



NEW FINISH-OUT · HIGH-SECURITY OFFICE

OFFICE · MULTI-TENANT · SH-121 FRONTAGE

4209 Gateway Drive, Colleyville, TX.

LEASE RATE

\$18.00

PSF NNN · \$9.77 INCL. ELECTRICITY

A two-story, stand-alone ±12,796 SF office building with large open areas, private offices, and brand-new finish-out throughout — divisible, high-security, and minutes from DFW International Airport with easy access to SH-121, 183, 114 & 360.

BUILDING SF	STORIES	USE	ZONING
12,796	2	Office	C2

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKERS

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4209 GATEWAY DRIVE · COLLEYVILLE, TX

Property Details.

PROPERTY OVERVIEW

4209 Gateway Drive is a two-story, stand-alone ±12,796 SF office building in the heart of Colleyville's Gateway corridor, directly off SH-121 (William D Tate Avenue) in the affluent Northeast Tarrant / Mid-Cities submarket. The building offers a professional, high-security setting with a mix of large open work areas and private offices, all behind brand-new finish-out throughout.

The space is fully divisible — available from 1,126 SF up to the full ±12,796 SF across both floors — making it equally suited to a single full-building user or multiple tenants. With immediate access to SH-121, 183, 114 and 360 and a location minutes from DFW International Airport, restaurants and retail, it is one of the most convenient, well-appointed office options in the Colleyville market.

PROPERTY HIGHLIGHTS

- ±12,796 SF · two-story, stand-alone office building
- Divisible — 1,126 SF to 12,796 SF
- Brand-new finish-out throughout · move-in ready
- Large open areas plus private offices
- High-security building · professional setting
- SH-121 frontage · minutes from DFW Airport
- Easy access to SH-121, 183, 114 & 360 · close to restaurants & retail

PROPERTY SPECS

PROPERTY TYPE	Office
BUILDING SF	±12,796 SF
DIVISIBILITY	1,126 – 12,796 SF
STORIES	2
FRONTAGE	Gateway Dr / SH-121
COUNTY	Tarrant
MARKET	Colleyville
ZONING	C2 · Non-Res. District
LEASE RATE	\$18.00 NNN
NNN / ELECTRIC	\$9.77 Incl. Elec.

TRADE AREA & TRAFFIC

Radius rings centered on 4209 Gateway Dr

~120,000 ± VPD

SH-121 Daily Traffic

William D Tate Ave corridor · high visibility & access

Trade Area	1 Mile	3 Miles	5 Miles
Population	~8,500	~78,000	~215,000
Median HH Income	~\$142,000	~\$116,000	~\$99,000
Households	~3,100	~29,000	~80,000

Demographic and traffic figures are planning-level estimates only and are marked (~) accordingly — verify with CoStar / Esri and TxDOT before client distribution. Colleyville is an affluent Northeast Tarrant / Mid-Cities community with strong household incomes; SH-121 provides regional access to DFW Airport, Grapevine, Southlake and the greater Mid-Cities.

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4209 GATEWAY DRIVE · COLLEYVILLE, TX

Photos · Location

INTERIOR & COMMON AREAS

±12,796 SF · NEW FINISH-OUT



LOCATION & TRADE AREA

GATEWAY DR & SH-121 · COLLEYVILLE, TX



Aerial is approximate and for marketing illustration only; parcel boundary, distances and road 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, suite sizes, zoning, lease rate and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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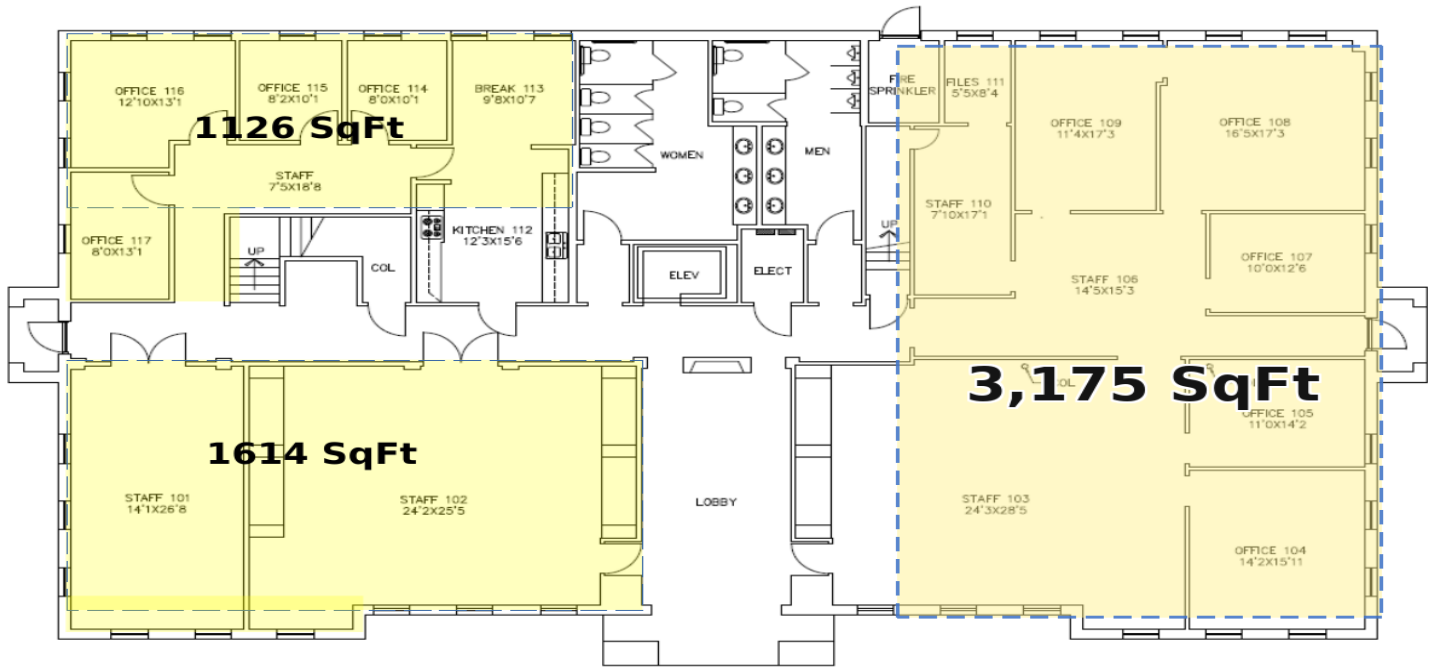


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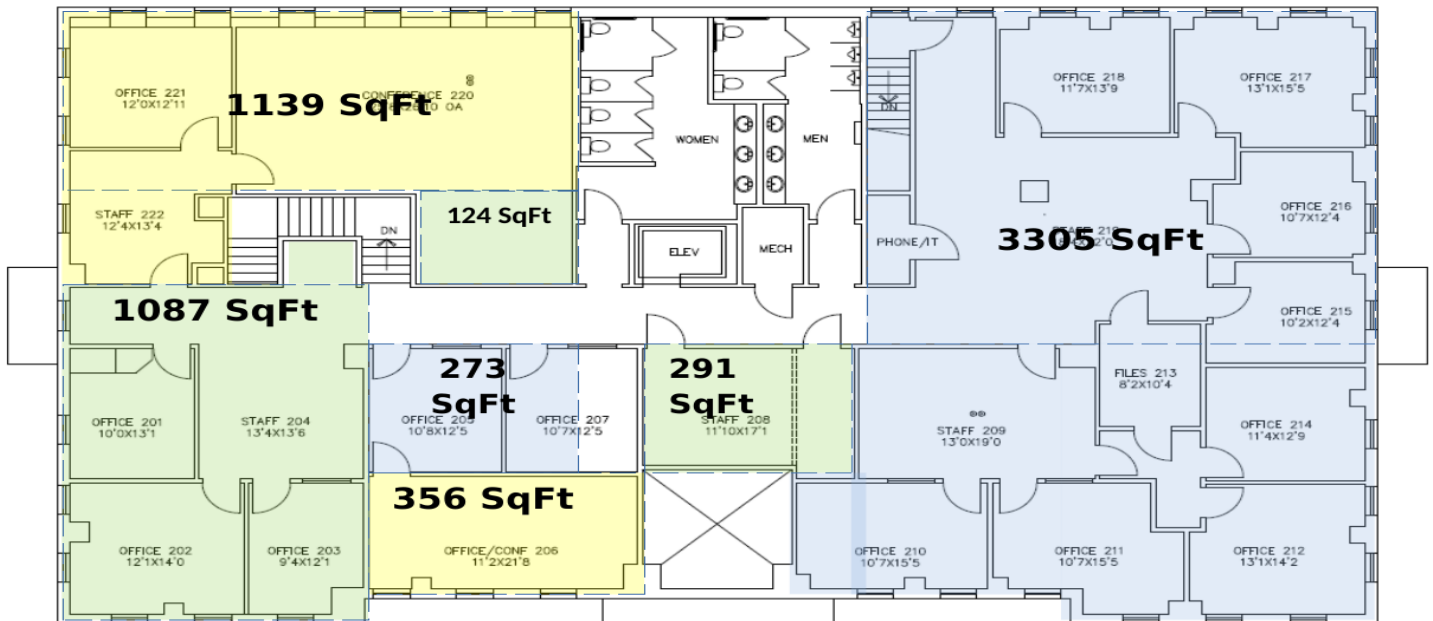
Floor Plans.

AVAILABLE SUITES

DIVISIBLE · 1,126 – 12,796 SF ACROSS BOTH FLOORS



1st Floor



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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	