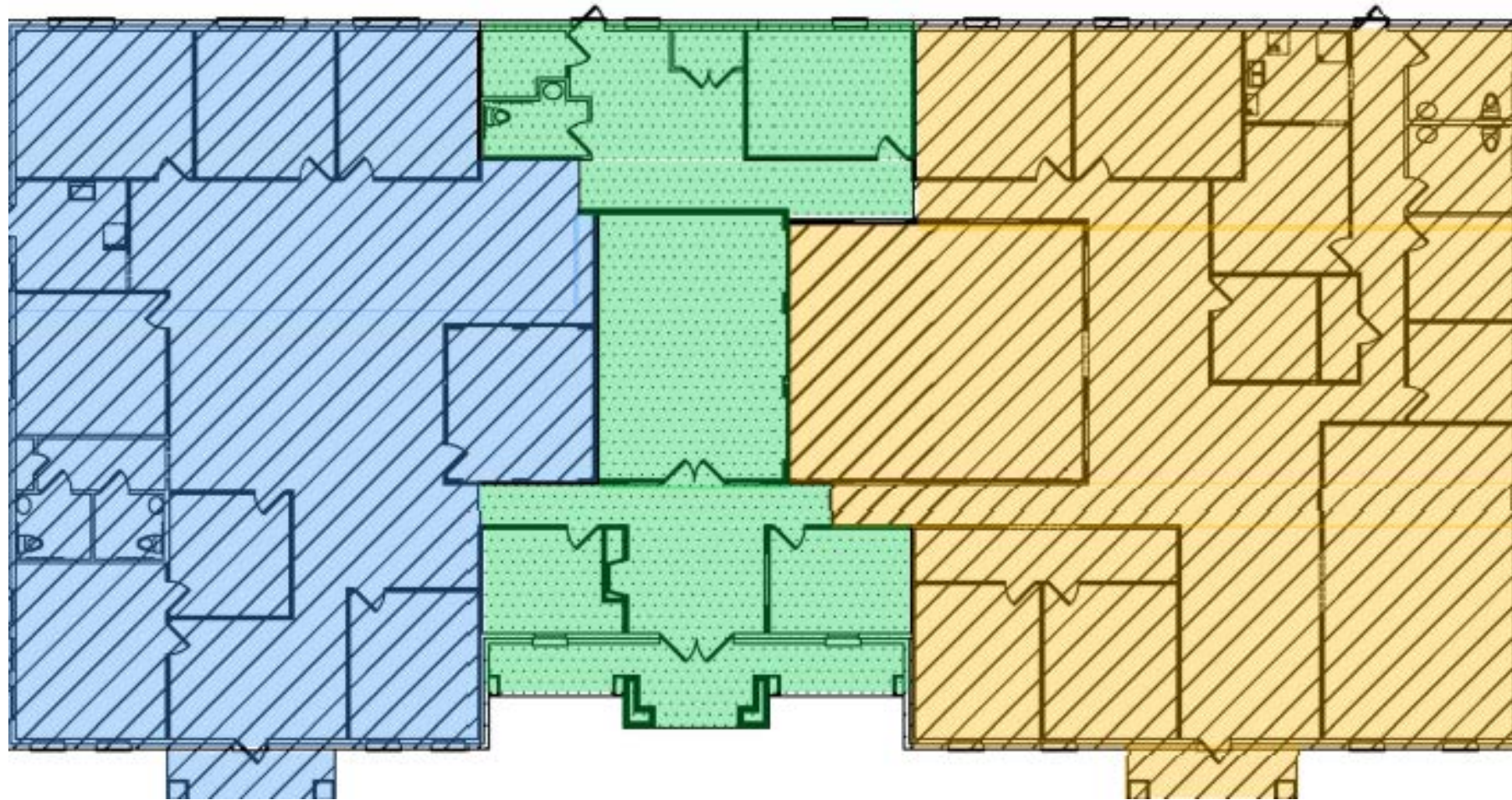


Suite A
HRGreen
3566 SF

Suite B
For Lease
2075 SF

Suite C
Leading Edge
4,359 SF

TOTAL SF BUILDING FLOOR
NET AIR COVERED INTERIOR
TOTAL SF COVERED SHOWN















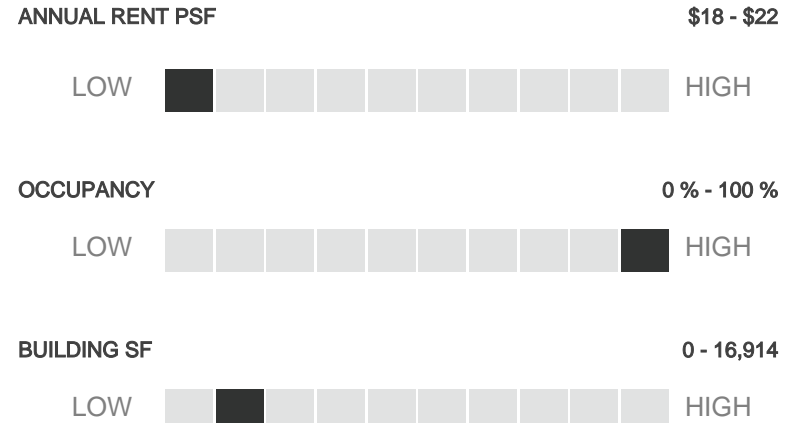
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7121 Colleyville Blvd

7121 Colleyville Blvd
Colleyville, TX 76034

BUILDING SF	3,030
YEAR BUILT	2018
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$18.00
RENT PSF (MONTHLY)	\$1.50
DISTANCE	3.3 miles



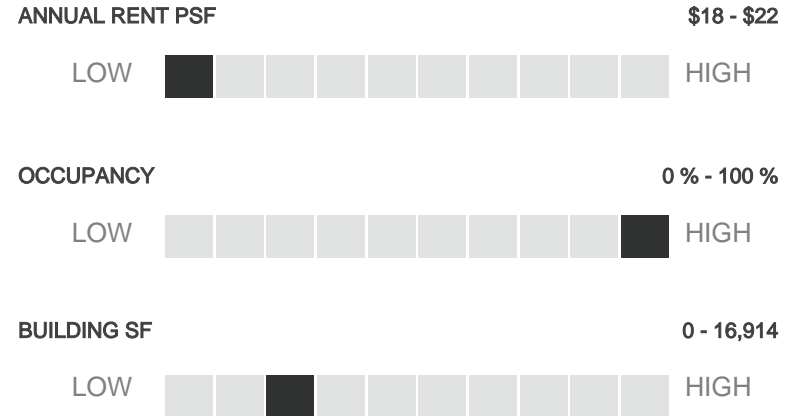
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7167 Colleyville Blvd

7167 Colleyville Blvd
Colleyville, TX 76034

BUILDING SF	4,600
YEAR BUILT	2006
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$18.00
RENT PSF (MONTHLY)	\$1.50
DISTANCE	3.4 miles

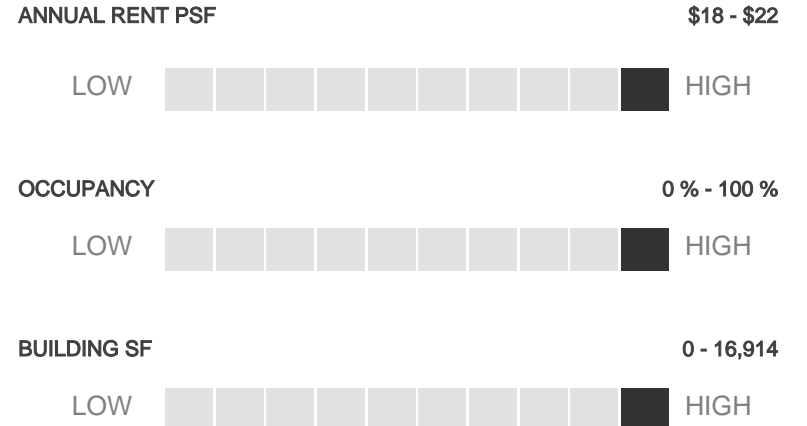


3



1100 E Southlake Blvd
1100 E Southlake Blvd
Southlake, TX 76092

BUILDING SF	16,914
LAND SF	16,914
YEAR BUILT	1998
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$22.00
RENT PSF (MONTHLY)	\$1.83
DISTANCE	5.8 miles



S



4508 Colleyville Blvd.
4508 Colleyville Blvd
Colleyville, TX 76034

RENT PSF (YEARLY)	\$18.50
RENT PSF (MONTHLY)	\$1.54





#	Property Name	Address	City
S	4508 Colleyville Blvd.	4508 Colleyville Blvd	Colleyville
1	7121 Colleyville Blvd	7121 Colleyville Blvd	Colleyville
2	7167 Colleyville Blvd	7167 Colleyville Blvd	Colleyville
3	1100 E Southlake Blvd	1100 E Southlake Blvd	Southlake

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,854	73,397	230,690
2010 Population	8,186	78,621	251,483
2021 Population	8,708	87,233	277,445
2026 Population	9,001	91,918	290,725
2021 African American	288	4,415	19,736
2021 American Indian	45	452	1,557
2021 Asian	626	4,988	18,082
2021 Hispanic	758	10,243	49,276
2021 Other Race	126	2,532	16,586
2021 White	7,373	72,062	210,012
2021 Multiracial	246	2,617	9,998
2021-2026: Population: Growth Rate	3.30 %	5.25 %	4.70 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	79	1,189	4,266
\$15,000-\$24,999	48	1,344	5,059
\$25,000-\$34,999	116	2,020	6,996
\$35,000-\$49,999	193	2,811	11,325
\$50,000-\$74,999	316	5,030	17,907
\$75,000-\$99,999	312	4,066	13,423
\$100,000-\$149,999	827	7,135	19,675
\$150,000-\$199,999	419	4,165	10,886
\$200,000 or greater	946	6,740	16,605
Median HH Income	\$128,999	\$103,673	\$87,328
Average HH Income	\$174,823	\$141,474	\$123,194

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,760	28,137	89,050
2010 Total Households	3,048	30,997	96,271
2021 Total Households	3,254	34,500	106,143
2026 Total Households	3,355	36,339	111,067
2021 Average Household Size	2.64	2.51	2.60
2000 Owner Occupied Housing	2,563	21,227	58,638
2000 Renter Occupied Housing	148	6,096	27,009
2021 Owner Occupied Housing	3,020	26,364	71,867
2021 Renter Occupied Housing	234	8,136	34,275
2021 Vacant Housing	45	953	4,472
2021 Total Housing	3,299	35,453	110,615
2026 Owner Occupied Housing	3,128	27,848	75,853
2026 Renter Occupied Housing	227	8,491	35,214
2026 Vacant Housing	39	925	4,460
2026 Total Housing	3,394	37,264	115,527
2021-2026: Households: Growth Rate	3.05 %	5.20 %	4.55 %

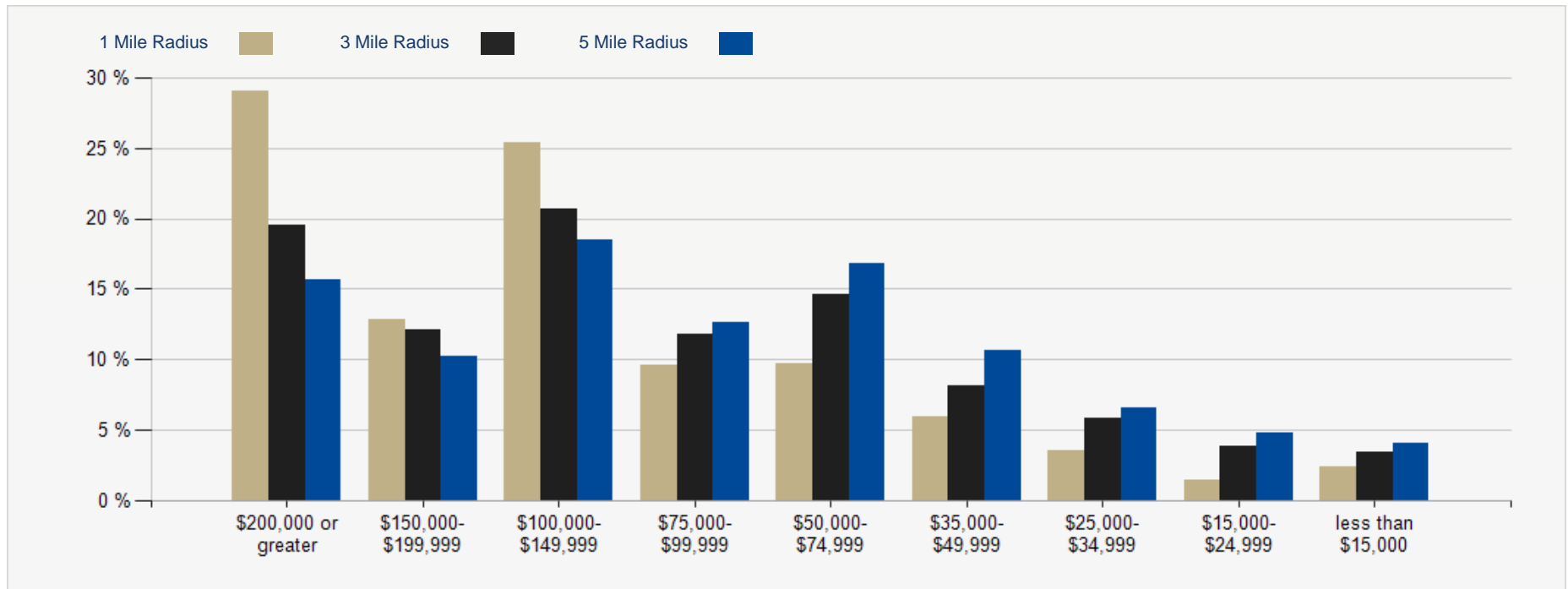
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	296	4,297	16,626
2021 Population Age 35-39	473	4,886	16,913
2021 Population Age 40-44	516	5,048	16,648
2021 Population Age 45-49	636	5,740	18,074
2021 Population Age 50-54	746	6,725	20,040
2021 Population Age 55-59	826	7,688	22,098
2021 Population Age 60-64	823	7,349	20,172
2021 Population Age 65-69	642	6,121	15,871
2021 Population Age 70-74	559	5,071	12,493
2021 Population Age 75-79	343	3,098	7,746
2021 Population Age 80-84	148	1,856	4,643
2021 Population Age 85+	178	1,912	4,602
2021 Population Age 18+	6,964	70,121	217,201
2021 Median Age	49	47	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,760	\$78,205	\$70,402
Average Household Income 25-34	\$142,305	\$102,980	\$92,783
Median Household Income 35-44	\$159,789	\$115,080	\$97,636
Average Household Income 35-44	\$193,357	\$149,795	\$124,585
Median Household Income 45-54	\$167,182	\$135,632	\$116,532
Average Household Income 45-54	\$217,783	\$182,950	\$157,480
Median Household Income 55-64	\$144,077	\$125,549	\$110,516
Average Household Income 55-64	\$198,156	\$170,492	\$151,621
Median Household Income 65-74	\$103,752	\$92,425	\$81,262
Average Household Income 65-74	\$138,532	\$125,187	\$110,977
Average Household Income 75+	\$92,685	\$81,345	\$72,757

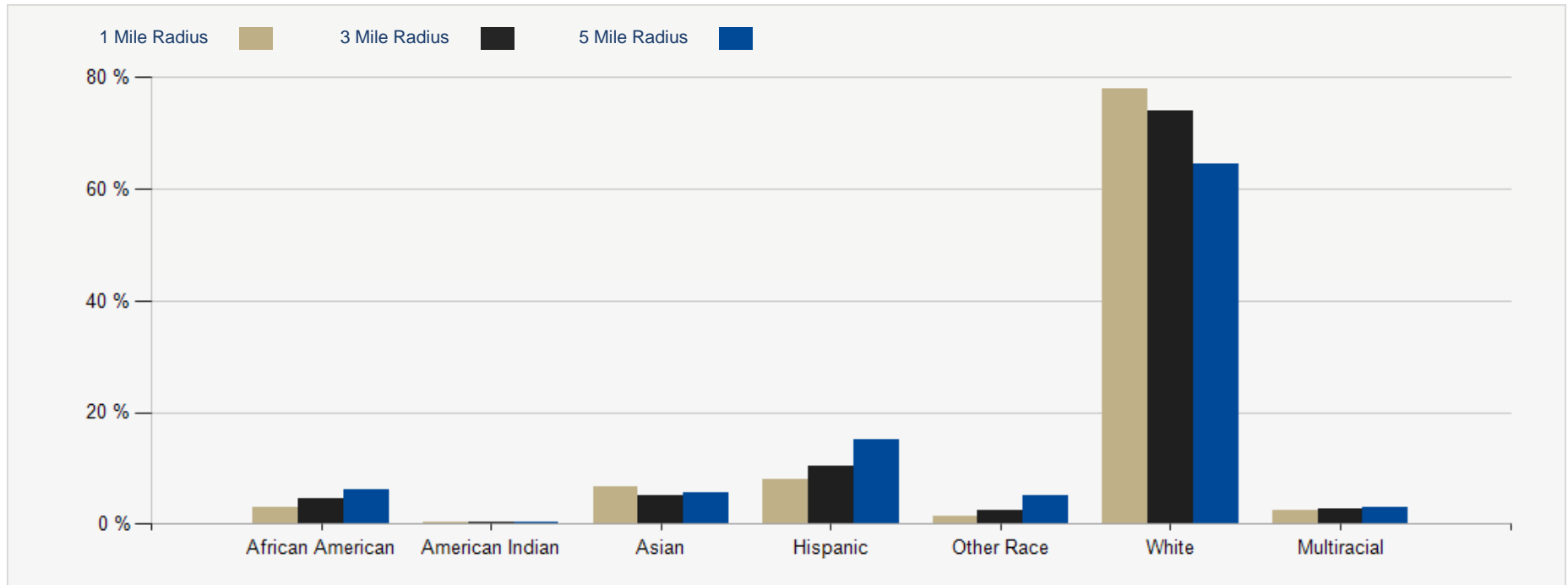
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	360	4,879	19,656
2026 Population Age 35-39	476	5,324	18,556
2026 Population Age 40-44	603	5,673	17,874
2026 Population Age 45-49	622	5,862	17,737
2026 Population Age 50-54	717	6,229	18,666
2026 Population Age 55-59	723	6,940	20,071
2026 Population Age 60-64	813	7,592	21,101
2026 Population Age 65-69	716	7,057	19,033
2026 Population Age 70-74	650	5,874	14,891
2026 Population Age 75-79	422	4,463	11,096
2026 Population Age 80-84	223	2,539	6,238
2026 Population Age 85+	202	2,306	5,364
2026 Population Age 18+	7,243	74,683	230,325
2026 Median Age	50	48	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,258	\$88,125	\$78,222
Average Household Income 25-34	\$157,020	\$117,827	\$104,681
Median Household Income 35-44	\$167,579	\$125,688	\$106,128
Average Household Income 35-44	\$212,401	\$165,677	\$139,296
Median Household Income 45-54	\$184,266	\$144,869	\$120,101
Average Household Income 45-54	\$239,645	\$197,580	\$165,838
Median Household Income 55-64	\$158,813	\$135,748	\$119,203
Average Household Income 55-64	\$219,382	\$187,724	\$168,023
Median Household Income 65-74	\$112,936	\$103,855	\$91,096
Average Household Income 65-74	\$157,942	\$143,154	\$128,614
Average Household Income 75+	\$109,112	\$96,414	\$86,194

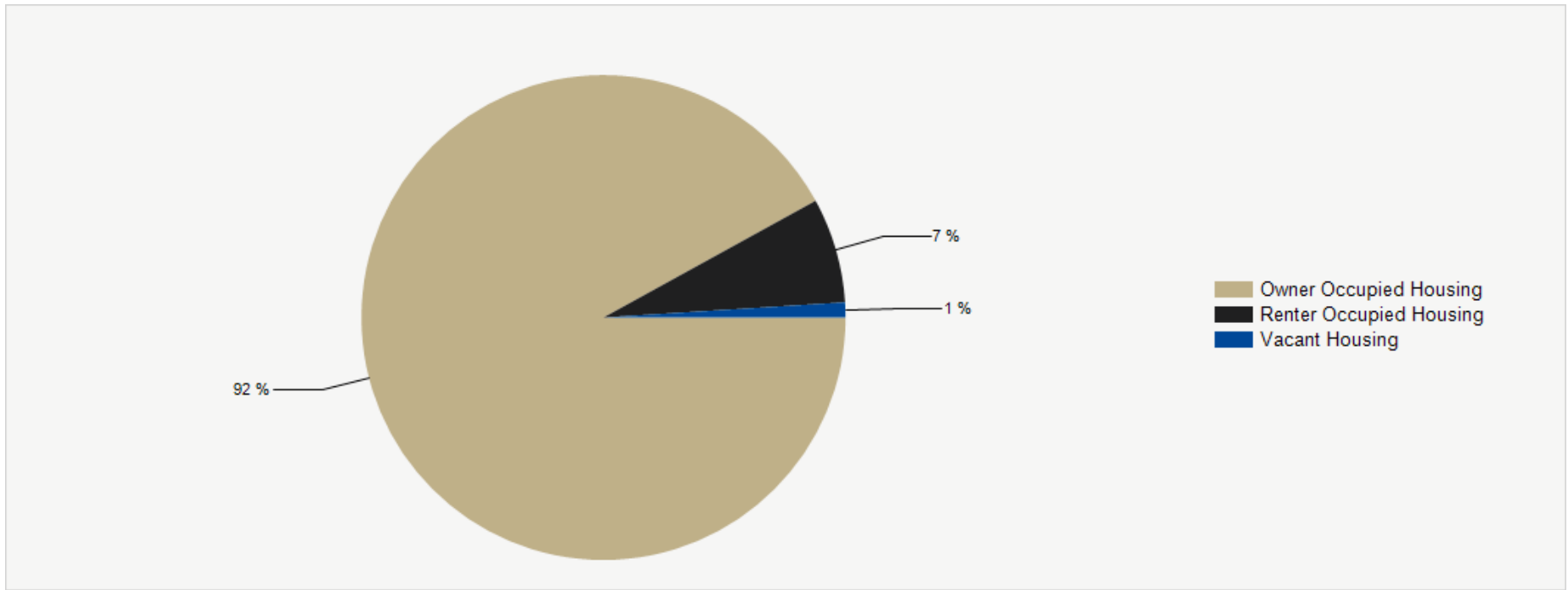
2021 Household Income



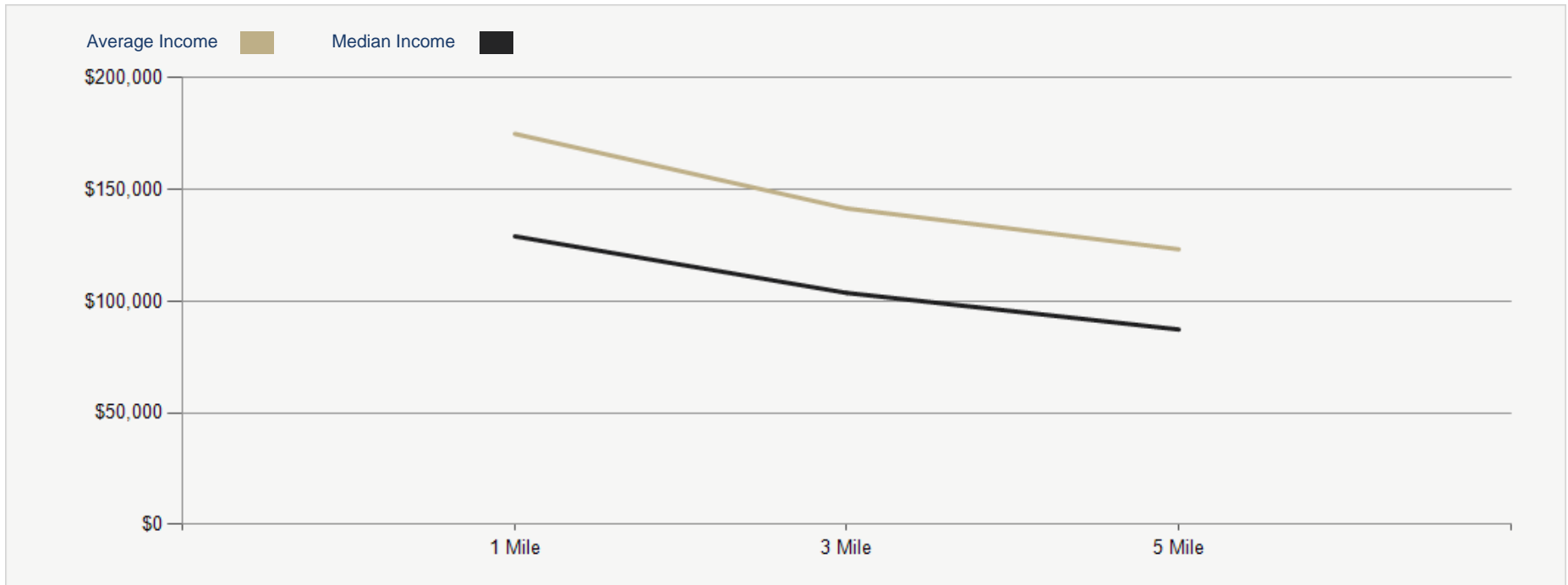
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



THE



HEATHER KONOPKA COMMERCIAL GROUP

CHOICE

21 @COMMERCIAL®



HEATHER KONOPKA
COMMERCIAL GROUP
 CENTURY 21
 COMMERCIAL
 Mike Bowman, Inc.

A RECOGNIZED LEADER IN
 COMMERCIAL REAL ESTATE
 INVESTMENTS

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Rebecca DeLong
 Associate
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PROFESSIONAL BACKGROUND

The HKC Group offers extensive domain expertise, unique perspective and tenacity that makes them an invaluable asset to each of their relationships.

HEATHER KONOPKA, CCIM:

The HKC Group is led by Heather Konopka, CCIM, who has more than 25 years of Commercial Real Estate experience and frequently ranks within the Top 5 & 10 Commercial Brokers and Associates in the CENTURY 21® System in the U.S.

Ms. Konopka, a VP of C21 Commercial Mike Bowman, Inc. has received numerous accolades and awards in her career such as the prestigious William C. Jennings award and the NAR National Commercial Award. She has an affinity for presenting recommendations, being part of group decisions, and flushing out differences of opinion to serve greater purpose. Respectfully, she sits on a number of different boards including the North Texas CCIM Chapter and serves in Advisory roles for other local non-profit organizations. More recently, she was hand selected to join the task force assembled to relocate and/or build a new MetroTex Association building. Ms. Konopka and her Group are members of the MetroTex Association of Realtors and the North Texas Commercial Association of Realtors (NTCAR), both of which Ms. Konopka has served in top level roles on both boards.

THE GROUP:

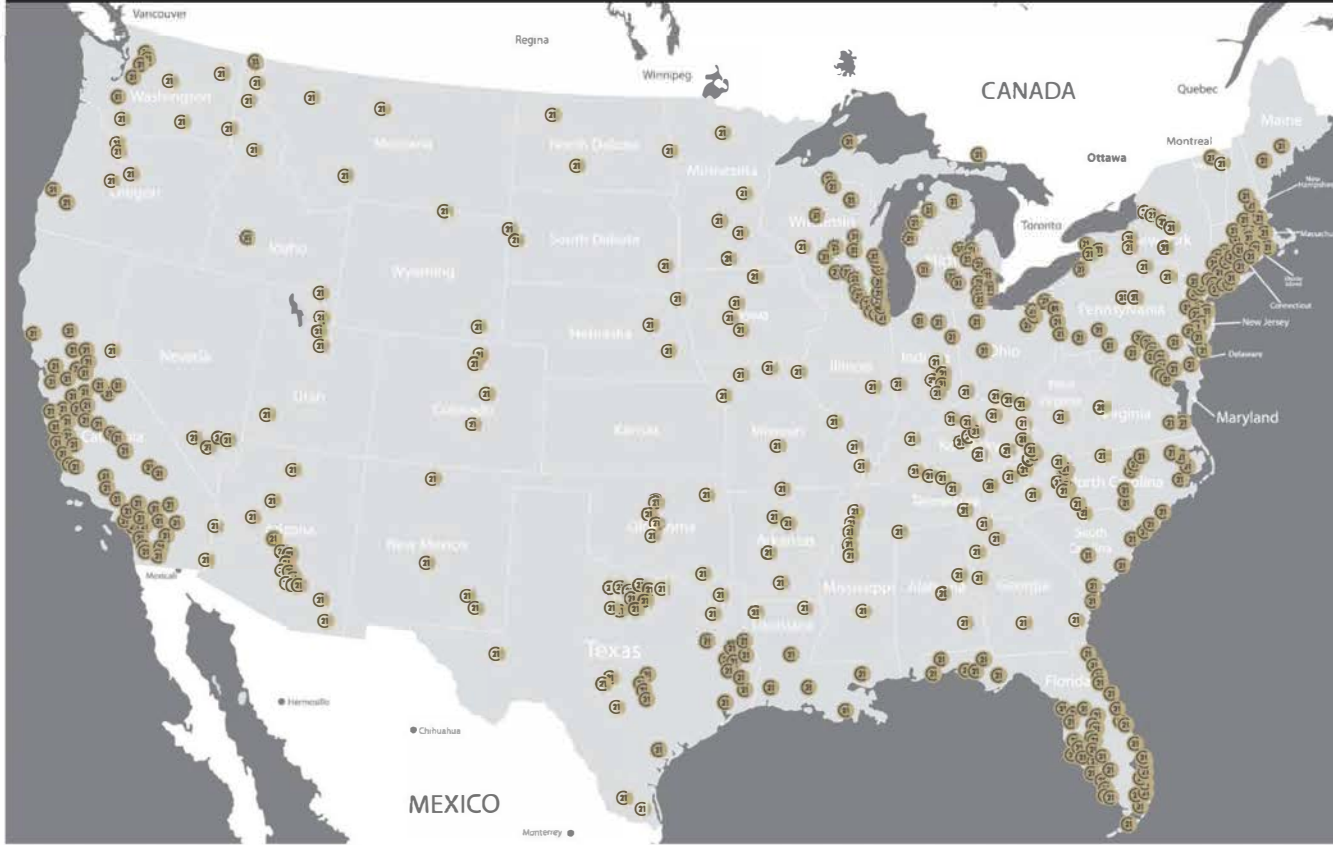
Ms. Konopka has selected a team of like-minded professionals with varying levels of experience in Real Estate, Investments, Operations Management, Property Management and the Hospitality industry to offer a service level for investors and owners that is memorable.

The combined experience of this group offers encyclopedic knowledge, a network and personal attention that has made them successful in closing multiple Multi-Million Dollar transactions. More recently, the Group served in an investment advisory role in the disposition of a large historical Hotel/ Multi-Family property in Wheeling, West Virginia which required an unprecedented amount of time and attention. The HKC Group is considered to be a well-rounded, analytical and results driven group of professionals.



YOUR LOCAL REAL ESTATE.
OUR NATIONWIDE REACH.

PASSIONATE PROFESSIONALS.
A DEEP LOCAL KNOWLEDGE.



CONNECTED BY A GLOBAL NETWORK TO...



82
COUNTRIES



950+ COMMERCIAL INVESTMENT
OFFICES ACROSS THE U.S.

HEATHER KONOPKA
COMMERCIAL GROUP
CENTURY 21
COMMERCIAL[®]
Mike Bowman, Inc.



4508 Colleyville Blvd.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to HKC Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. HKC Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, HKC Group has not verified, and will not verify, any of the information contained herein, nor has HKC Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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