

**FOR SALE**



**120 ACUFF LN**

**Colleyville, TX 76034**

**TROY MORGAN, CCIM**

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## QUICK FACTS



**5,448 SF**  
TOTAL SQ FT



**.46 AC**  
LOT SIZE



**\$895,000**  
PRICE

## HIGHLIGHTS

- Fully remodeled in much sought-after Colleyville!
- CC-3 zoning: flexible and great for Professional Office, Medical and Office Warehouse
- Electric entrance gate
- Separate climate-controlled shop space with two (2) grade level doors
- One block off of Colleyville Blvd/Blvd 26
- Brand New Roof 2025!

## TRAFFIC COUNTS



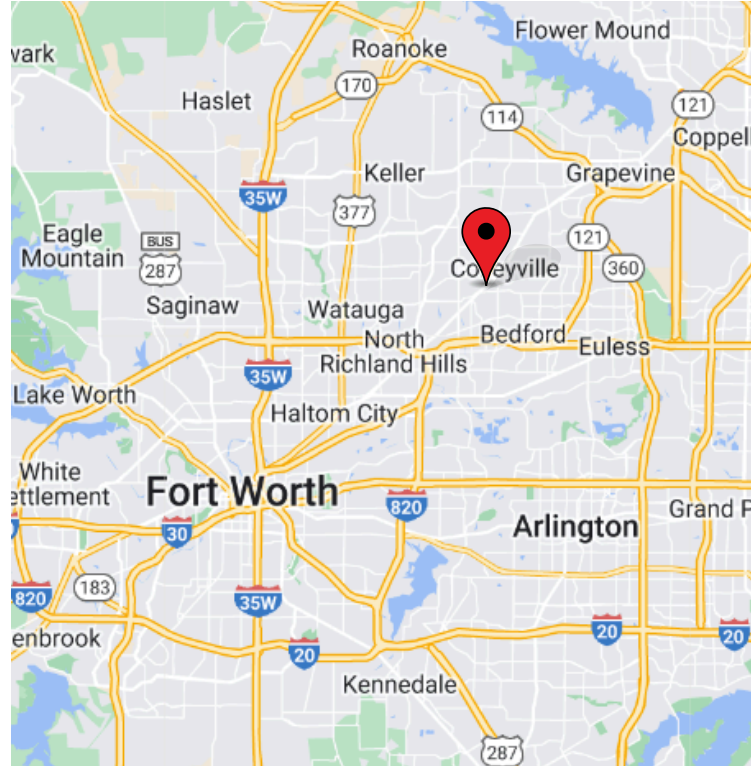
**COLLEYVILLE BLVD**

26,450 VPD ('22)

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,130	93,131	283,679
Average HH Inc	\$141,282	\$123,758	\$118,915
Households	3,492	37,172	107,799

*\*2023 Estimates*



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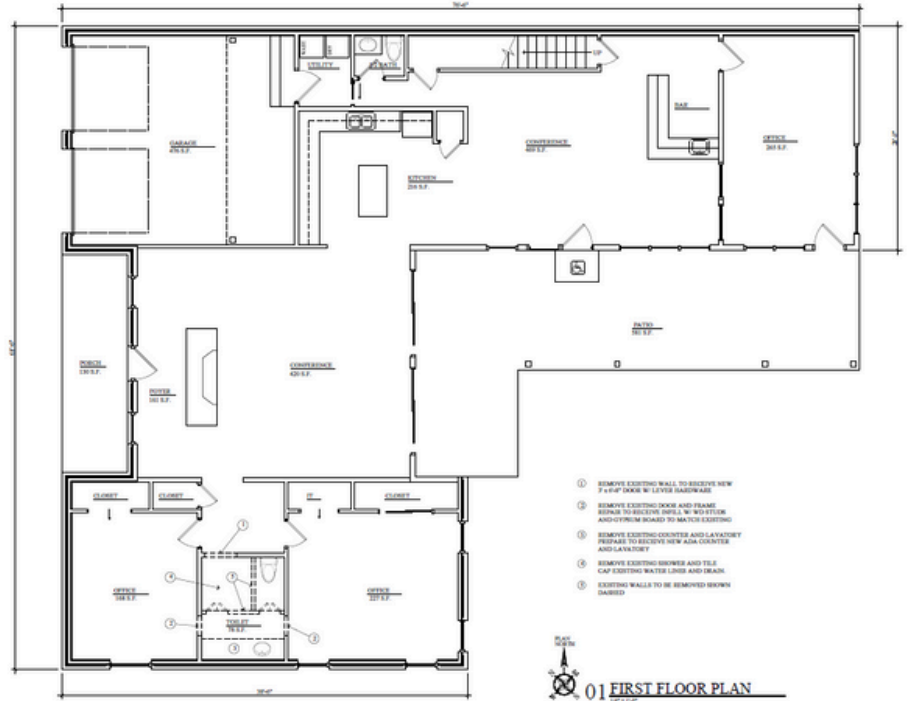
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