

FOR SALE/LEASE
MEDICAL OFFICE BUILDINGS



8052-8056 PRECINCT LINE ROAD, COLLEYVILLE, TX

BROKER CONTACTS

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CHAMPIONS
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PROPERTY INFORMATION



Photographed - 8056 Precinct Line Road

Property Highlights

- Rare Owner/User Opportunity in a Significant Retail Corridor
- Available for Sale or Lease | ±2,500-5000 SF
- Ideal for Medical, Dental, Financial Services, Insurance and Professional Office Users
- Design and Build a Custom Space Tailored to your Practice or Business
- Ample Parking for Patients, Clients and Employees
- High-Visibility Frontage on Precinct Line Road
- Surrounded by Affluent Neighborhoods and Strong Demographics
- Excellent Access to Major Retail, Dining and Services Amenities

Sale Price

Call for Pricing

Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type	Description
8052 Precinct Line Road	Call for Pricing	5,000 SF	NNN	Building can be demised into (2) 2,500 SF spaces
8054 Precinct Line Road	Call for Pricing	5,000 SF	NNN	Building can be demised into (2) 2,500 SF spaces
8056 Precinct Line Road	Call for Pricing	5,000 SF	NNN	Building can be demised into (2) 2,500 SF spaces

Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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RETAILER MAP



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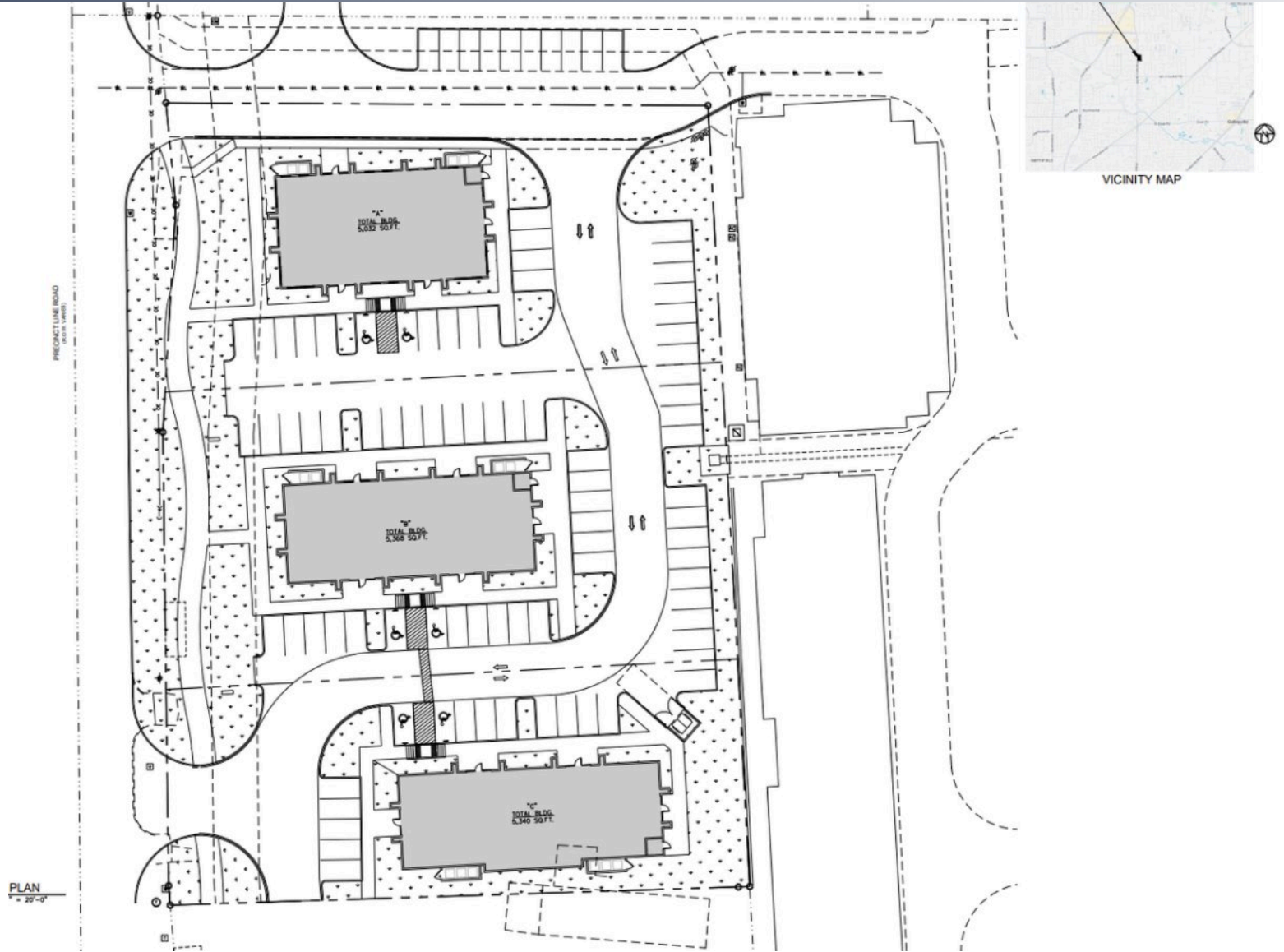
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SITE PLAN



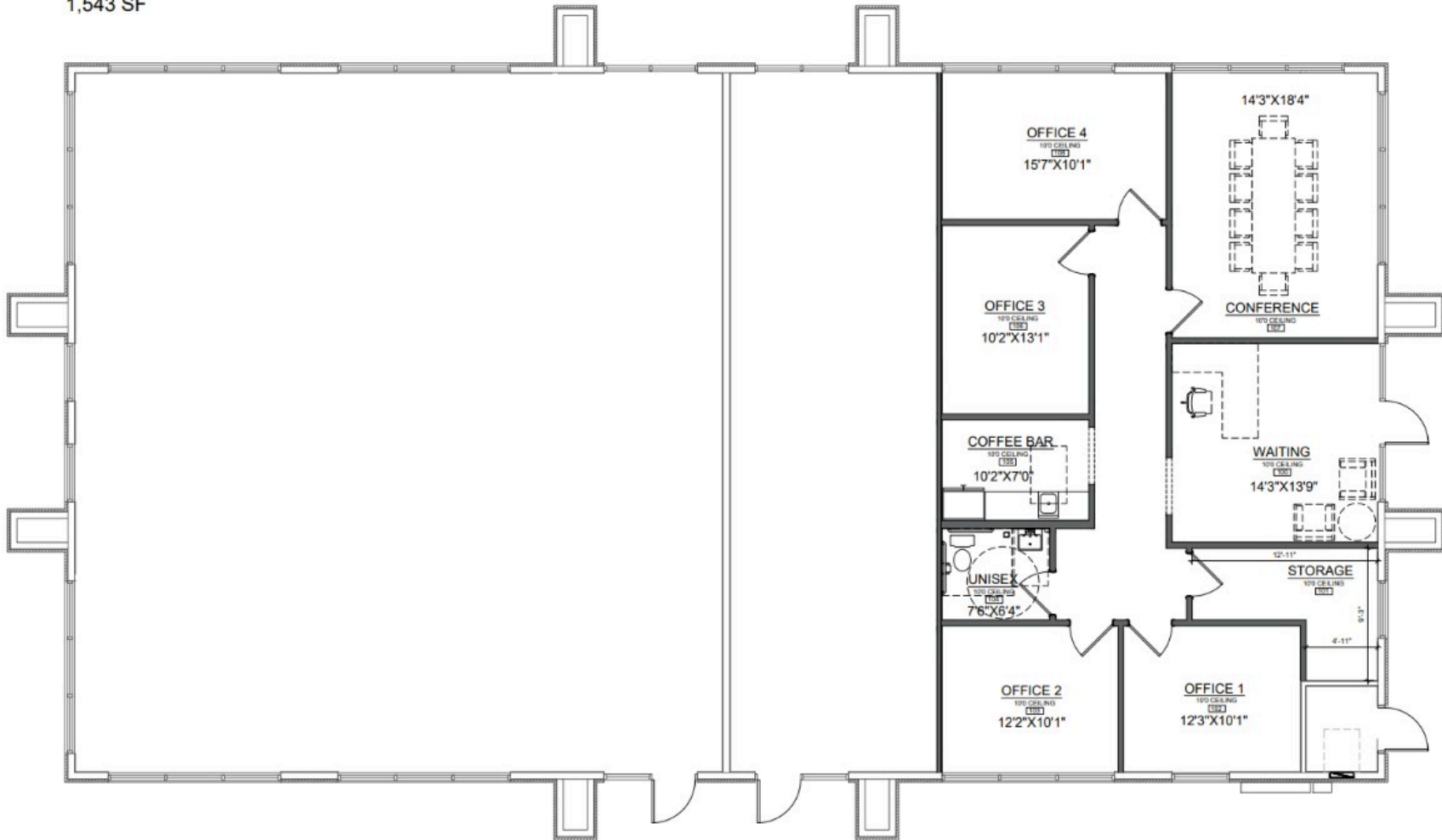
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CONCEPTUAL FLOOR PLAN

1,543 SF



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PROPERTY PHOTOS - 8056 PRECINCT LINE ROAD



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AI GENERATED CONCEPT BUILDOUT



Conceptual AI-generated rendering. Depicted improvements are illustrative only and do not represent a final or guaranteed buildout.

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CONCEPT STAGED MEDICAL/OFFICE



Conceptual AI-generated rendering. Depicted improvements are illustrative only and do not represent a final or guaranteed buildout.

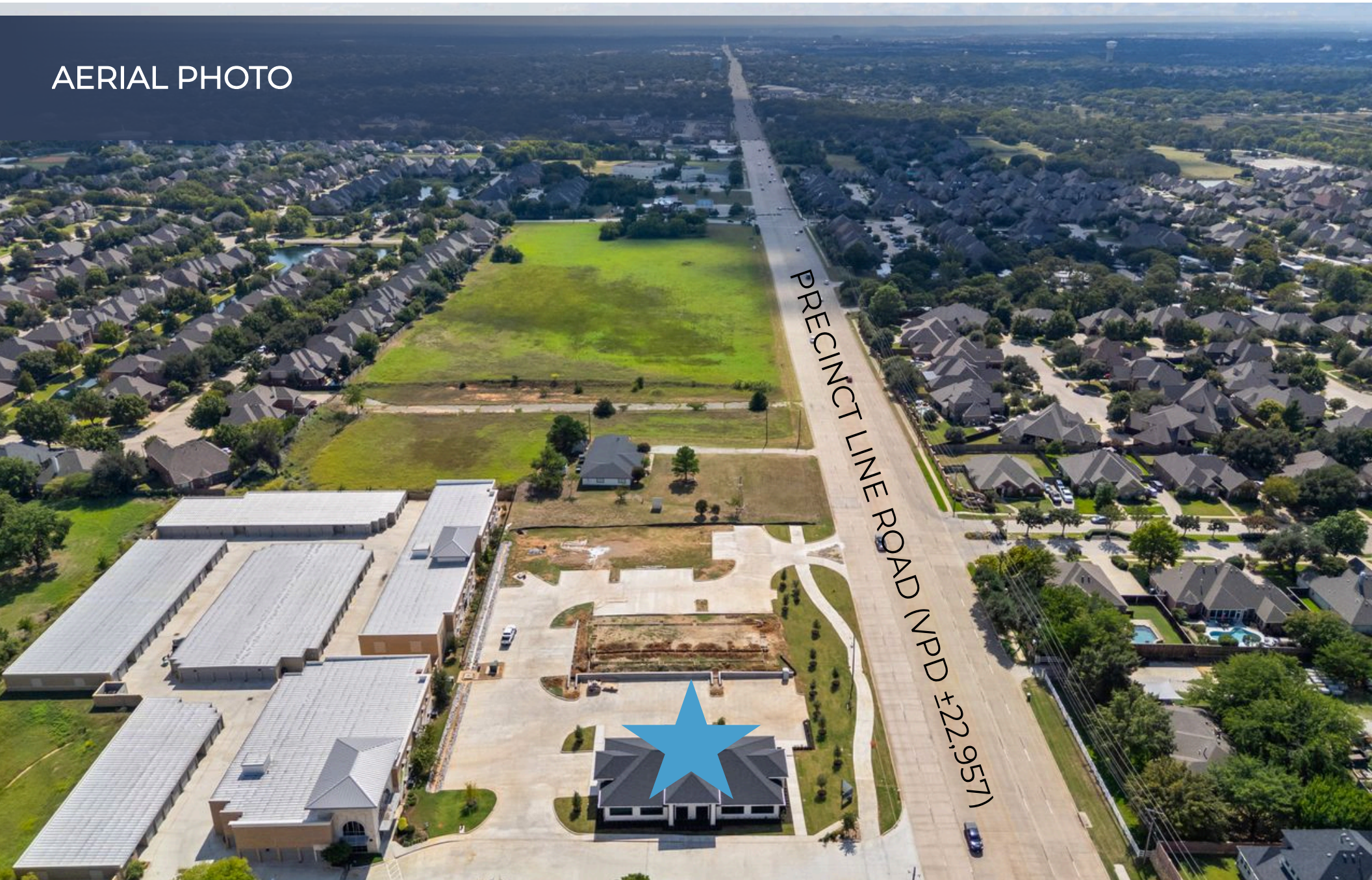
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AERIAL PHOTO



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CITY OF COLLEVILLE INFORMATION

Centrally located in one of the country's fastest growing metropolitan areas: Dallas-Fort Worth

96%
Graduation Rate



Precinct Line Road: 23,380 VPD



69% Hold Bachelors Degree
or Beyond Highly
Educated Population



#2 Best School District in
Dallas Fort Worth Area #4
Best School District in Texas



City Grant Programs for Businesses
Gift Card Program for Residents
Promotional Programs for Local
Businesses

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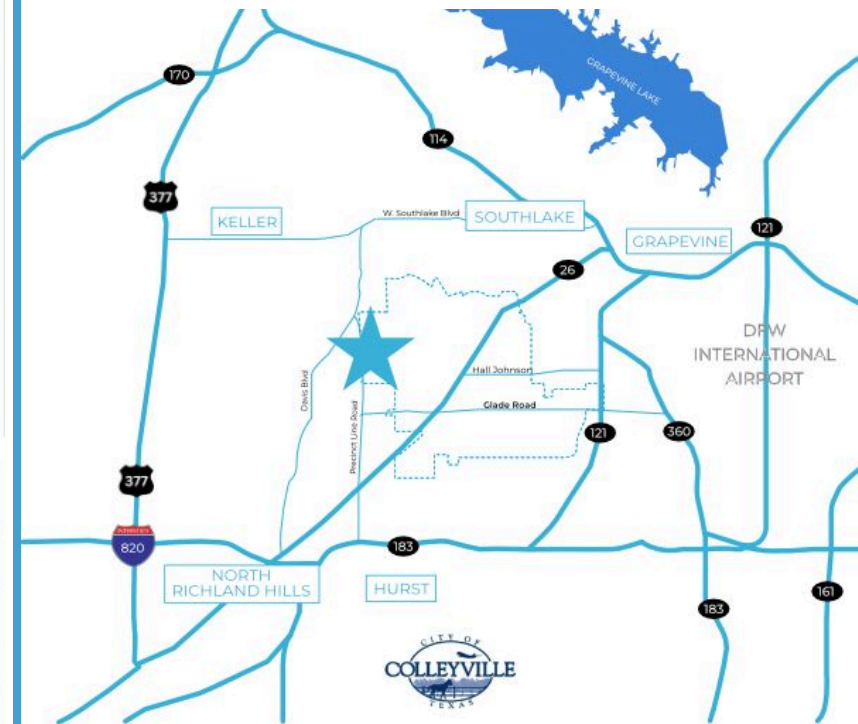
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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	34,359	246,333	771,751
2024 Population	35,957	254,902	823,354
2029 Population Projection	39,411	278,736	915,730
Annual Growth 2020-2024	1.2%	0.9%	1.7%
Annual Growth 2024-2029	1.9%	1.9%	2.2%
Median Age	46.3	41.5	38
Bachelor's Degree or Higher	54%	46%	40%
U.S. Armed Forces	26	135	702
<hr/>			
Avg Household Income	\$180,733	\$146,495	\$125,691
Median Household Income	\$158,461	\$114,847	\$95,583
< \$25,000	611	6,883	25,298
\$25,000 - 50,000	849	10,268	46,092
\$50,000 - 75,000	968	13,148	49,026
\$75,000 - 100,000	1,016	10,523	39,781
\$100,000 - 125,000	1,699	10,495	33,241
\$125,000 - 150,000	849	7,927	25,320
\$150,000 - 200,000	2,086	11,339	33,575
\$200,000+	4,612	23,527	54,008





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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	817.488.4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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