

FOR LEASE RETAIL/OFFICE PROPERTY



4209 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034



PROPERTY HIGHLIGHTS

- ±2,000-4,775 SF
- Retail/Office Space (Strip Center)
- Ideal for service-based businesses such as; counseling/ tutoring, massage/chiropractic, law office, CPA/financial services, etc
- 2nd Generation Space
- Tenant Improvement Finish Out Negotiable
- Generous Parking
- Building/Monument Signage
- Dedicated Turn Lane to property
- Located off Hwy 26 & Colleyville Blvd

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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AMY PHAM-WOODWARD

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000-4,775 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite B	Available	2,000 SF	NNN	Call for Pricing	-
Suite A	Available	2,775 SF	NNN	Call for Pricing	Month to Month basis

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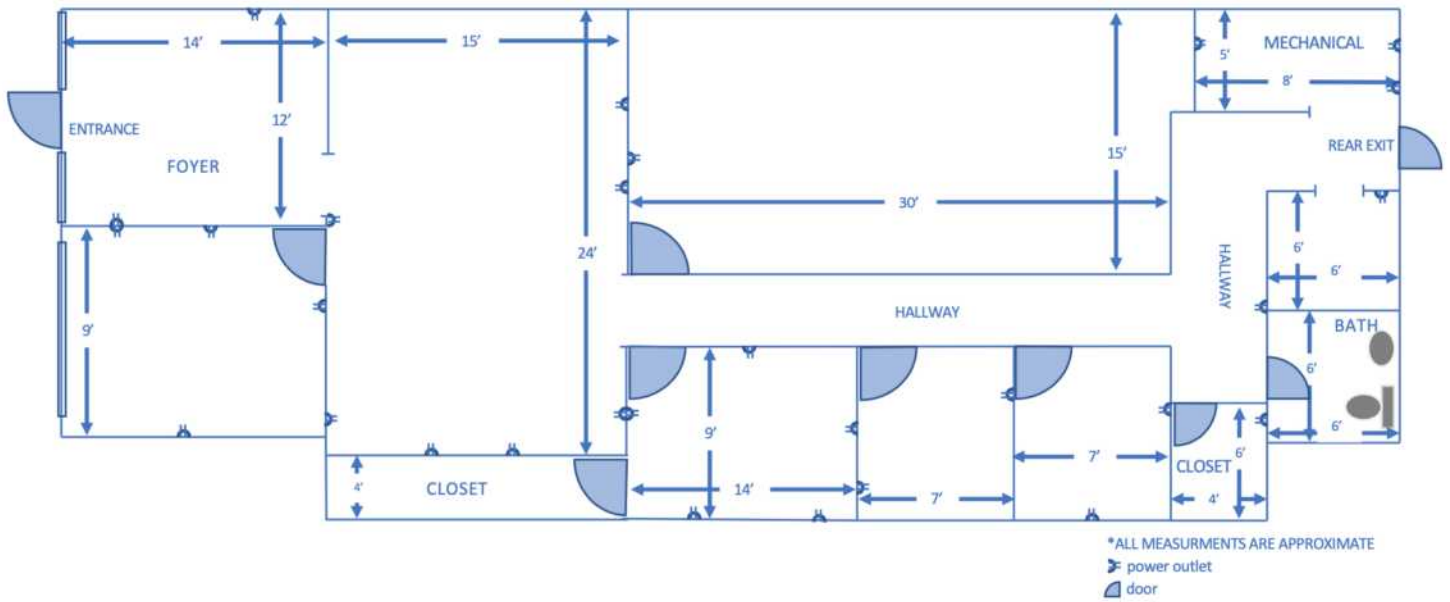
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FOR LEASE OFFICE/RETAIL BUILDING

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FLOOR PLAN - SUITE B



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EXTERIOR PHOTOS



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INTERIOR PHOTOS - SUITE B



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AERIAL RETAILER MAP



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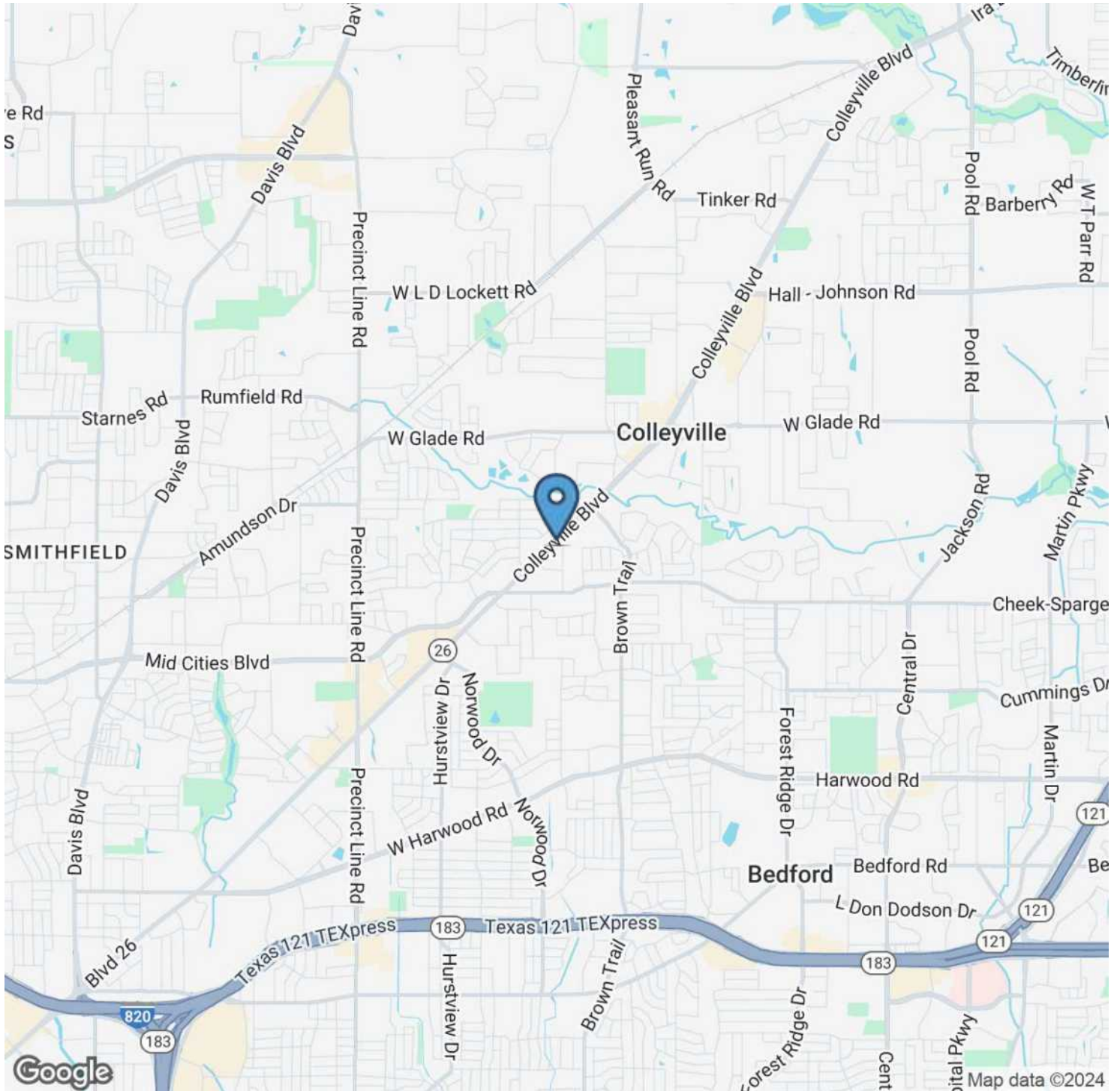
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,937	273,068	842,952
Average Age	48.7	40.3	37.3
Average Age (Male)	46.4	38.3	36.0
Average Age (Female)	49.4	41.5	38.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,452	104,712	333,164
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$129,827	\$113,360	\$98,190
Average House Value	\$353,933	\$313,300	\$244,500

2020 American Community Survey (ACS)

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BROKER CONTACTS



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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.

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.

Champions DFW Commercial Realty, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	584733 License No.	jim@championsdfw.com Email	(817) 488-4333 Phone
Jim Kelley Designated Broker of Firm	545842 License No.	jim@championsdfw.com Email	(817) 488-4333 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone



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DFW COMMERCIAL REALTY

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