

# COMMERCIAL OFFICE/FLEX BUILDINGS FOR LEASE



**Brand New. Professional.  
Upscale. Prime Location.**

*Colleyville Tech Center  
1721 John McCain Rd., Colleyville, TX 76034*



## PROPERTY HIGHLIGHTS

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- This property has been designed as the Colleyville Tech Center with four office/flex buildings.
- From Hwy 26 turn onto John McCain and the property will be located on the left.
- Complete Buildings between 2,362 SF to 4,336 SF.
- Property flexibly zoned ML - Light Manufacturing.
- Possible uses include: Electrical, Plumbing hardware, sales with outside display; Nursery; other Contractor Offices.



**PROPERTY HIGHLIGHTS**

<b>Address</b>	1721 John McCain Rd. Colleyville, TX 76034
<b>Commercial Development</b>	Acres: 1.9 Acres This property has been designed as the Colleyville Tech Center
<b>Utilities</b>	All utilities are in place at the site including water, sewer, electrical, gas, communications and storm drainage system.
<b>Zoning</b>	ML - Light Manufacturing
<b>For Lease</b>	BUILDING # 2 (4,336 SF sf building) BUILDING # 3 (Main Floor – 2,321 - Second Floor – 750) Total 3,071 SF BUILDING # 4 (2,362 sf building)
<b>Investment Highlights</b>	<ul style="list-style-type: none"> <li>• Great Traffic Counts on John McCain Rd.</li> <li>• Centrally located in Colleyville with easy access to SH 26 and SH 114, and SH 121</li> <li>• Easy Ingress/Egress to Major Roads</li> </ul>
<b>Potential Uses</b>	Possible uses include: Electrical, Plumbing hardware sales with outside display; Nursery; other Contractor Offices
<b>Ownership</b>	Local Ownership
<b>Fantastic Location</b>	Property is located at Northern Colleyville, next to Southlake and Grapevine. Close Proximity to DFW International Airport & SH 114







ISSUE DATE 1.6.25

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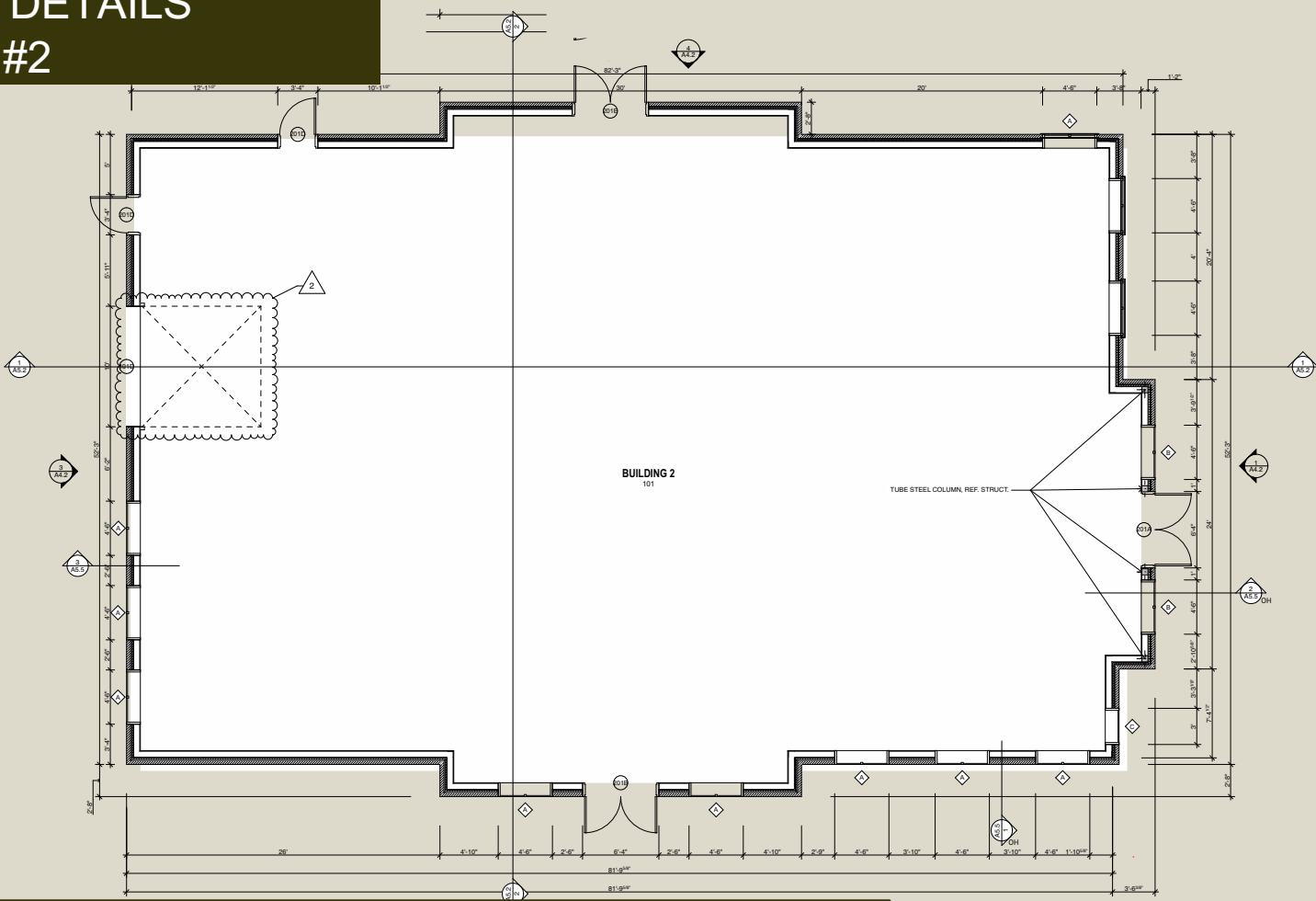
COLLEYVILLE COMMERCIAL  
1721 JOHN MCCAIN ROAD  
COLLEYVILLE, TX 76034



A2.2

FLOOR PLAN -  
BUILDING 2

# PROPERT DETAILS BUILDING #2



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Building # 2 is 4,336 SF with a single Overhead door in the back. It will be to Shell in April, available to finish out and ready to move in by June, 2026. Potential Tenant can make selections for finish out.



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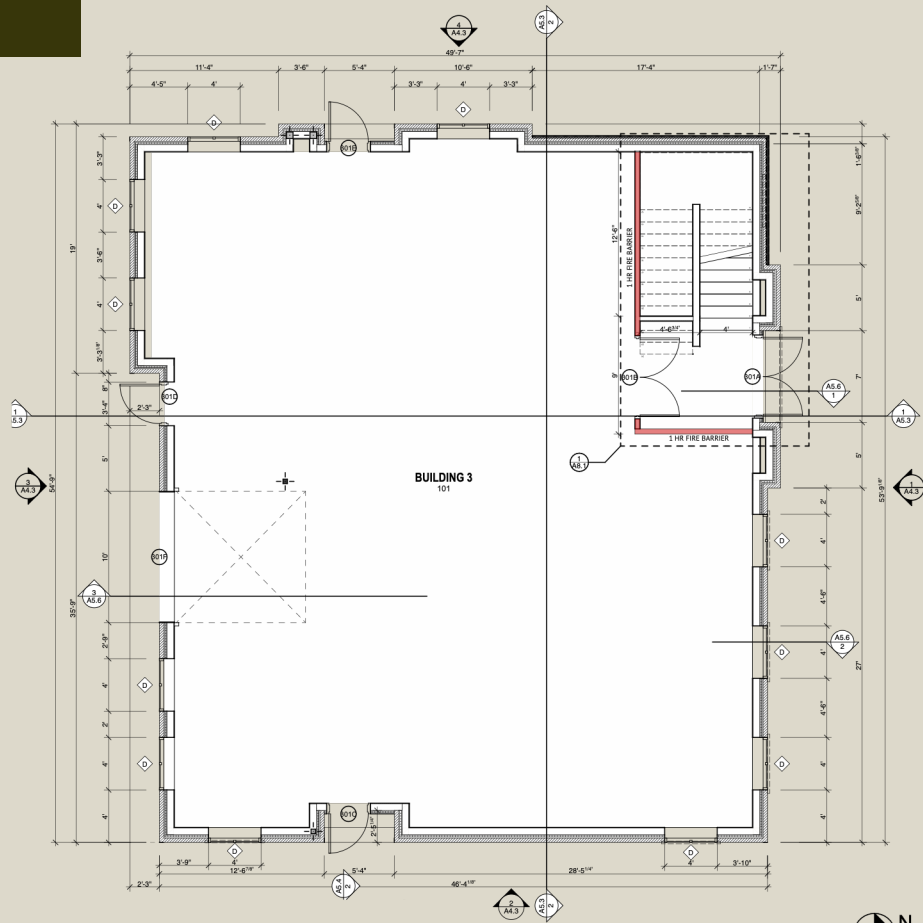
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A2.3

FLOOR PLAN -  
BUILDING 3



1 BUILDING 3 - FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PROPERTY DETAILS**  
**BUILDING #3**  
**FIRST FLOOR**

Building # 3 is a two story with an overhead door in the back. Main Floor is 2321 sf and second floor is 750 sf for a total of 3071 sf.

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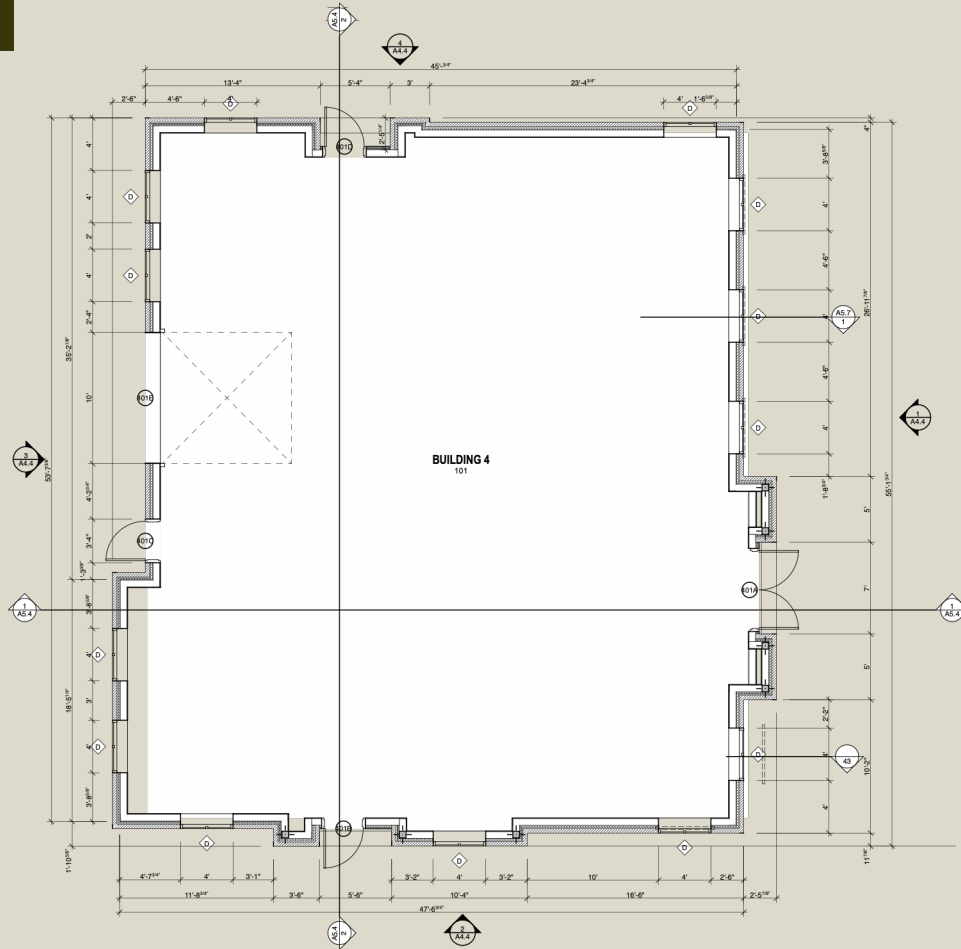
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FLOOR PLAN -  
BUILDING 4

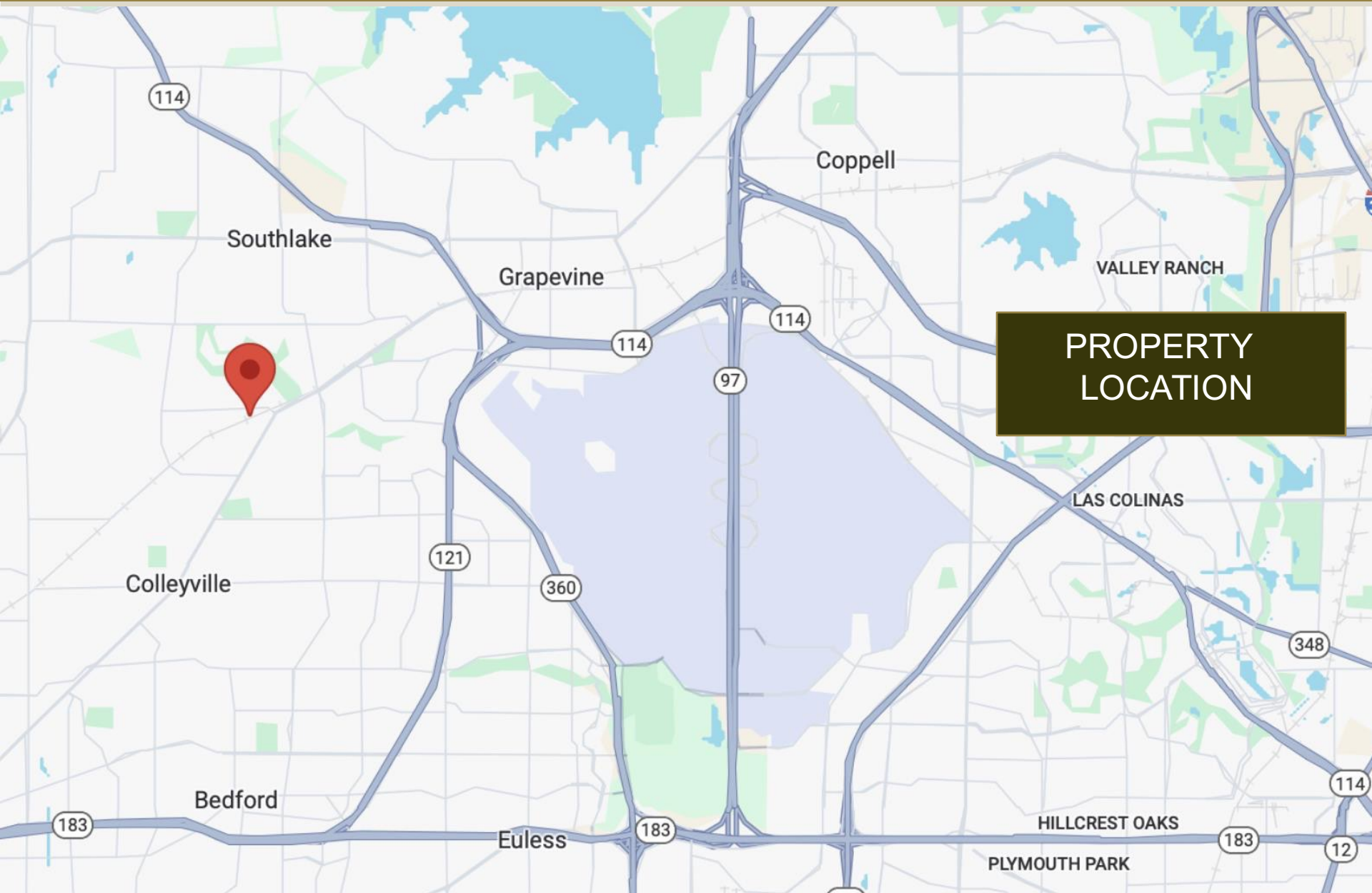


1 BUILDING 4 - FLOOR PLAN  
SCALE 1/4" = 1'-0"



# PROPERTY DETAILS BUILDING #4

Building # 4 is 2362 sf with overhead door in the back



PROPERTY  
LOCATION





**CONTACT INFORMATION**

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