

For Lease

1802 Industrial Blvd.
Colleyville, TX 76034

Flexible Workspace located
in the Heart of the DFW
Metroplex



Property Highlights

- 1,870 SF Multi-use Office/Industrial - Flex building
- Flexible uses
- 6 Surface Parking Spaces
- Less than 5 Miles from DFW Airport
- Lease rate \$17.00 NNN
- Call for NNN Rates



McGEE & ASSOCIATES

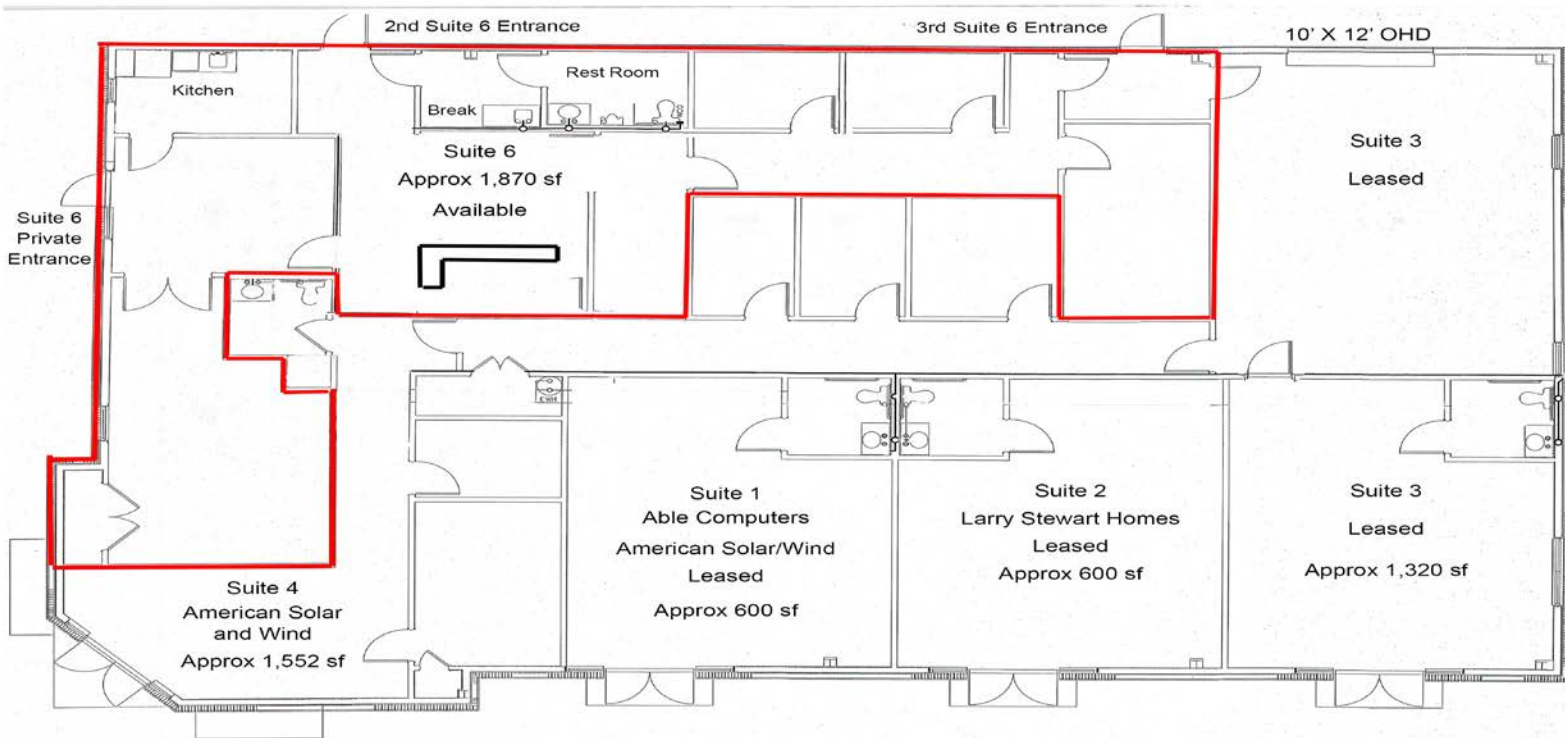
Commercial - Investment Real Estate

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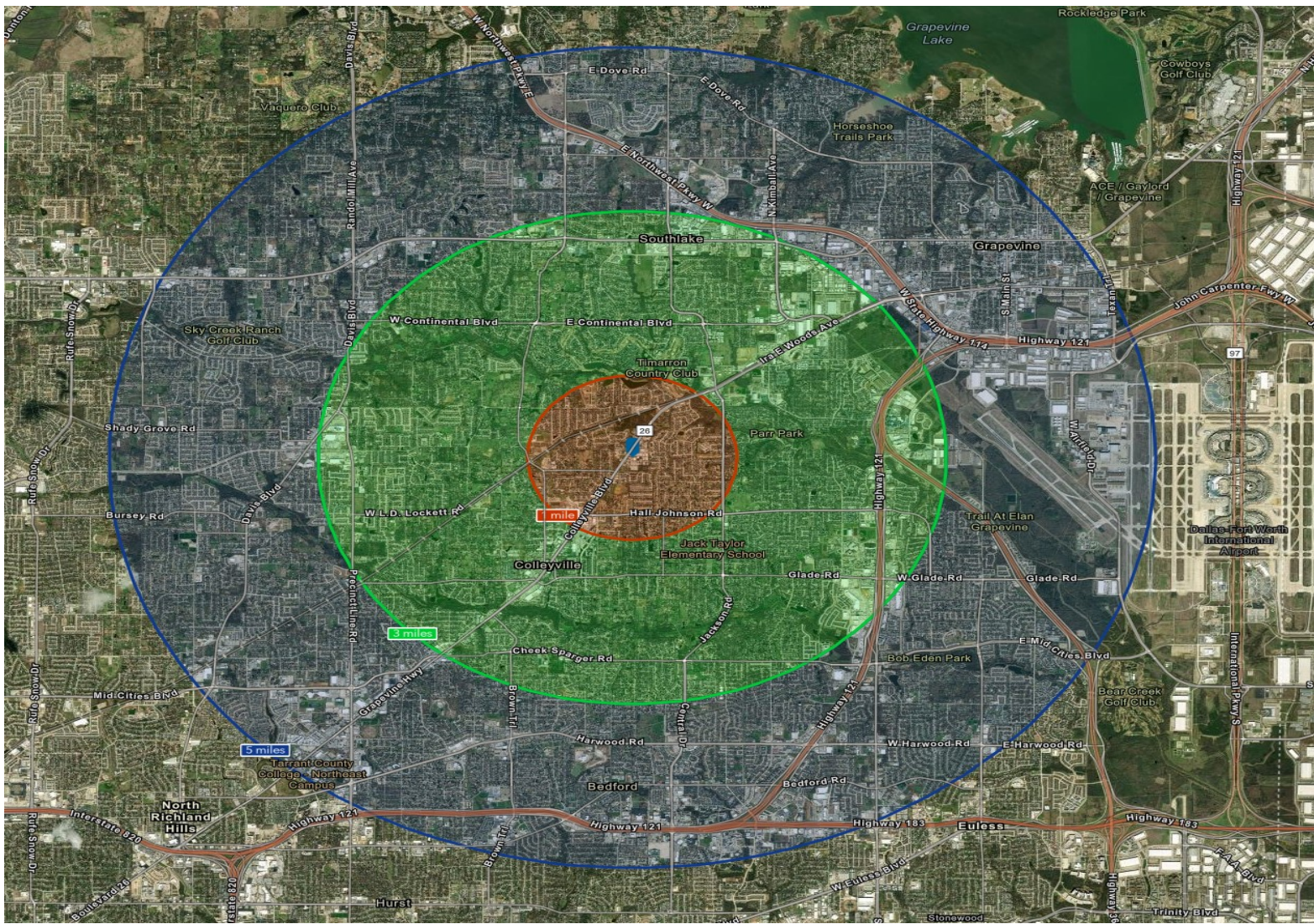
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Executive Summary

Fastest Labs
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 32.90263
Longitude: -97.13999

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	18.5%	19.7%	23.3%
Median Household Income			
2023 Median Household Income	\$196,810	\$150,019	\$95,446
2028 Median Household Income	\$200,001	\$158,330	\$104,081
2023-2028 Annual Rate	0.32%	1.08%	1.75%
Average Household Income			
2023 Average Household Income	\$261,050	\$205,050	\$138,581
2028 Average Household Income	\$278,683	\$220,801	\$152,616
2023-2028 Annual Rate	1.32%	1.49%	1.95%
Per Capita Income			
2023 Per Capita Income	\$89,274	\$73,051	\$54,953
2028 Per Capita Income	\$95,984	\$79,108	\$60,672
2023-2028 Annual Rate	1.46%	1.61%	2.00%

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