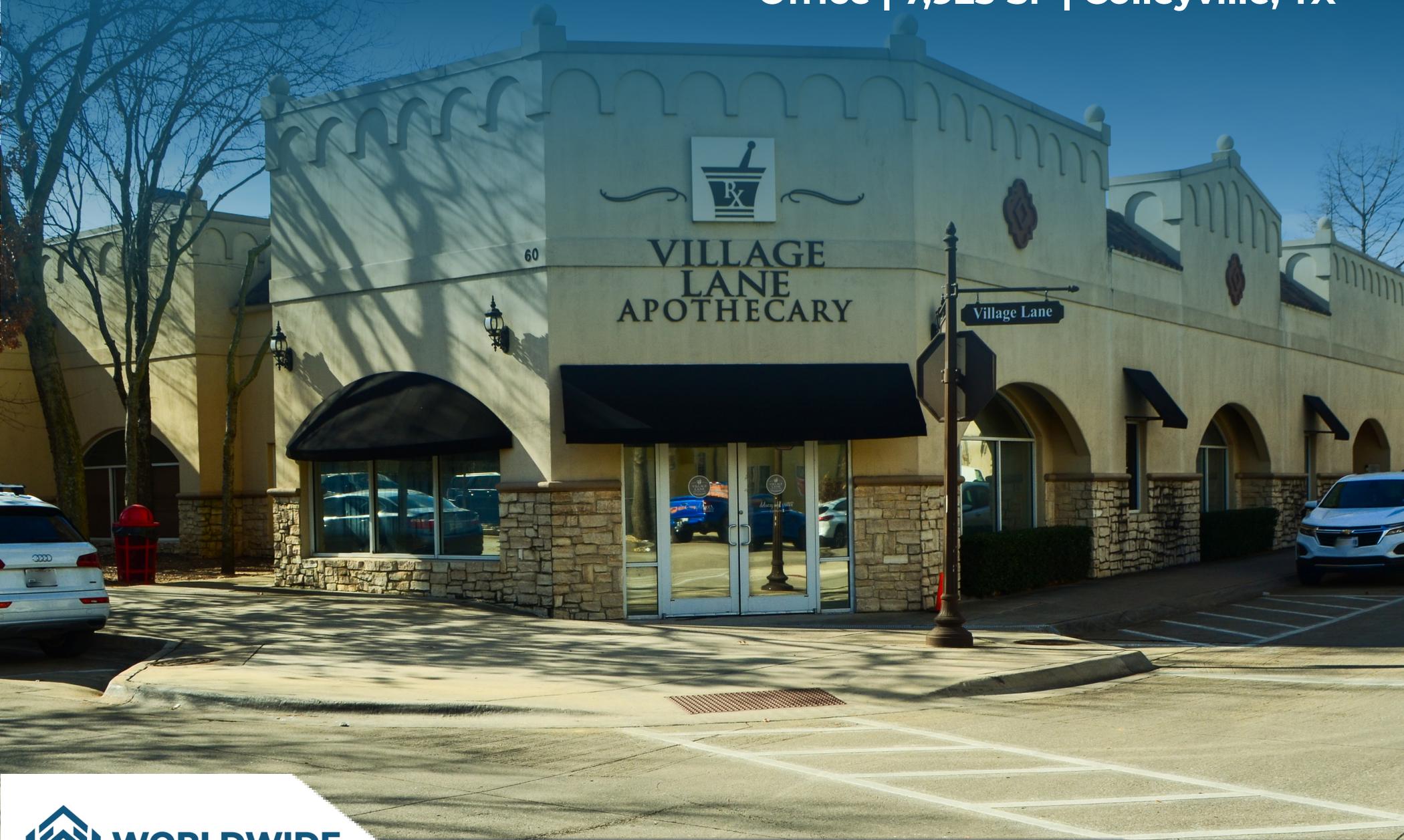


FOR SALE

60 VILLAGE LN

Office | 7,923 SF | Colleyville, TX



EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



60 Village Ln, Colleyville, TX 76034

PROPERTY OVERVIEW



SALE PRICE Contact Broker



YEAR BUILT 2007



BUILDING 7,923 SF



LOT SIZE 0.20 ACRES



ZONING Commercial/Office

60 VILLAGE LN

60 Village Lane presents a rare opportunity to acquire a multi-tenant office building in the heart of Colleyville, one of the most affluent and supply-constrained submarkets in Northeast Tarrant County.

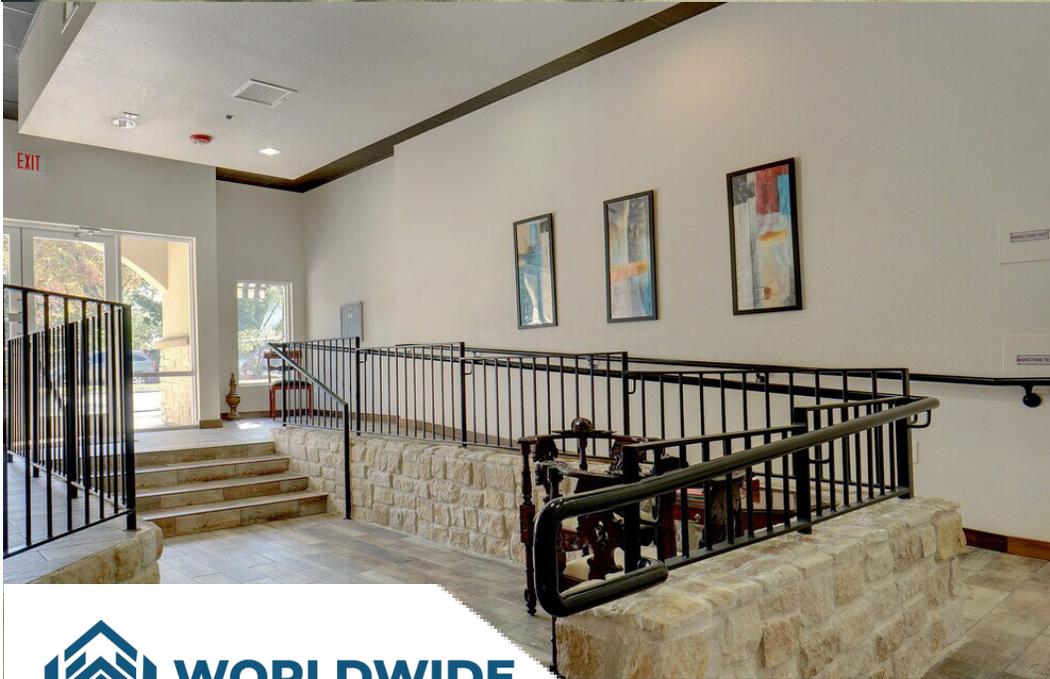
The building is designed for multi-tenant occupancy, making it well suited for professional users such as legal, financial, healthcare-adjacent, or boutique service firms. With multiple suites under lease and additional space available for occupancy or repositioning, the asset is ideal for investors seeking in-place income with upside or for an owner-user looking to occupy part of the building while generating income from other tenants.

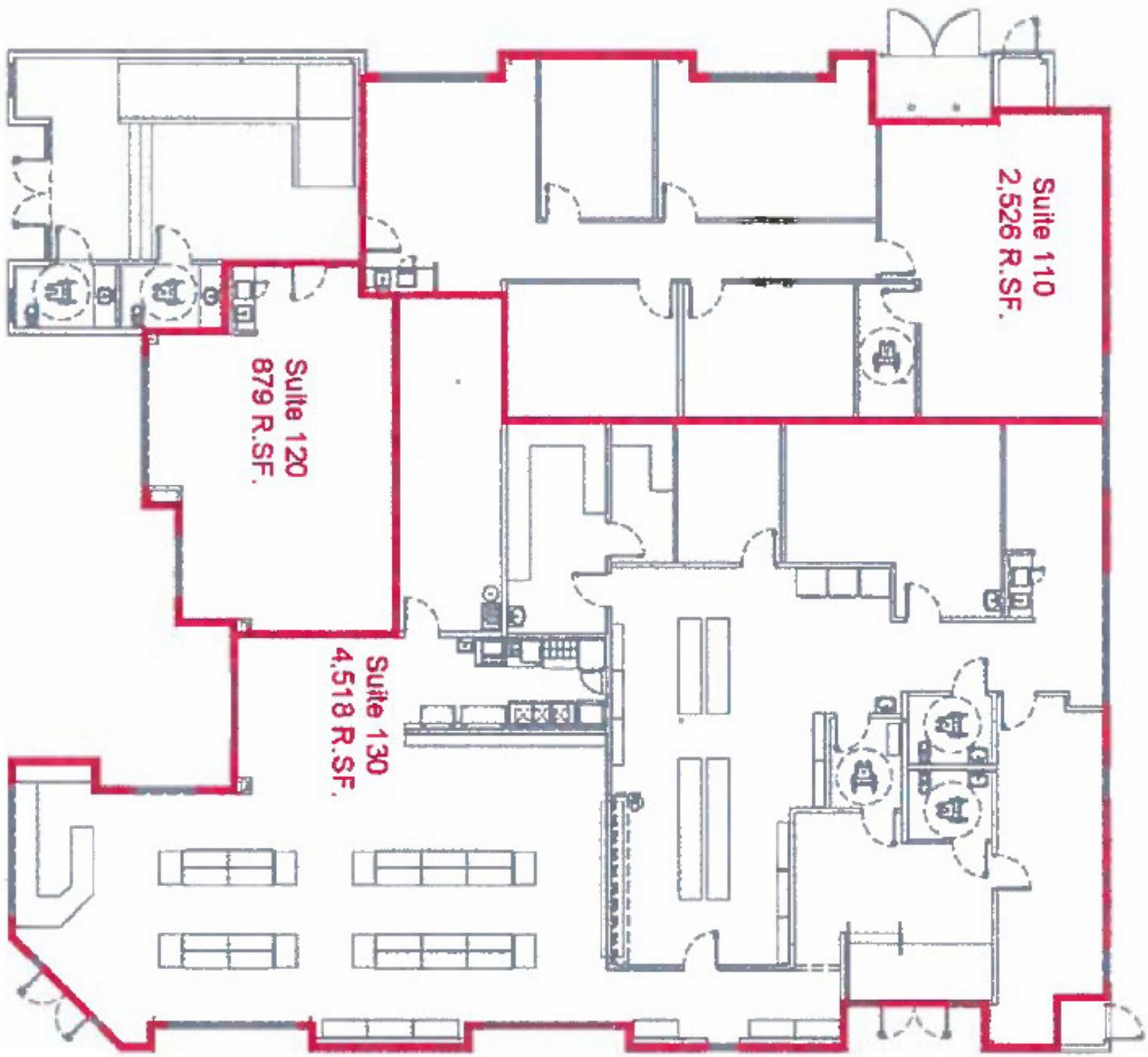
Situated just off Glade Road and Highway 26, the property offers excellent accessibility to Highway 121, DFW International Airport, and surrounding communities including Southlake, Grapevine, and North Richland Hills. The area is known for its high household incomes, strong daytime population, and dense professional base.

60 Village Lane offers long-term value in a walkable, amenity-rich environment, with attractive curb appeal, efficient layouts, and a tenant profile aligned with local market demand.



60 Village Ln, Colleyville, TX 76034





TENANTS



Village Lane Apothecary is a licensed 503A compounding pharmacy specializing in the preparation of sterile, customized medications. The pharmacy focuses on precision, consistency, and regulatory compliance, producing personalized therapies to meet the specific needs of patients and partner clinics across multiple states.



Paramount Games is a leading supplier in the charitable gaming industry with more than 30 years of operating history. The company specializes in the production and distribution of charitable gaming products and is recognized as one of the top providers of jar ticket games in the United States.



COLLEYVILLE, TX

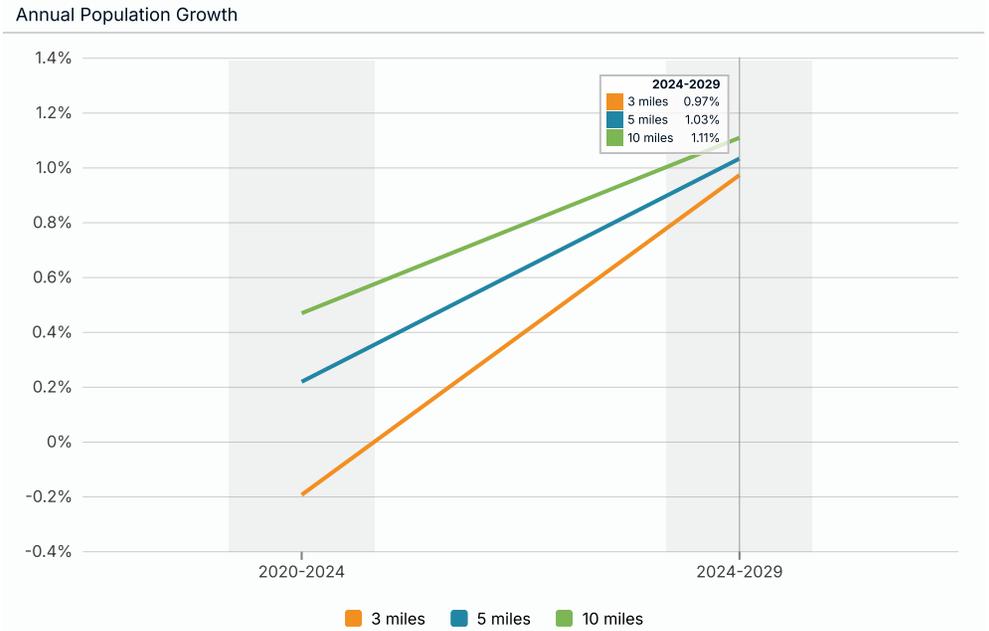
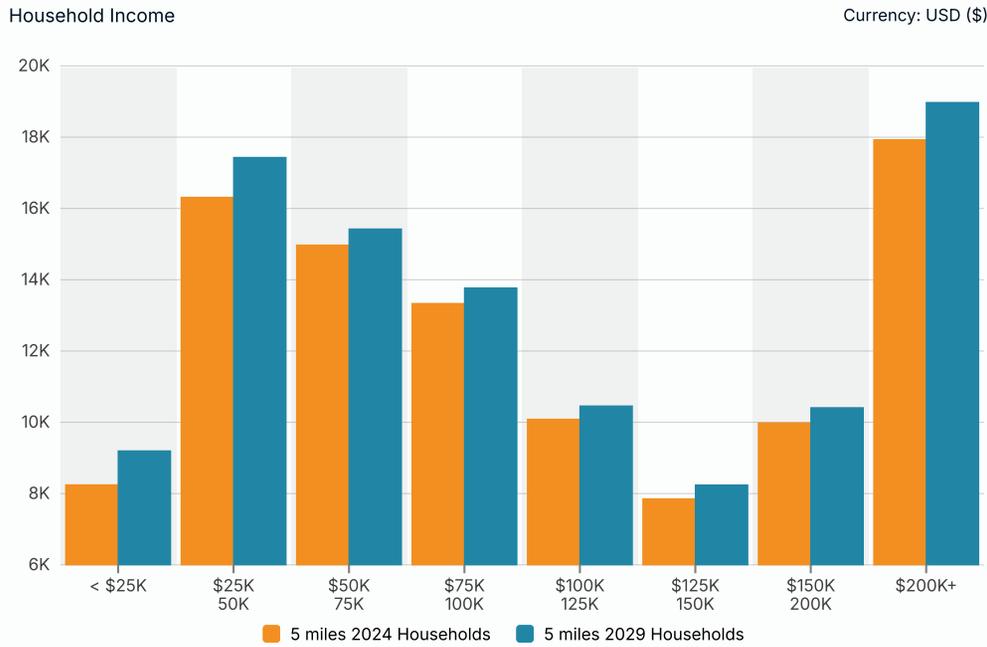
Colleyville is an established, affluent community centrally located within the Dallas Fort Worth Metroplex. Known for its strong demographics, highly regarded schools, and quality of life, Colleyville offers a business-friendly environment well suited for owner-users seeking long-term stability and visibility. The city benefits from convenient access to major transportation corridors, including State Highway 121 and Highway 26, and is located just minutes from DFW International Airport, supporting efficient regional and national connectivity.

For owner-users, Colleyville provides a balanced setting that combines professional presence with proximity to an upscale residential base, surrounding retail amenities, and executive housing. Limited new office development and a stable commercial environment make Colleyville an attractive location for businesses looking to control their real estate while operating in one of North Texas' most desirable submarkets.



60 Village Ln, Colleyville, TX 76034

DEMOGRAPHICS



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Pleasant Run Rd	Main St N	2,532	2025	0.12 mi
Glade Rd	Shadowood Rd W	9,720	2025	0.21 mi
Thompson Ter	Glade Rd S	1,602	2025	0.21 mi
Glade Rd	Glade Creek Dr SW	616	2025	0.27 mi
Bldv 26	Church St NE	30,079	2025	0.40 mi
Bldv 26	Centerpark Dr SW	34,766	2025	0.40 mi
Glade Rd	Mill Creek Dr W	8,932	2025	0.50 mi
Bedford Rd	Somerset Blvd N	5,242	2025	0.69 mi
Brown Trl	Bldv 26 NW	8,227	2025	0.75 mi
Bogart Dr	Hidden Oaks Dr W	3,561	2025	0.76 mi



60 Village Ln, Colleyville, TX 76034



WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



WORLDWIDE
COMMERCIAL

60 Village Ln, Colleyville, TX 76034



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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date