

**STAND ALONE WITH PARKING  
VILLAGE RETAIL CC-1**

*For* **SALE**



**5017 COLLEYVILLE BLVD**

*Colleyville, Texas*



**TINA LEIGH  
REALTY**



**TINA LEIGH BROKER-OWNER | TINA LEIGH REALTY | 972.824.0631**

**5700 Tennyson Parkway, #300, Plano, Texas 75024 | TinaLeighRealty@gmail.com**

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## AERIAL MAP



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## PROPERTY DESCRIPTION

**LOCATION! LOCATION! LOCATION! THIS STAND-ALONE BUILDING ON APPROXIMATELY ONE-THIRD ACRE IS LOCATED ON COLLEYVILLE BLVD SH 26 JUST NORTH OF GLADE ROAD WITHIN A VIBRANT BUSINESS DISTRICT SURROUNDED BY PRESTIGIOUS HOMES. ZONED CC1-VILLAGE RETAIL WITH CITY APPROVED GRANT TO ASSIST WITH IMPROVEMENT COSTS, MAKING THIS PROPERTY SUITABLE FOR VARIOUS COMMERCIAL & OFFICE PURPOSES. RENOVATED IN 2015 WITH A MODERN VIBE, THIS PROPERTY RECENTLY OPERATED AS AN UPSCALE SALON OFFERING A COMPREHENSIVE RANGE OF SERVICES SUCH - HAIR, NAILS, LASHES, ESTHETICIAN, MASSAGE, TANNING & RETAIL. THE BUILDING IS EQUIPPED WITH AMPLE PLUMBING FIXTURES FOR SALON OPERATIONS, ACOUSTIC CEILINGS, ADA-COMPLIANT RESTROOMS, CENTRAL HVAC, LVP & TILE FLOORING, & SECURITY SYSTEM WITH VIDEO SURVEILLANCE. INTERIOR SPACES ARE AVAILABLE FOR A KITCHEN, LAUNDRY AREA & SEVERAL OFFICE SPACES (MANY WITH EXTERIOR & INTERIOR WINDOWS). EXTERIOR FEATURES INCLUDE ROAD FRONTAGE, PARKING LOT WITH UNCOVERED & COVERED SPACES, STONE & MASONRY EXTERIOR, METAL ROOF, GUTTERS, DRAINAGE SYSTEM, SOME TREES WITH LANDSCAPE & CONCRETE SLAB. ON THE EASTERN EDGE OF THE PROPERTY, THERE'S A GRASSY AREA WHICH MAY BE POSSIBLE FOR AN ADDITIONAL PARKING SITE. THE SELLERS ALSO HAVE FOR SALE 450 W HARWOOD IN HURST ZONED PD**

**GRAPEVINE HIGHWAY 26 OFFERS EXCELLENT VISIBILITY**

**VERSATILE INTERIOR SPACE DESIGNED TO SUPPORT A WIDE RANGE OF BUSINESS CONCEPTS**

**ONLY MINUTES TO DFW AIRPORT  
HIGHWAY 114, HIGHWAY 121, AND HIGHWAY 183**

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OFFER	SUMMARY
SALES PRICE	\$1,445,000.00
PRICE PER SQUARE FOOT	\$324.72 / SF
BUILDING SIZE	4,450 SF
PARKING	Uncovered and Covered Spaces
YEAR BUILT / REMODELED	1981 / 2015
ZONED	Commercial CC-1 Village Retail
MARKET / SUBMARKET	Dallas/Fort Worth/Northeast Tarrant County

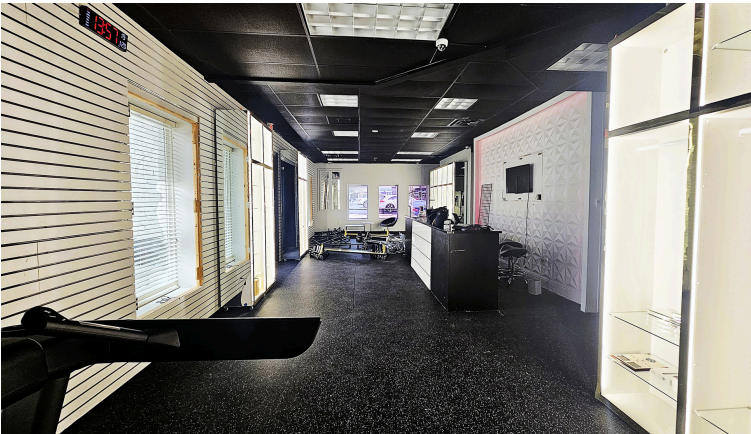
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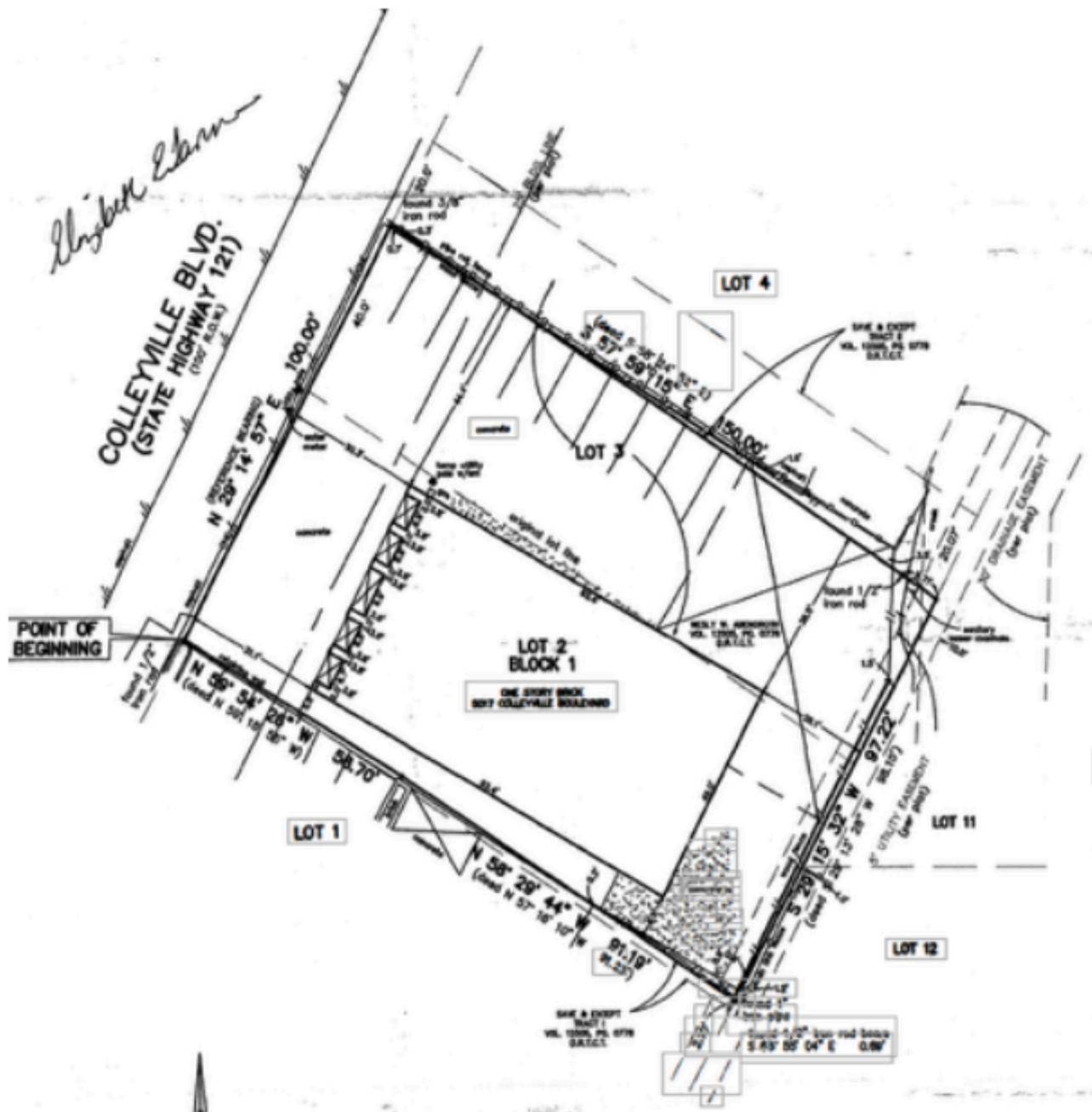
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# Information About Brokerage Services

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Tina Leigh Realty</b>	<b>9013899</b>	<b>TinaLeighRealty@gmail.com</b>	<b>(972)824-0631</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Tina Leigh, Broker-Owner-Realtor</b>	<b>0456165</b>	<b>TinaLeighRealty@gmail.com</b>	<b>(972)824-0631</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Tina Leigh, Broker-Owner-Realtor</b>	<b>0456165</b>	<b>TinaLeighRealty@gmail.com</b>	<b>(972)824-0631</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Tina Leigh, Broker-Owner-Realtor</b>	<b>0456165</b>	<b>TinaLeighRealty@gmail.com</b>	<b>(972)824-0631</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission      Buyer/Tenant/Seller/Landlord Initials      Date      IABS 1-2  
 Information available at [www.trec.texas.gov](http://www.trec.texas.gov)      TXR 2501  
TINA LEIGH REALTY, 2600 Avenue K, Suite 224 Plano, TX 75074      Phone: 972.824.0631      Fax: 972.824.9898      Seller Listing  
 Tina Leigh - Broker      Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201      [www.lwolf.com](http://www.lwolf.com)

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