

# PRIME COMMERCIAL OPPORTUNITY

## 1511 COLONY HILL

### 5.96 ACRES ON A HIGH-TRAFFIC, UNZONED CORNER

# \$820,000

\$3.16 a sq foot



## LOCATION SNAPSHOT



## THE OPPORTUNITY

Situated at the highly visible intersection of Colony Hill and FM 1750, this 5.96-acre property represents a premier commercial investment in one of the area's fastest-growing corridors. Because this parcel sits just outside the city limits and carries no current zoning restrictions, it offers an exceptionally rare "blank canvas" for developers, business owners, and investors to build exactly what the market needs.

## PROPERTY HIGHLIGHTS



**Unrestricted Potential**  
With zero zoning limitations, the possibilities are genuinely wide open. This site is perfectly positioned for retail centers, service-oriented businesses, industrial flex space, or a comprehensive mixed-use development.



**Strategic Growth**  
The surrounding area is experiencing rapid expansion, bringing a steady increase in consumer demand, rooftop growth, and daily commuters right past your frontage.



**Maximum Exposure**  
Located directly on a prominent, high-traffic corner, your future development will benefit from excellent daily vehicle counts and unbeatable roadside visibility.



**Spacious Footprint**  
At nearly 6 acres, you have ample room not just for a large-scale primary build, but for extensive parking, future expansions, or a multi-pad development strategy.

Whether you are looking to capture the expanding local market with a new retail hub or design a custom commercial space from the ground up, 1511 Colony Hill provides the foundational freedom to bring your exact vision to life. Capitalize on the demand before the area fills up.