



NEW CONSTRUCTION · DELIVERING 2027 · TI AVAILABLE

CONCEPTUAL RENDERING · BLDG 1 WEST ELEVATION

PROFESSIONAL OFFICE · BUILD-TO-SUIT FINISH · COLLEYVILLE

LEASE / SALE

## 4000 Gateway Dr. & 5201 Heritage Ave. Colleyville, TX 76034.

## Call Agent

FOR PRICING & DETAILS

Two (2) new professional office buildings totaling ±13,298 SF, delivering 2027 with 51 surface parking spaces. Suites from 1,200 SF to a full 9,299 SF building, with tenant improvement allowance available.

| TOTAL SF | AVAILABLE   | PARKING   | DELIVERY |
|----------|-------------|-----------|----------|
| 13,298   | 1,200–9,299 | 51 SPACES | 2027     |

### IDEAL FOR

Title Company

CPA / Accounting

Insurance

Law

Real Estate

Architecture

Engineering

### HIGHWAY ACCESS

**SH-121**

±132,700 VPD · 0.3 mi · SH-360 & SH-183 nearby

### DFW AIRPORT

**±10 Minutes**

Direct access south via SH-121

### ADJACENT TO

**Colleyville Heritage HS**

& Heritage Middle School · walkable retail

### ▼ SCHEDULE A PRIVATE TOUR

#### LISTING BROKER

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4000 GATEWAY DR. & 5201 HERITAGE AVE. · COLLEYVILLE, TX

## Property Details.

### PROPERTY OVERVIEW

Heritage Office Parc is a two-building professional office development at the corner of Heritage Avenue and Gateway Drive in Colleyville. Building 1 (5201 Heritage Ave.) is ±9,299 SF on Lot 1; Building 2 (4000 Gateway Dr.) is ±3,999 SF on Lot 2. Together they total ±13,298 SF served by 51 surface parking spaces — a ±3.8 per 1,000 SF ratio that comfortably supports professional office users.

Space is available from 1,200 SF up to an entire 9,299 SF building, with a tenant improvement allowance available so suites can be finished to the user's plan. Delivery is scheduled for 2027, giving an incoming tenant real input on layout, finishes and signage.

The site sits directly across from Colleyville Heritage High School and Heritage Middle School, one block off SH-121, and within walking distance of Chicken N Pickle, La Hacienda Ranch, Rio Mambo, Chef Point and The Londoner.

### PROPERTY HIGHLIGHTS

- Two (2) new professional office buildings · ±13,298 SF
- Suites from 1,200 SF up to a full 9,299 SF building
- 51 parking spaces · ±3.8 per 1,000 SF
- Delivering 2027 · TI allowance available
- Ideal for title, CPA, insurance, law, real estate & engineering
- Adjacent to Colleyville Heritage HS & Heritage MS
- Minutes to SH-121, SH-360, SH-183 and DFW Airport

### PROPERTY SPECS

|                        |                      |
|------------------------|----------------------|
| PROPERTY TYPE          | Professional Office  |
| BUILDINGS              | Two (2)              |
| TOTAL SF               | ±13,298 SF           |
| BLDG 1 — 5201 HERITAGE | ±9,299 SF            |
| BLDG 2 — 4000 GATEWAY  | ±3,999 SF            |
| AVAILABLE              | 1,200 – 9,299 SF     |
| PARKING                | 51 · ±3.8/1,000      |
| LOT 1 / LOT 2          | ±1.326 AC / ±0.48 AC |
| DELIVERY               | 2027                 |
| SUBDIVISION            | Heritage Office Parc |
| COUNTY                 | Tarrant              |
| SUBMARKET              | Westlake / Grapevine |
| ZONING                 | Commercial – CC2     |
| LEASE / SALE PRICE     | Call Agent           |

### TRADE AREA & TRAFFIC

Radius rings centered on 4000 Gateway Dr. · CoStar 2025

**132,728** VPD

SH-121 Daily Traffic

0.34 mi from site · Glade Rd 26,262 VPD

| Trade Area          | 2 Miles   | 5 Miles  | 10 Miles |
|---------------------|-----------|----------|----------|
| Population          | 42,787    | 210,451  | 891,613  |
| Households          | 16,314    | 83,759   | 343,942  |
| Median HH Income    | \$124,617 | \$97,595 | \$92,931 |
| Bachelor's Degree + | 56%       | 44%      | 42%      |
| Daytime Employment  | 11,403    | 120,295  | 464,360  |

Demographics and traffic counts per CoStar Group, 2025 estimates / 2026 traffic counts. Median home value within 2 miles \$499,046; average household income \$154,323. Figures are for marketing illustration and should be independently verified.

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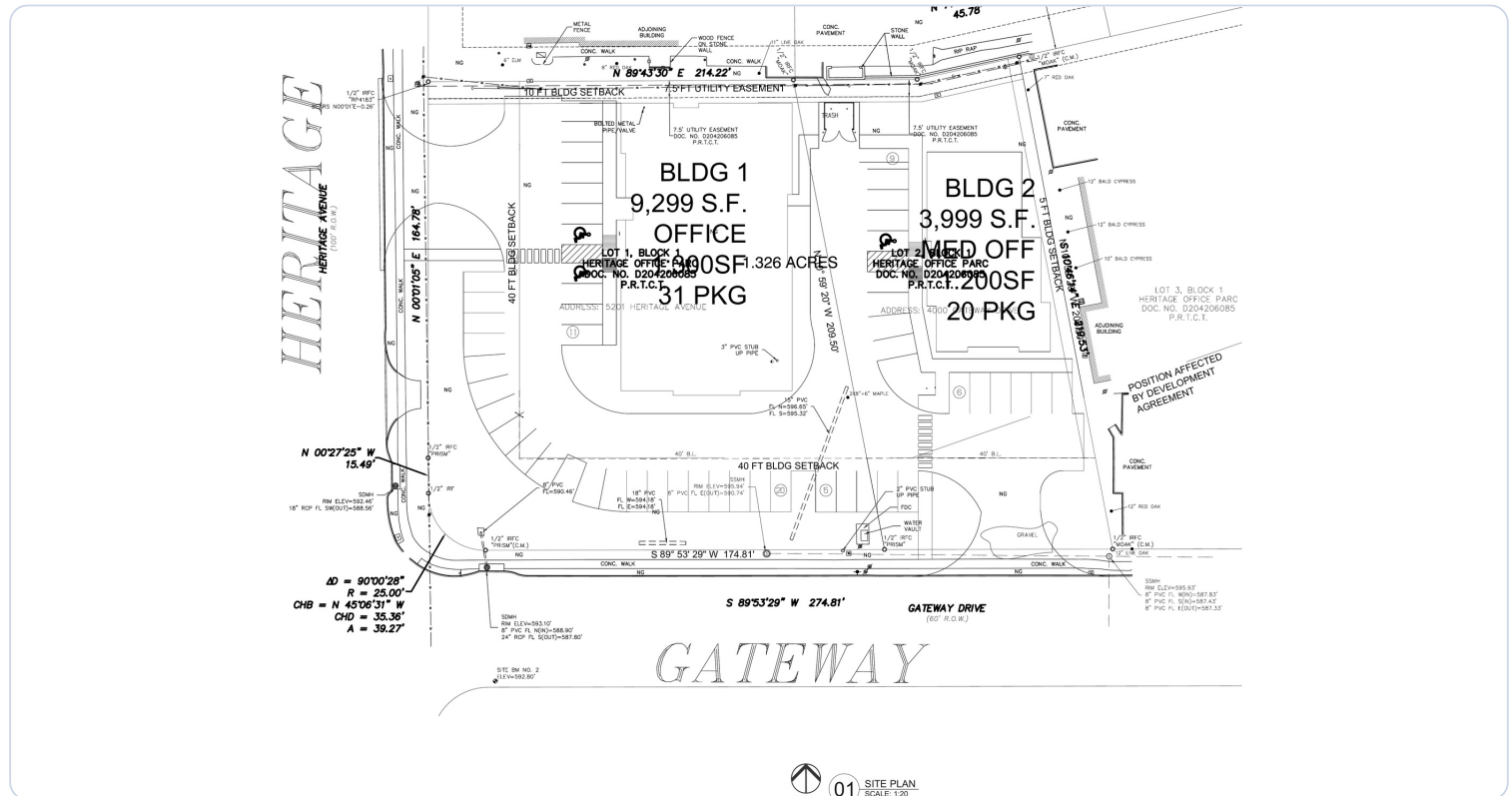


4000 GATEWAY DR. & 5201 HERITAGE AVE. • COLLEYVILLE, TX

## Site Plan • Location

## SITE PLAN

Ward Architecture PLLC · Bldg 1 ±9,299 SF / 31 spaces · Bldg 2 ±3,999 SF / 20 spaces



## LOCATION & TRADE AREA

Heritage Ave. &amp; Gateway Dr. · Colleyville, TX



Site plan is a preliminary study issued for interim review and is subject to change; it is not for construction, bidding or permit purposes. Aerial is approximate and for marketing illustration only — boundaries, distances and third-party locations must be independently verified. The information contained herein has been obtained from sources believed reliable; while we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, parking counts, delivery dates, zoning and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group

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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.

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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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| Buyer/Tenant/Seller/Landlord Initials                                                                                   |                              | Date                                           |                                |