

5.4 AC LAND DEVELOPMENT

7717 Precinct Line Rd, North Richland Hills, TX 76182

Site
5.4 AC



PORTFOLIO
COMMERCIAL

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**5.4 AC LAND
DEVELOPMENT**

Fort Worth

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PROPERTY INFORMATION

PURCHASE PRICE
\$3,554,500.00

PROPERTY ADDRESS
7717 Precinct Line Rd
North Richland Hills, TX 76182

LAND SIZE
5.44 Acres

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North Richland Hills, TX
76182

Company Disclaimer

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PROPERTY OVERVIEW

Excellent commercial opportunity on 5.44 acres located at 7717 Precinct Line Rd in Colleyville, Texas. This prominent corner lot offers over 1,000 feet of frontage on Precinct Line Rd, providing outstanding visibility to high daily traffic. Zoned LR (Local Retail, Retail Commercial), the property is ideal for various commercial developments in a rapidly growing and affluent area.

- **Location:**

- 7717 Precinct Line Rd, Colleyville, TX.
- Situated at the northwest corner of Precinct Line Rd and Kirk Ln.
- Located in a fast-growing area with significant development.

- **Size and Zoning:**

- **5.44 acres** of commercially zoned land.
- Zoned **LR (Local Retail, Retail Commercial)**.
- Suitable for retail centers, office spaces, medical facilities, or mixed-use projects.



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PROPERTY DETAILS

- **Frontage and Visibility:**

- Over **1,000 feet of frontage** on Precinct Line Rd.
- High daily traffic ensures excellent visibility for any business.

- **Surrounding Area:**

- Surrounded by affluent residential neighborhoods.
- New residential development directly across the street.
- Within a 3-mile radius of major retailers: Target, Walmart, Lowe's, and Home Depot.
- Close to educational institutions: Birdville ISD schools and Tarrant County College.
- Nearby recreational attractions: NRH2O Family Water Park.

- **Accessibility:**

- Easy access to major highways **TX-121** and **TX-183**.
- Just **15 minutes from DFW International Airport**
- Proximity to neighboring cities: Grapevine, Southlake, Keller, and the Hurst-Euless-Bedford area.

- **Development Potential:**

- Ideal for businesses seeking a strategic location with high visibility.
- Access to a growing customer base due to residential growth in the area.
- The area's continued expansion offers opportunities for long-term success.

- **Economic Factors:**

- Located in an area with high household incomes and population growth.
- Thriving local economy supports a variety of commercial ventures.

This property represents a rare opportunity to secure a significant commercial landholding in one of the most dynamic areas of the Dallas-Fort Worth Metroplex. It's an excellent choice for businesses looking to establish or expand their presence in a location that combines visibility, accessibility, and a strong economic environment.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



5.4 AC LAND DEVELOPMENT

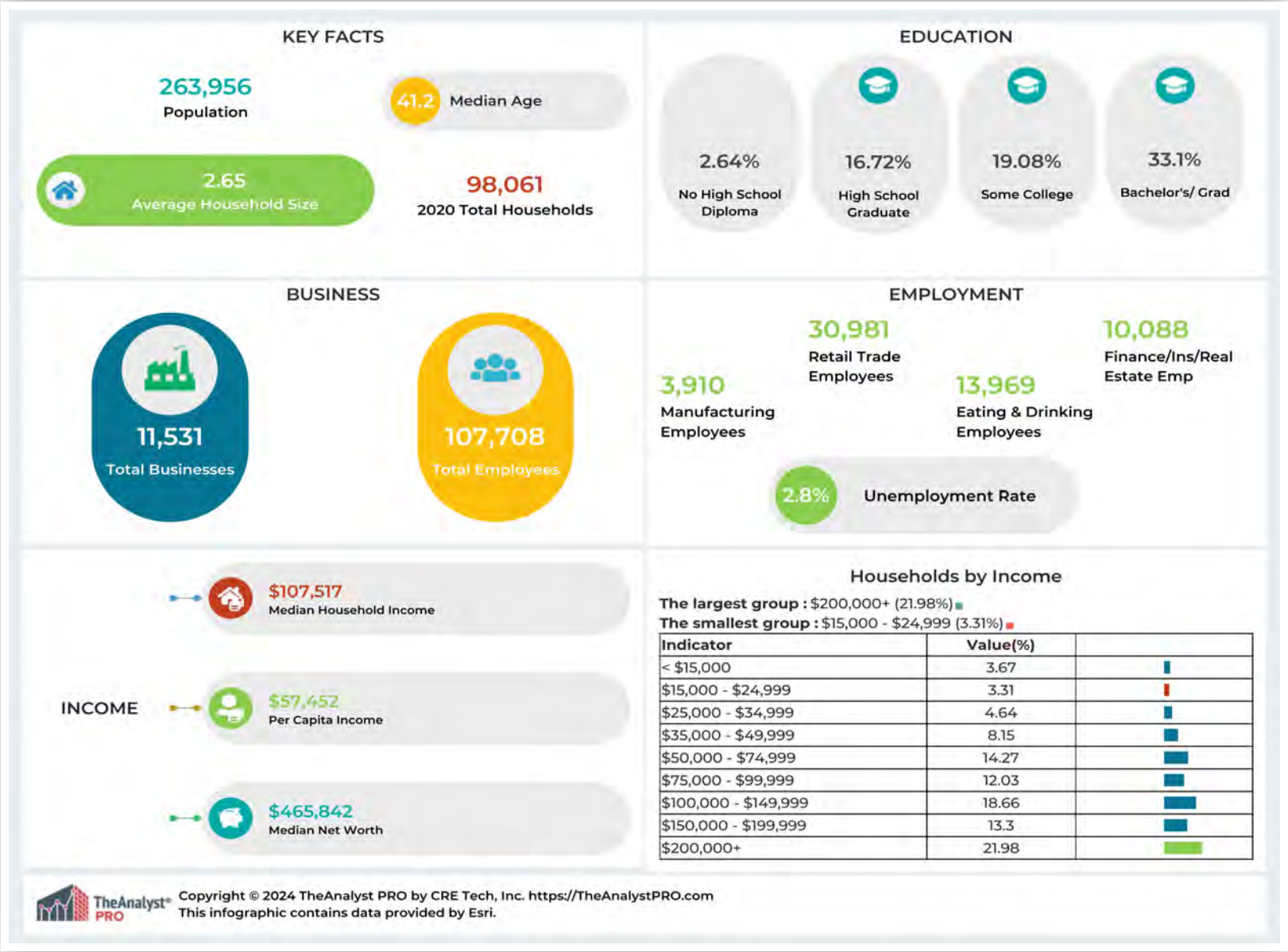
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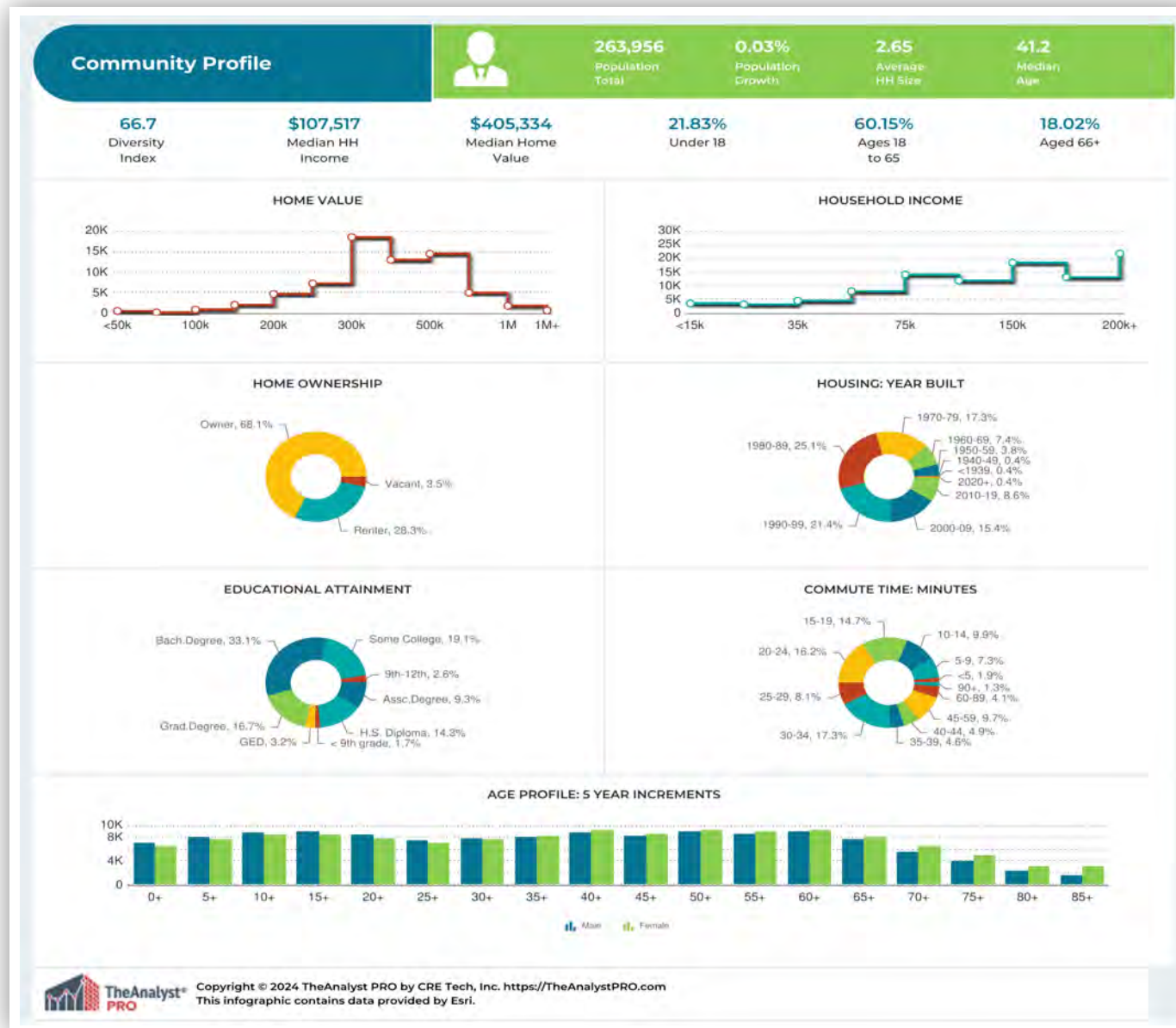
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



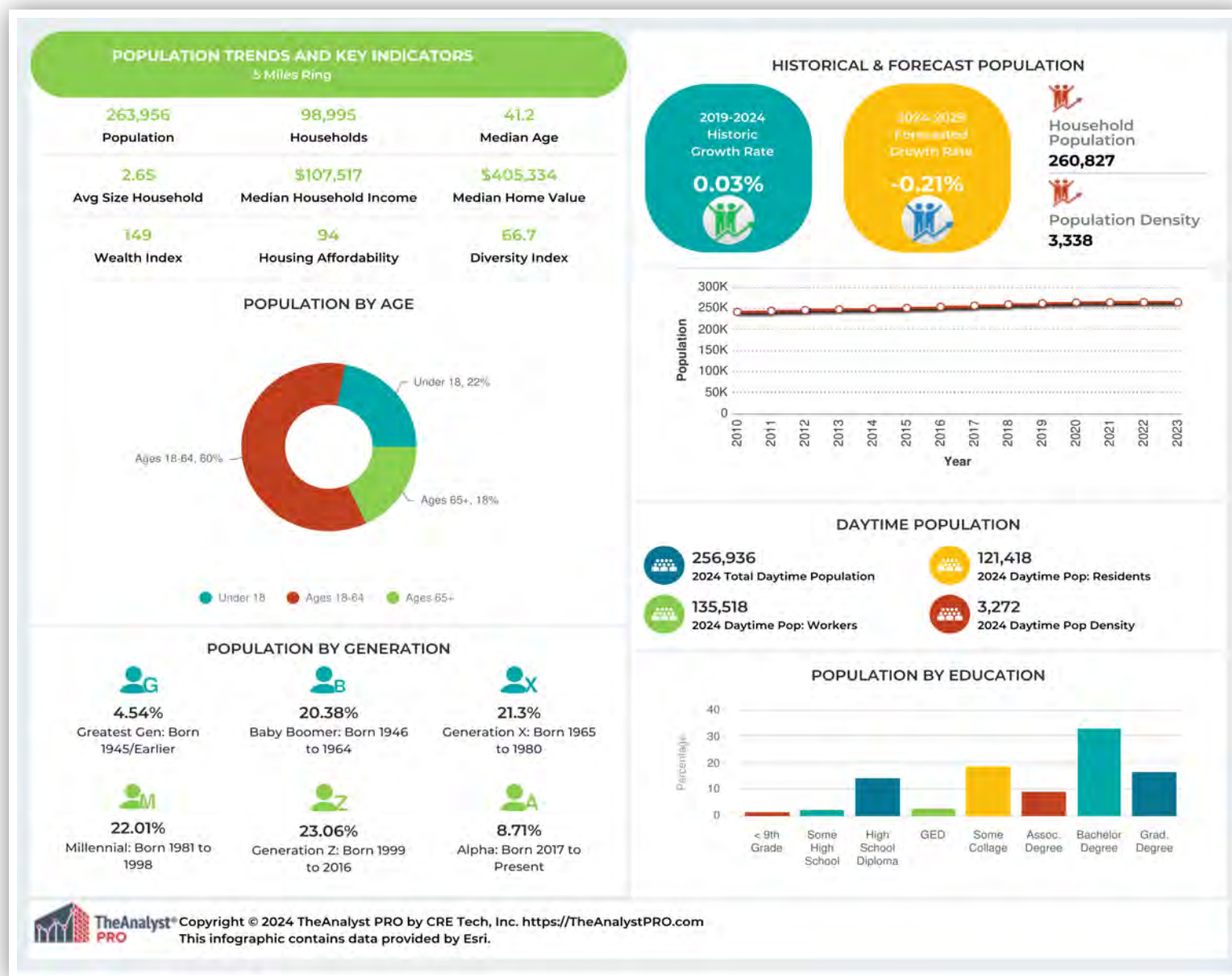
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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AREA LOCATION MAP



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AERIAL



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