

COLLEYVILLE SHOPPING CENTER

6100 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

FOR LEASE



COLONIAL
COMMERCIAL REAL ESTATE LLC

All of the information contained has been obtained from sources deemed reliable, no representations or warranty is made to the accuracy thereof. Flyer lasted upated 10.14.25

for more information, please contact:

BENJAMIN BERKOWITZ
BBERKOWITZ@COLONIALCRE.COM
CELL: 817-889-1829

COLLEYVILLE SHOPPING CENTER

Colleyville, TX | 6000 & 6100 Colleyville Blvd

AVAILABLE:

- 6000 Colleyville Blvd. - Suite 120 - 2,200 square feet
- 6100 Colleyville Blvd. - Suite 150 - 1,590 square feet

PROPERTY DESCRIPTION:

Located in the on Colleyville Blvd., the main retail connection through Colleyville. The property is less than a quarter mile from Colleyville Middle School. The property features excellent parking ratios and a strong mix of professional and service base tenants. Core demographics and dense housing creates a strong retail and professional shopping center.

PRICING:

- Call Broker for Guidance

AREA RETAILERS:



TRAFFIC COUNTS:

- Colleyville Blvd: 37,720 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2024 Population	9,386	60,420	85,598
2024 Average Household Income	\$64,336	\$80,936	\$75,183
2024 Total Households	3,675	25,528	34,334

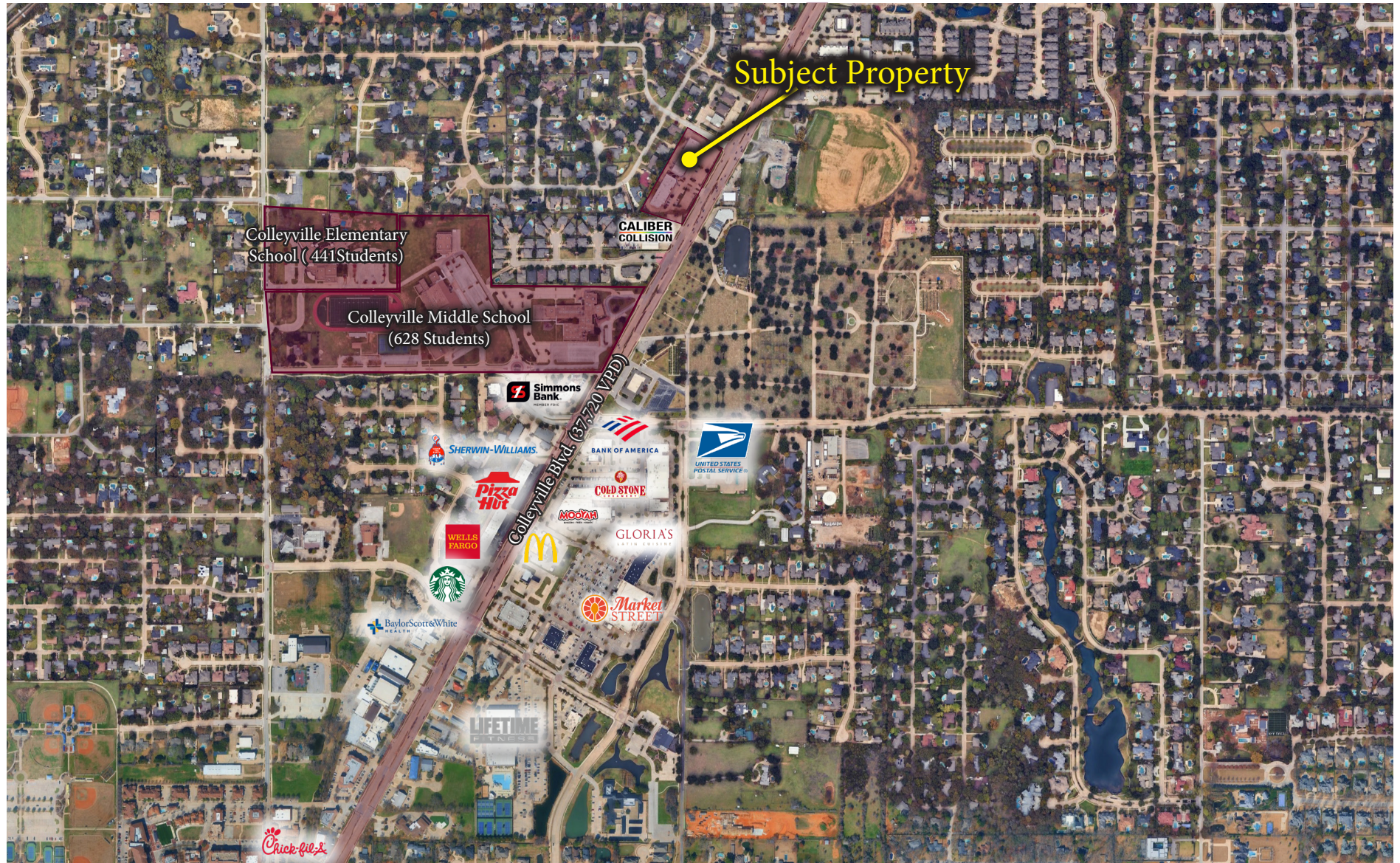
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Site Plan for Colleyville Shopping Center



SITE PLAN
34,782 SF.

0 20 40

COLLEYVILLE, TEXAS

6000

- 100 FURNITURE CONSIGNMENT GALLERY
- 120 AVAILABLE - 2,200 SF
- 140 NEXTGEN FITNESS
- 150 TOUR PROVEN GOLF

6100

- 100 MEDICAL SPACE
- 120 OSCAR NAIL SPA
- 130 THOMPSON HEALTH AND WELLNESS PLLC
- 135 FARMERS INSURANCE
- 140 PIANO STORE
- 150 AVAILABLE - 1,590 SF
- 160 GRACE HEALTH DIRECT PRIMARY CARE
- 165 CALISTA SKIN & LASER CENTER
- 170 CALISTA SKIN & LASER CENTER

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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