



8508 Precinct Line Rd

8508 Precinct Line Rd, Colleyville, TX 76034



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8508 Precinct Line Rd

\$23.00 /SF/YR

1965 SQF unit with 7 rooms, closet, reception area, and large waiting room positioned right on Precinct Line Road connecting Colleyville, Keller, and North Richland Hills. This location guarantees continuous daily vehicle exposure, putting any business directly in front of the area's affluent consumer base....

- Located right across the street from a high-volume Target-anchored shopping hub with a large visible signage on Precinct Ln RD
- The 1,964 SQF floor plan features 7 dedicated rooms —perfectly optimized for a multi-provider medical practice, full-service law firm, etc
- Highly competitive rate of \$23.00/SQF base + \$8.10 NNN.
- Move-In Ready" Turn-Key Condition. This suite is completely turn-key and ready for immediate occupancy
- Abundant, Hassle-Free Patient & Staff Parking
- Strong Daily Traffic Count for Consistent Tenant Visibility on Precinct Rd



Rental Rate: \$23.00 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 4,661 SF

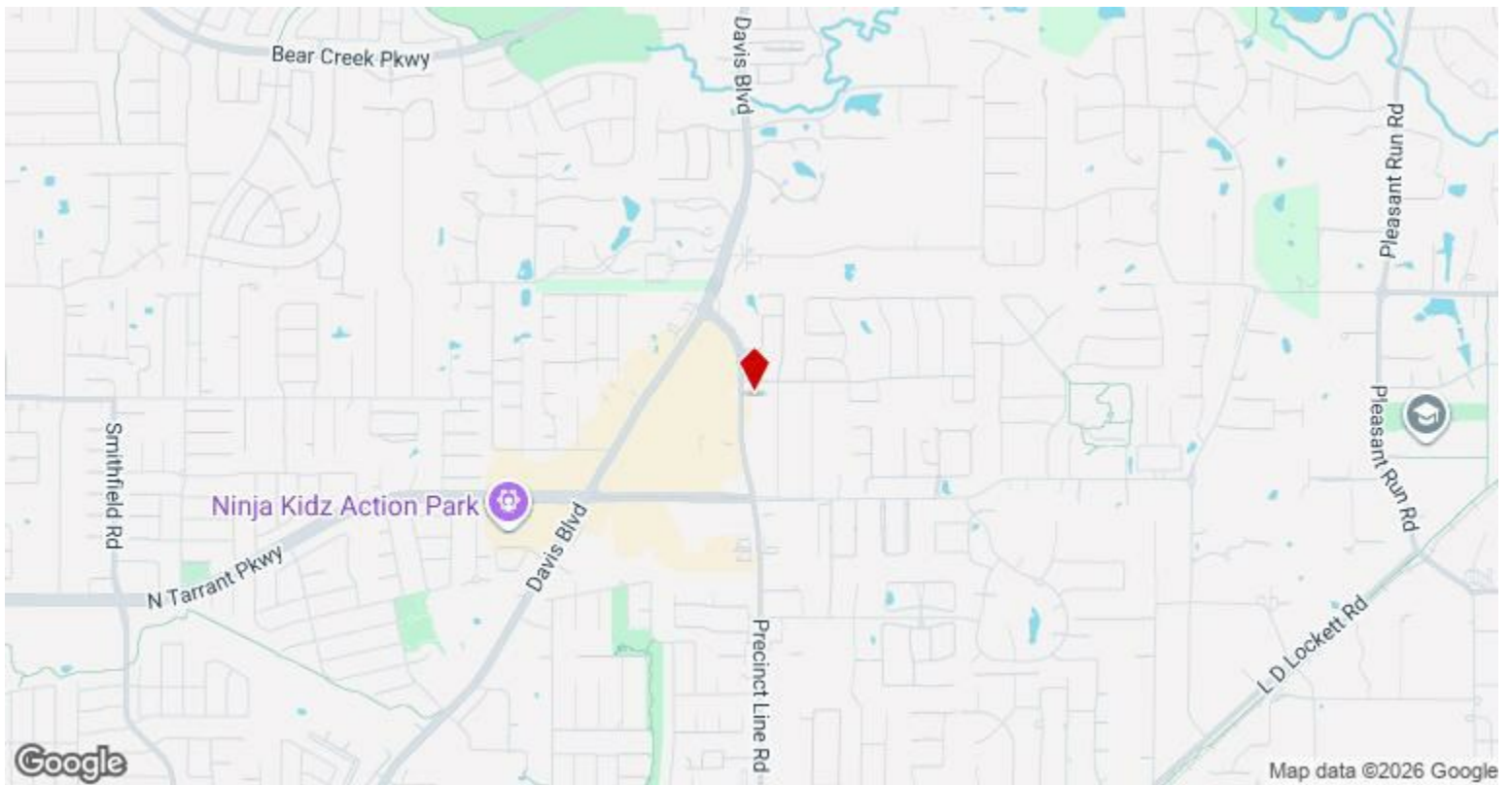
Year Built: 2016

Walk Score ®: 50 (Fairly friendly)

Rental Rate Mo: \$1.92 /SF/MO

1st Floor Ste 100

Space Available	1,965 SF
Rental Rate	\$23.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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Property Photos



20260523_170643



20260523_170750

Property Photos



Property Photos



20260523_170822



20260523_170831

Property Photos



20260523_170832



20260523_170838

Property Photos



20260523_170906



20260523_170915

Property Photos

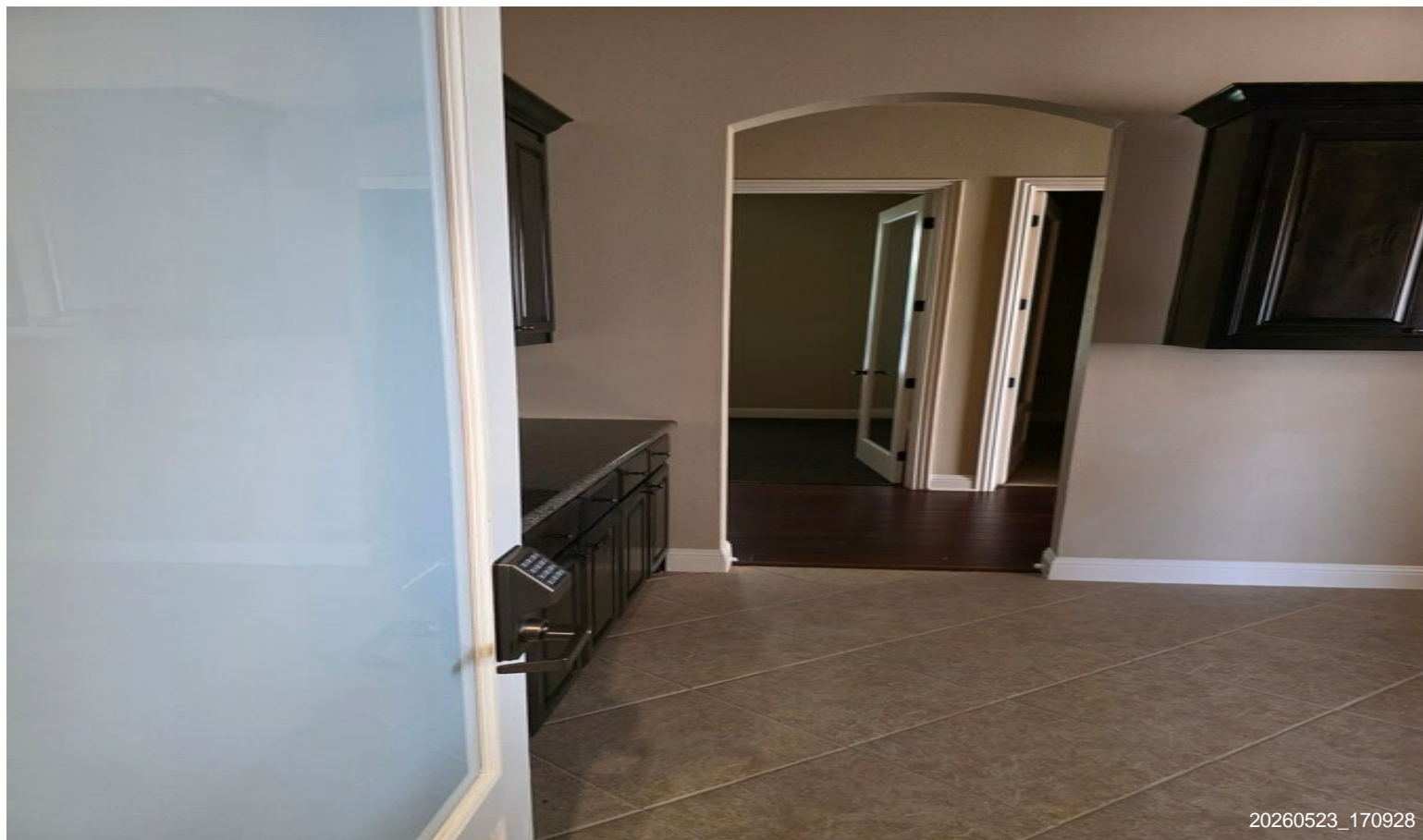


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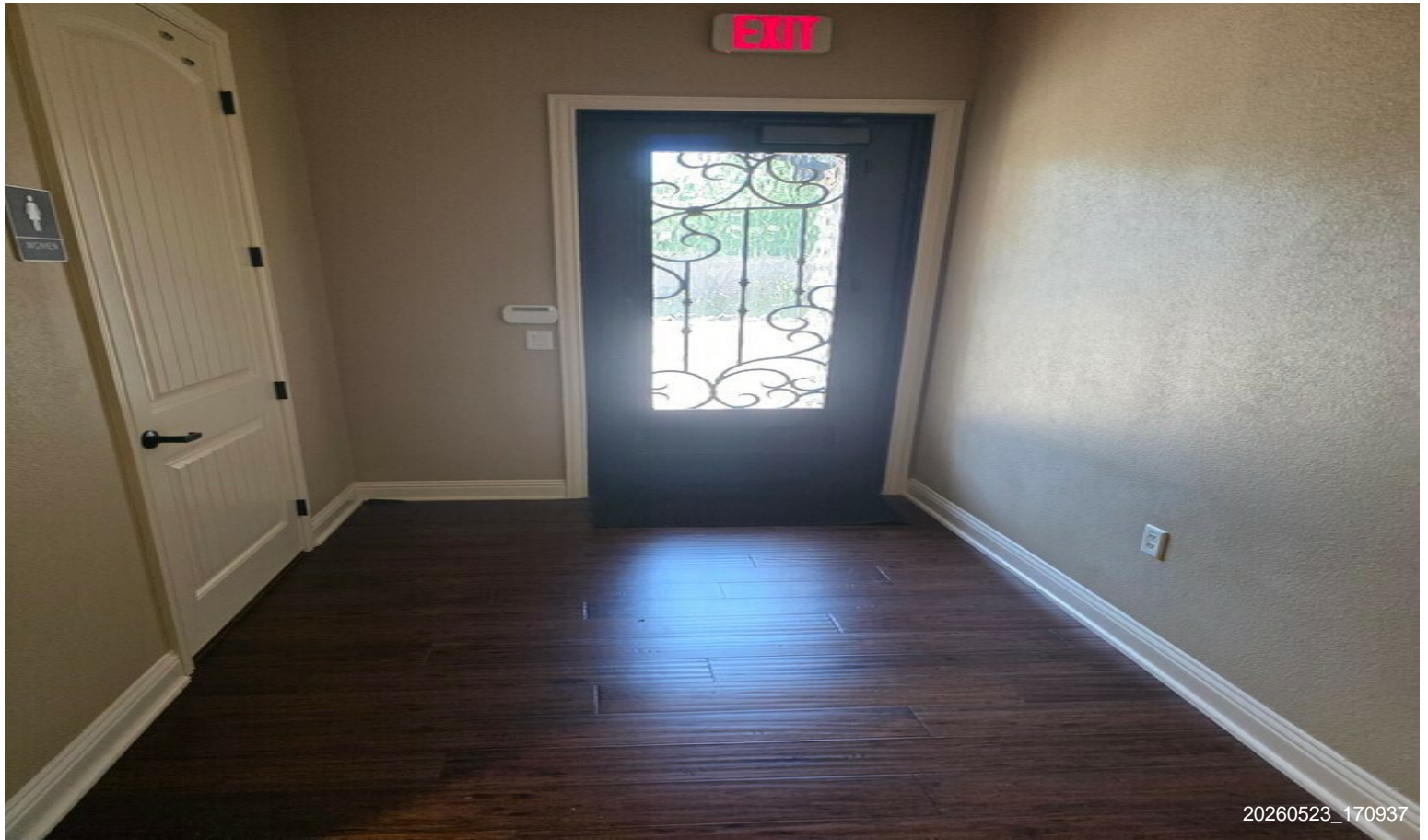


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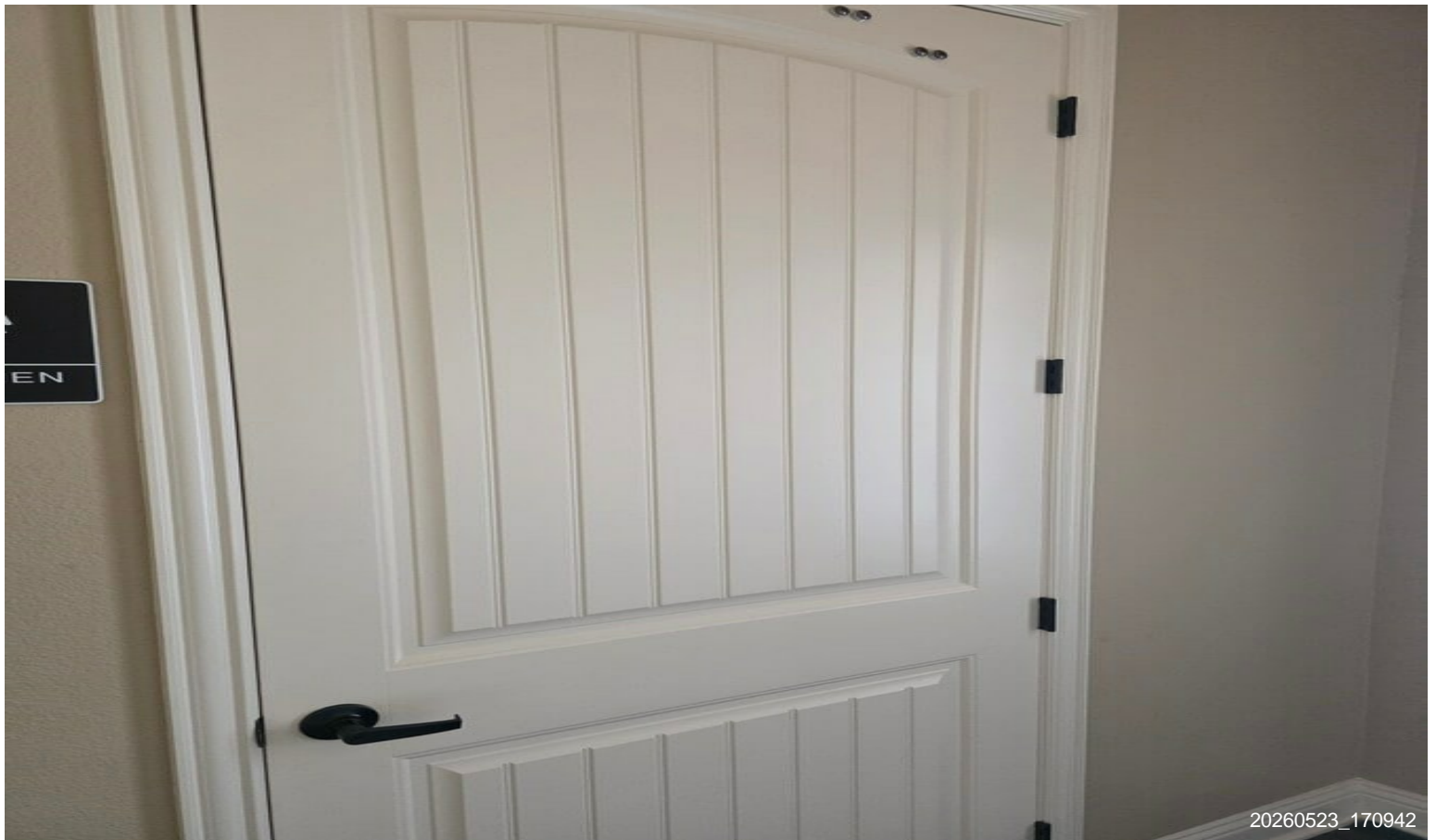
Property Photos



Property Photos

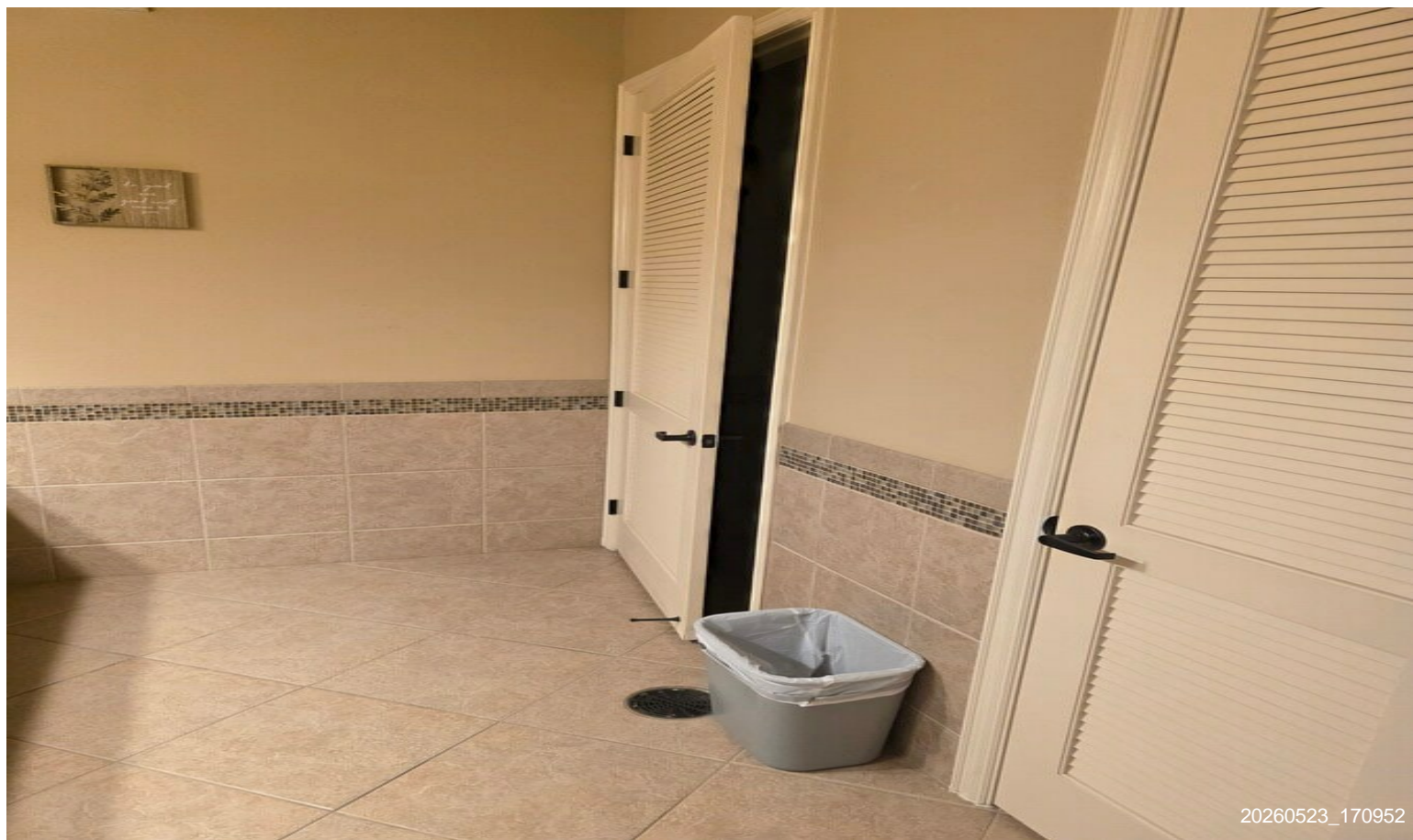


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20260523_170942

Property Photos



20260523_170952



20260523_170954

Property Photos

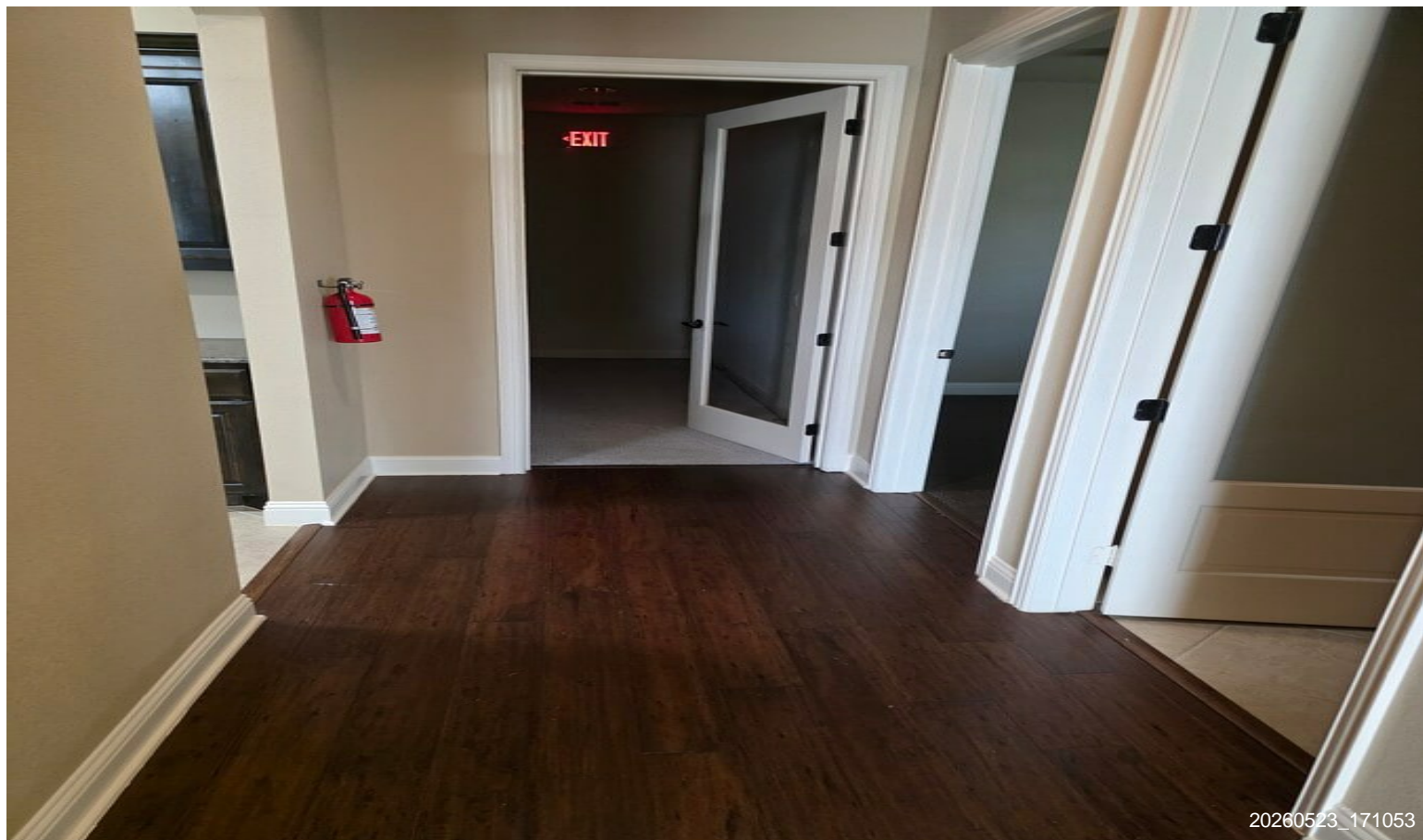


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20260523_171041

Property Photos



Property Photos

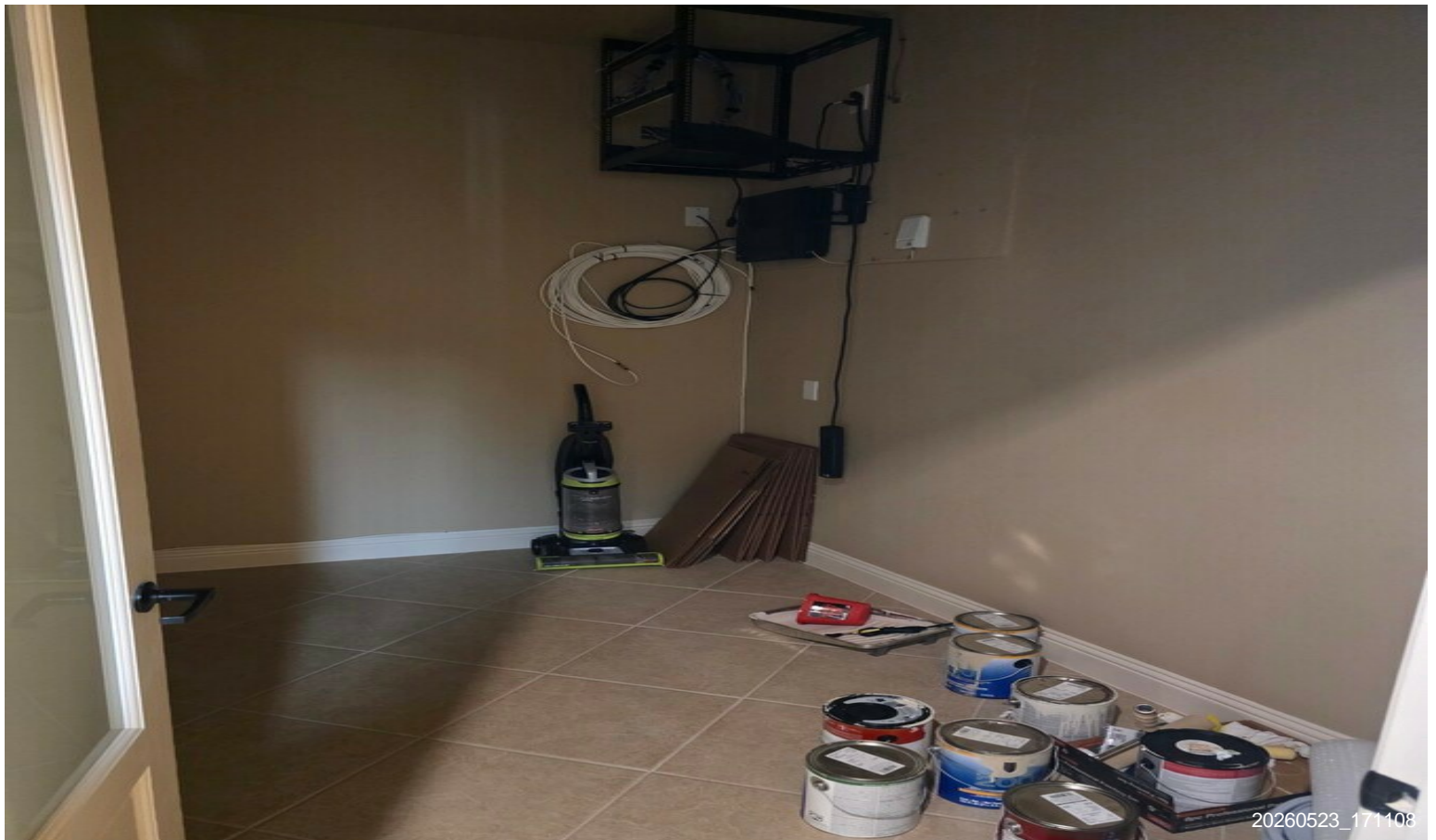


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20260523_171100

Property Photos



Property Photos



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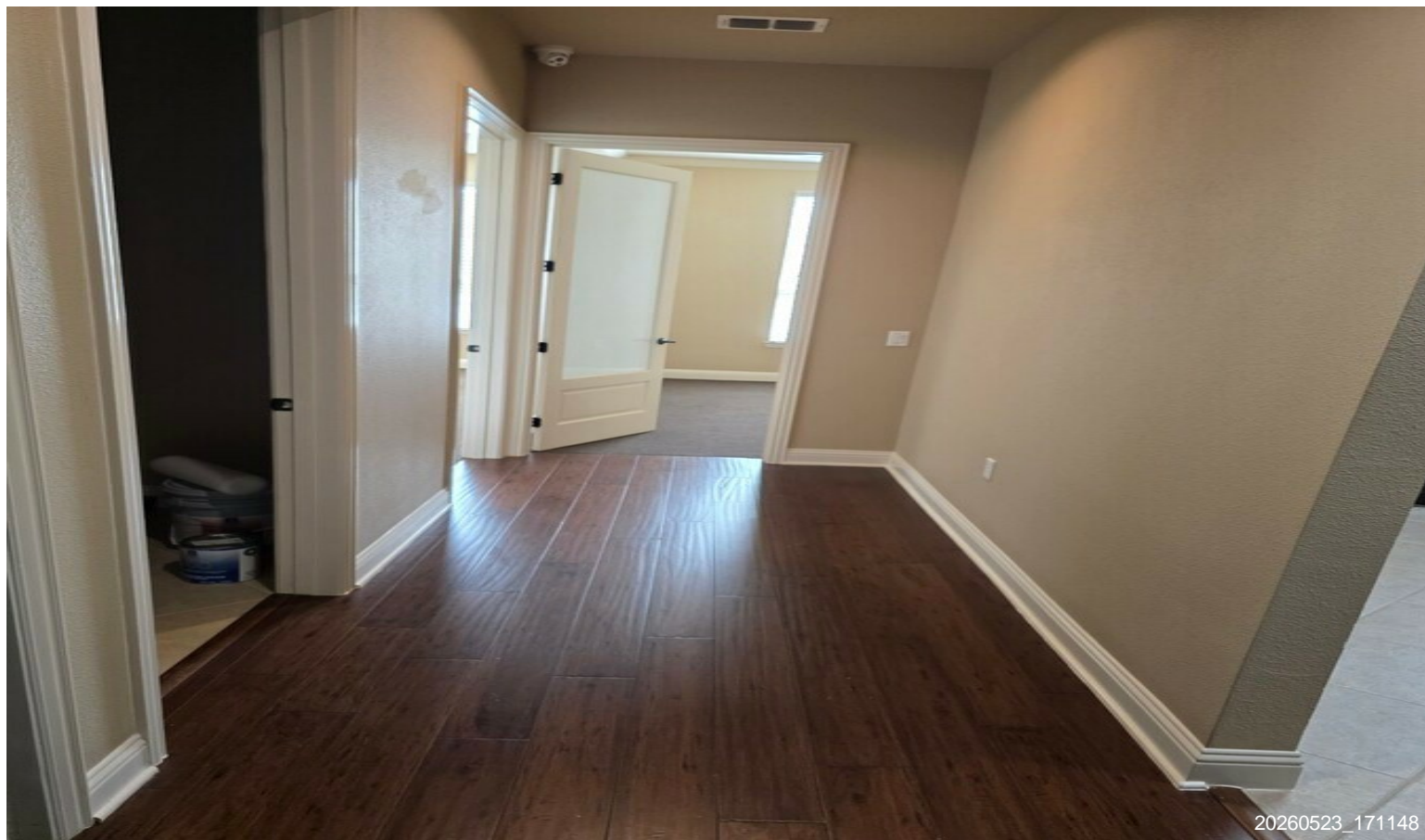


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Property Photos



20260523_171133



20260523_171148

Property Photos



Property Photos



Property Photos

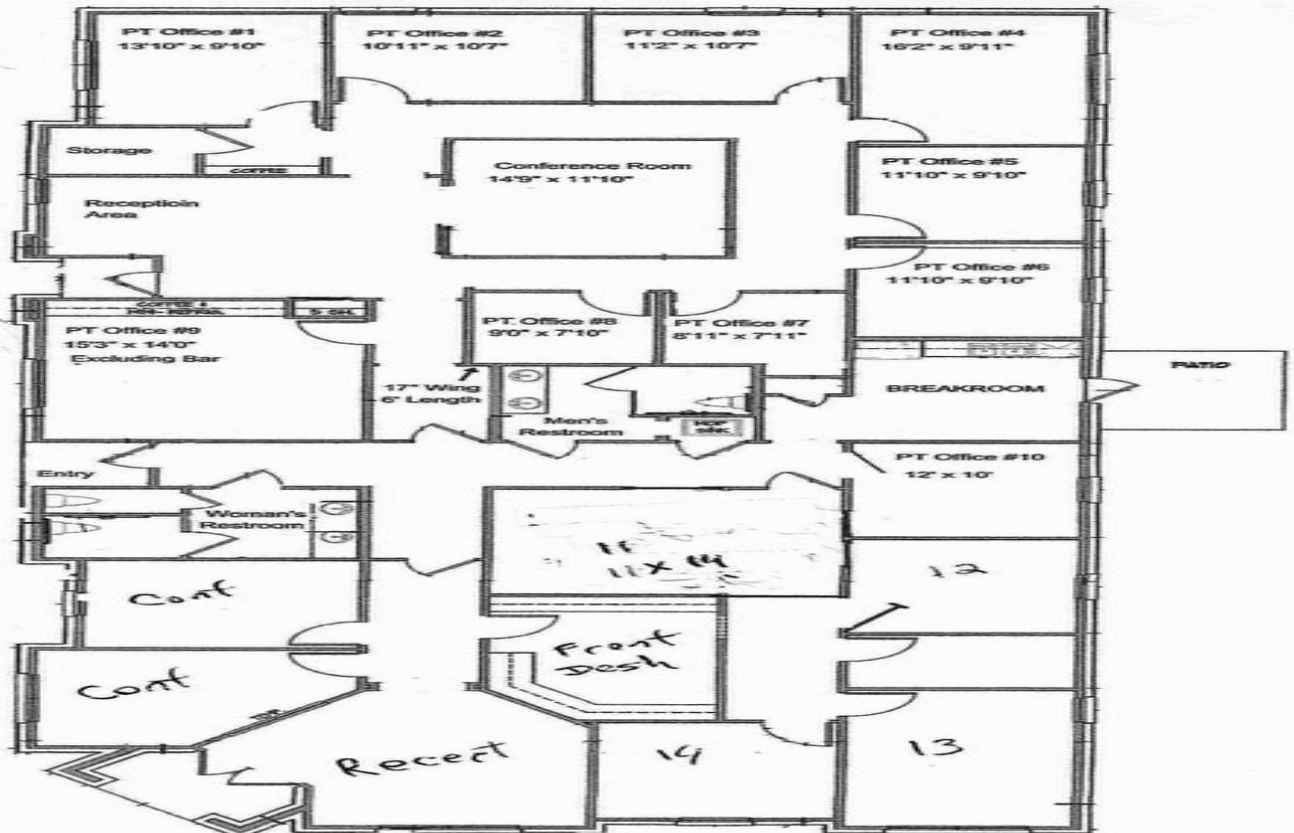
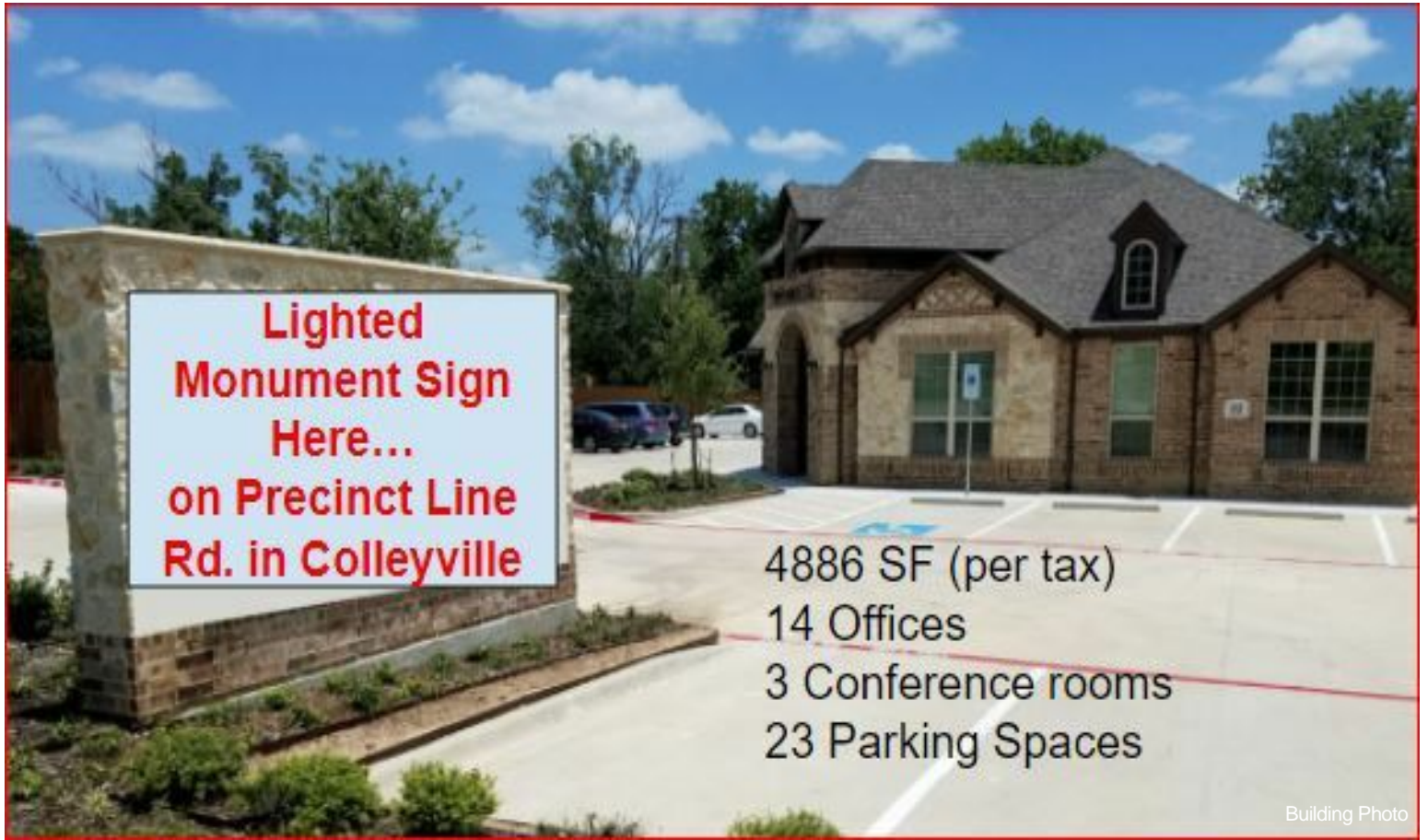


Building Photo



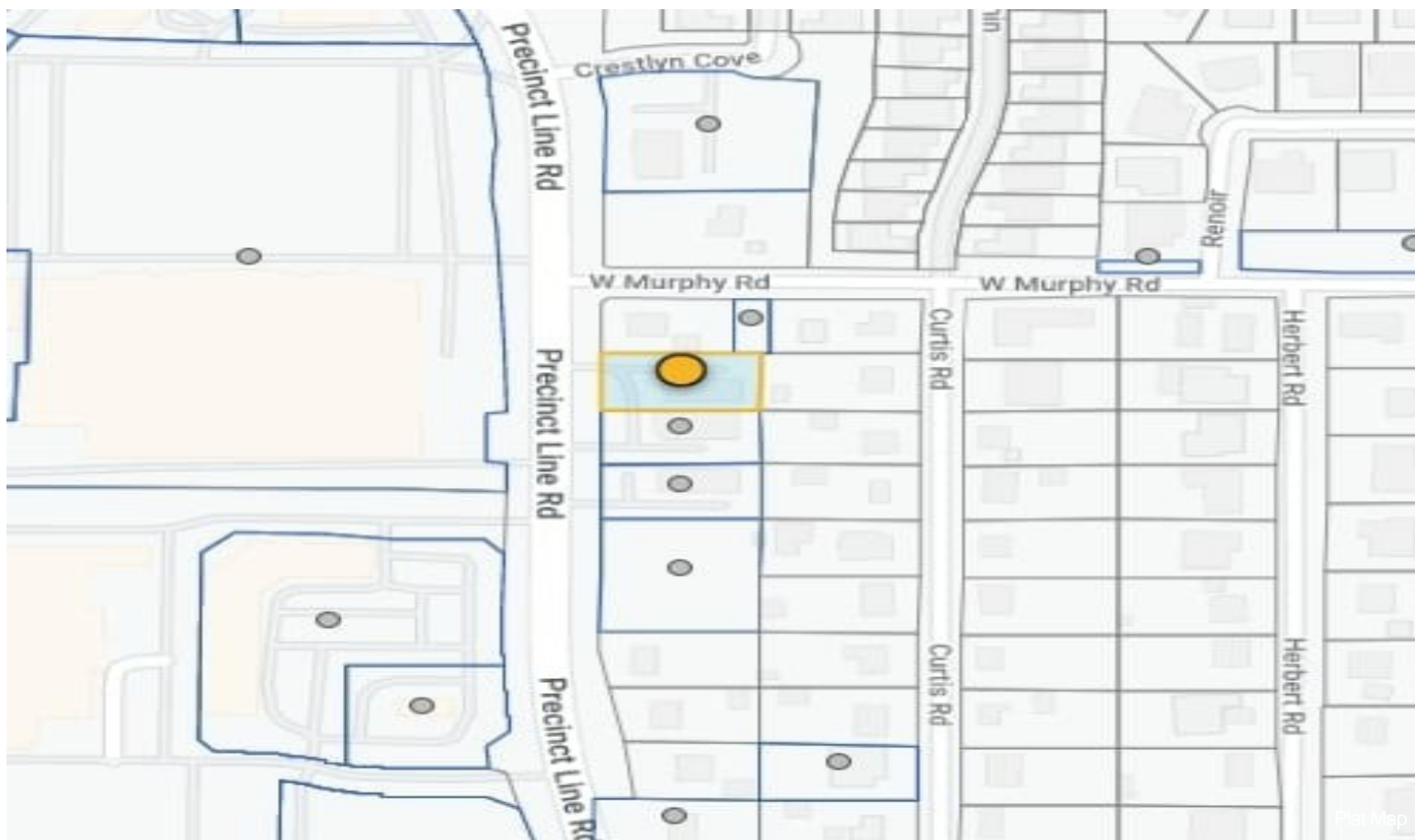
Building Photo

Property Photos



Pyron Building 8508 Precinct Line, Colleyville Texas

Property Photos



Property Photos

8508 Precinct Line, Colleyville, TX 76034 | OFFICE BUILDING FOR SALE

PROPERTY HIGHLIGHTS

- Move In Ready
- Located in the Heart of Colleyville
- Class "A" Office Finish Out
- Unlimited nearby walkable retail options including restaurants, grocery stores, fitness & Target



8508 Precinct Line, Colleyville, TX 76034 | OFFICE BUILDING FOR SALE



PROPERTY HIGHLIGHTS	
Address	8508 Precinct Line Colleyville, TX
Space For Owner Occupy	2,577 – 4,661 SF
Year Built	2016
Zoning	Commercial Office Zoning
Building Size	4,661 SF
Great Location	Near corner of Precinct Line and Davis Boulevard
Sales Price	\$1,750,000.00
Site Highlights	<ul style="list-style-type: none"> • Move in Ready! • This beautifully-designed office spaces suit any size of team • Centrally Located Office Building in Prime Location • Easy Ingress/Egress to Major Roads
Excellent Demographics	Primed to serve Colleyville affluent, rapidly growing community with households boasting an average income of \$193,010/year in 2 mile radius
Parking	Plenty Surface Parking Spaces



Property Photos



FOR SALE
Class "A" Office Space

8508 Precinct Line, Colleyville, TX 76034



8508 Precinct Line, Colleyville, TX 76034 | OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

- Move In Ready
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8508 Precinct Line, Colleyville, TX 76034 | OFFICE FOR LEASE



PROPERTY HIGHLIGHTS	
Address	8508 Precinct Line Colleyville, TX 76034
Spaces For Lease	2,577 – 4,661 SF
Year Built	2016
Zoning	Commercial Office Zoning
Building Size	4,661 SF
Great Location	Near corner of Precinct Line and Davis Boulevard
Rent Rate	\$20/SF plus NNN
Site Highlights	<ul style="list-style-type: none"> • Move in Ready! • This beautifully-designed office spaces suit any size of team • Centrally Located Office Building in Prime Location • Easy Ingress/Egress to Major Roads
Excellent Demographics	Primed to serve Colleyville affluent, rapidly growing community with households boasting an average income of \$193,010/year in 2 mile radius
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