

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



## FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

## Property Overview

- PRIME Retail Location in Colleyville
- 1,809 sf Available
- \$18.00psf + \$6.49psf NNN

## Property Highlights

- Hard corner of Precinct Line Rd and N. Tarrant Parkway
- High Traffic Count
- Former Cosignment Shop
- Next door to Anytime Fitness

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



## Exterior Photos

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



## Interior Photos

FOR MORE INFORMATION:

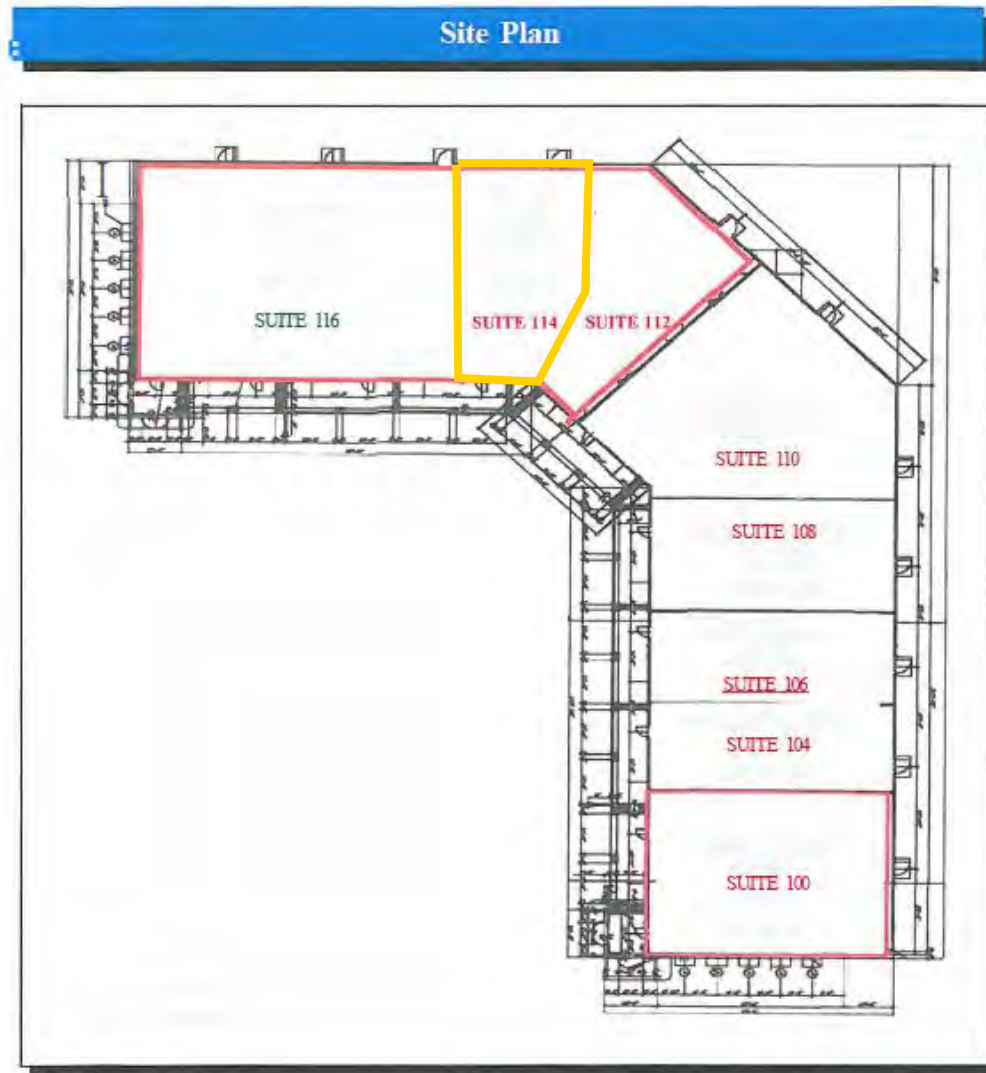
T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



Site Plan

Site Plan

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

## Professional Property Management makes Ownership Easy and Worry-Free!

- **24/7 Emergency Repair and Maintenance**
- **Customizable, Monthly Financial Reporting**
- **Cost Segregation and Asset Analysis Resources**
- **Bulk Vendor and Utility Pricing and Management**
- **Property Tax Protestation and Assessment Valuation**
- **Master Insurance Policy for Better Coverage, Lower Rates & Deductibles**
- **Marketing & Leasing to include Tenant Retention Programs**

FOR MORE INFORMATION:

**Property Management**

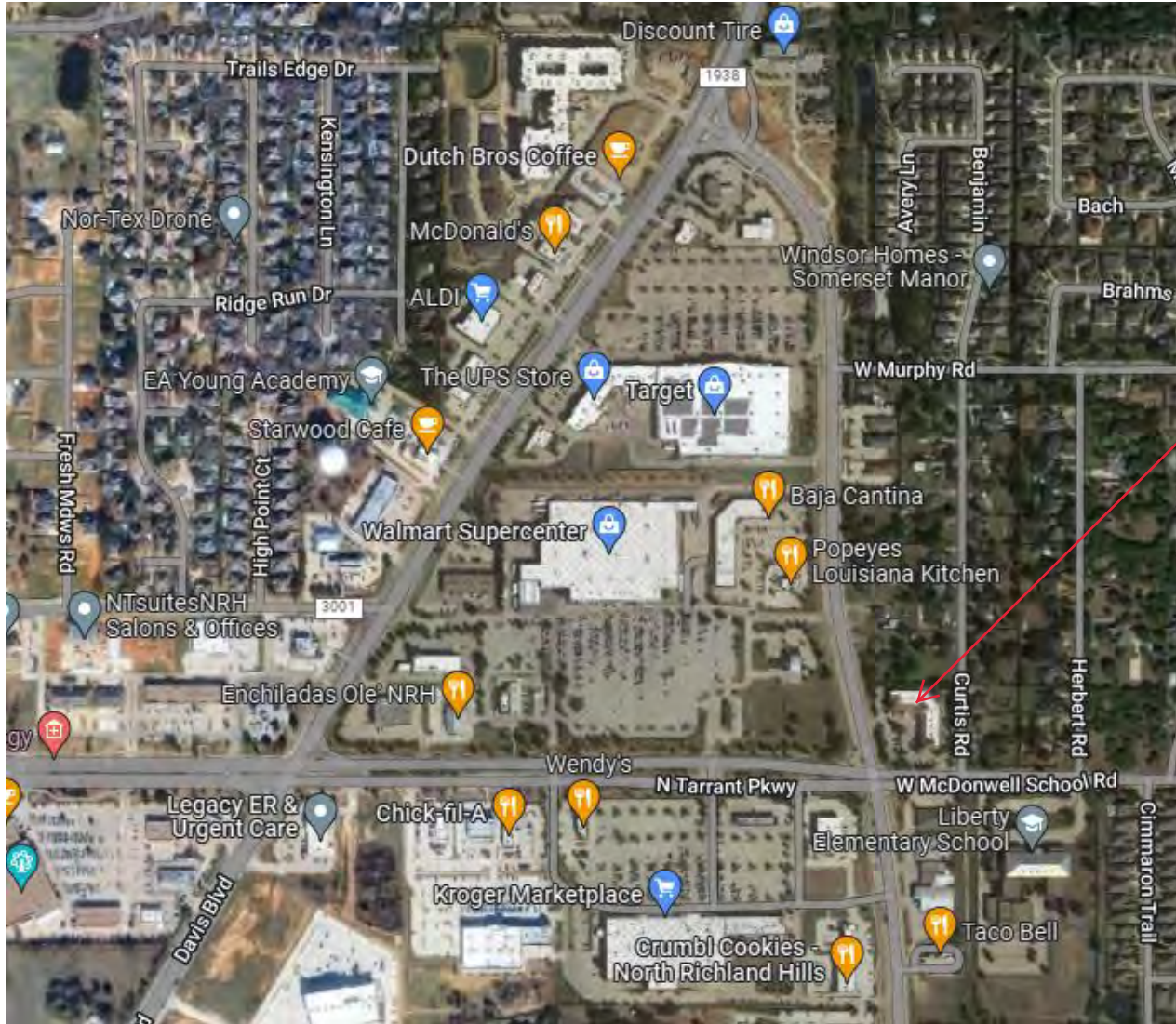
T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



8300 Precinct Line Rd  
#114

FOR MORE INFORMATION:

Location

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034

## Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	8,285	76,864	236,362
Households	2,733	26,244	84,945
Median Age	43.30	42.50	39.90
Median HH Income	\$182,680	\$148,248	\$107,319
Daytime Employees	3,304	23,617	125,129
Population Growth '22 - '27	↑ 8.71%	↑ 6.71%	↑ 4.60%
Household Growth '22 - '27	↑ 8.64%	↑ 6.62%	↑ 4.52%

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
W McDonwell School ...	Herbert St E	12,871	2022	0.10 mi
Precinct Line Rd	Shady Grove Rd S	16,074	2017	0.11 mi
Precinct Line Rd	W McDonwell School ...	19,286	2022	0.11 mi
Precinct Line Rd	N Tarrant Pkwy N	23,826	2017	0.12 mi
N Tarrant Pkwy	Davis Blvd W	16,848	2022	0.17 mi
N Tarrant Pkwy	Precinct Line Rd E	14,147	2017	0.17 mi
Precinct Line Road	Lavaca Trl S	21,851	2020	0.26 mi
Precinct Line Rd	Lavaca Trl S	23,648	2022	0.27 mi
Precinct Line Rd	Murphy Rd S	15,243	2022	0.35 mi
Precinct Line Rd	Davis Blvd NW	25,142	2022	0.42 mi

Made with TrafficMetrix® Products



FOR MORE INFORMATION:

Demographics / Traffic

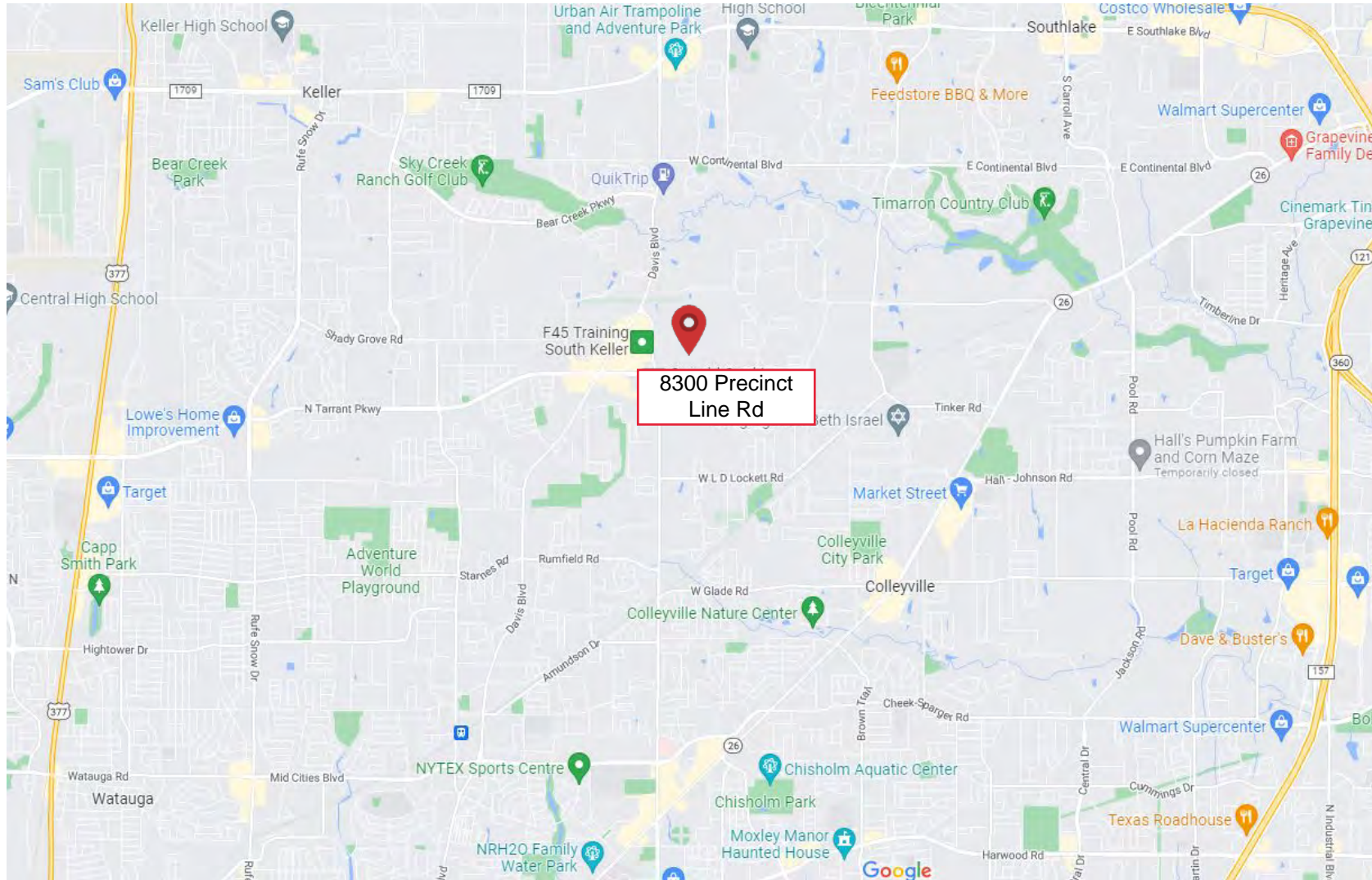
T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

# 8300 Precinct Line Rd. #114

Colleyville, TX 76034



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

Map



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>ULTIMA REAL ESTATE</b>	<b>0377623</b>	<b>Ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PAUL OBED BERMUDEZ</b>	<b>0377623</b>	<b>ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Paul Bermudez</b>	<b>0377623</b>	<b>ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Daniel Molina</b>	<b>0525467</b>	<b>d Molina@officeequitysolutions.com</b>	<b>(817)416-3981</b>
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](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

365 Mirco Drive, Suite # A Southlake, TX 76092  
Daniel Molina

Phone: (817)416-3981

Fax: (817)416-8372

Joba David Frith

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)