

COMMERCIAL OFFICE/FLEX BUILDINGS FOR LEASE



**Brand New. Professional.
Upscale. Prime Location.**

*Colleyville Tech Center
1721 John McCain Rd., Colleyville, TX 76034*



PROPERTY HIGHLIGHTS

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- This property has been designed as the Colleyville Tech Center with four office/flex buildings.
- From Hwy 26 turn onto John McCain and the property will be located on the left.
- Complete Buildings between 2,542 SF to 4,537 SF.
- Property flexibly zoned ML - Light Manufacturing.
- Possible uses include: Electrical, Plumbing hardware, sales with outside display; Nursery; other Contractor Offices.

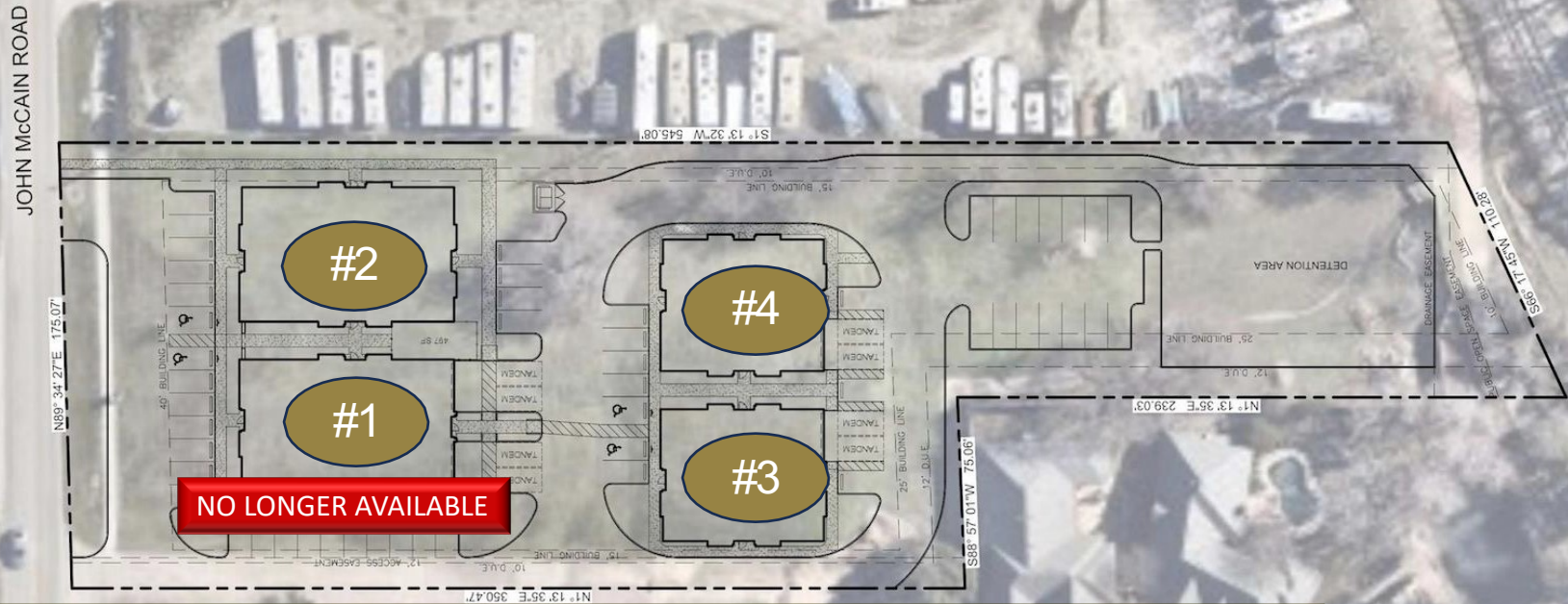


PROPERTY HIGHLIGHTS

Address	1721 John McCain Rd. Colleyville, TX 76034
Commercial Development	Acres: 1.9 Acres This property has been designed as the Colleyville Tech Center
Utilities	All utilities are in place at the site including water, sewer, electrical, gas, communications and storm drainage system.
Zoning	ML - Light Manufacturing
For Lease	BUILDING # 2 (4,537 sf building) BUILDING # 3 (2,542 sf building) BUILDING # 4 (2,556 sf building)
Investment Highlights	• Great Traffic Counts on John McCain Rd. • Centrally located in Colleyville with easy access to SH 26 and SH 114, and SH 121 • Easy Ingress/Egress to Major Roads
Potential Uses	Possible uses include: Electrical, Plumbing hardware sales with outside display; Nursery; other Contractor Offices
Ownership	Local Ownership
Fantastic Location	Property is located at Northern Colleyville, next to Southlake and Grapevine. Close Proximity to DFW International Airport & SH 114



PROPERTY DETAILS



COLLEYVILLE SHELL BUILDING FOR LEASE

Tenant can choose their custom Finish Out

- BUILDING # 1 NO LONGER AVAILABLE
- BUILDING # 2 (4,537 SF building)
- BUILDING # 3 (2,542 SF building)
- BUILDING # 4 (2,556 SF building)

shelton
ARCHITECTURE



ISSUE DATE 1.6.25

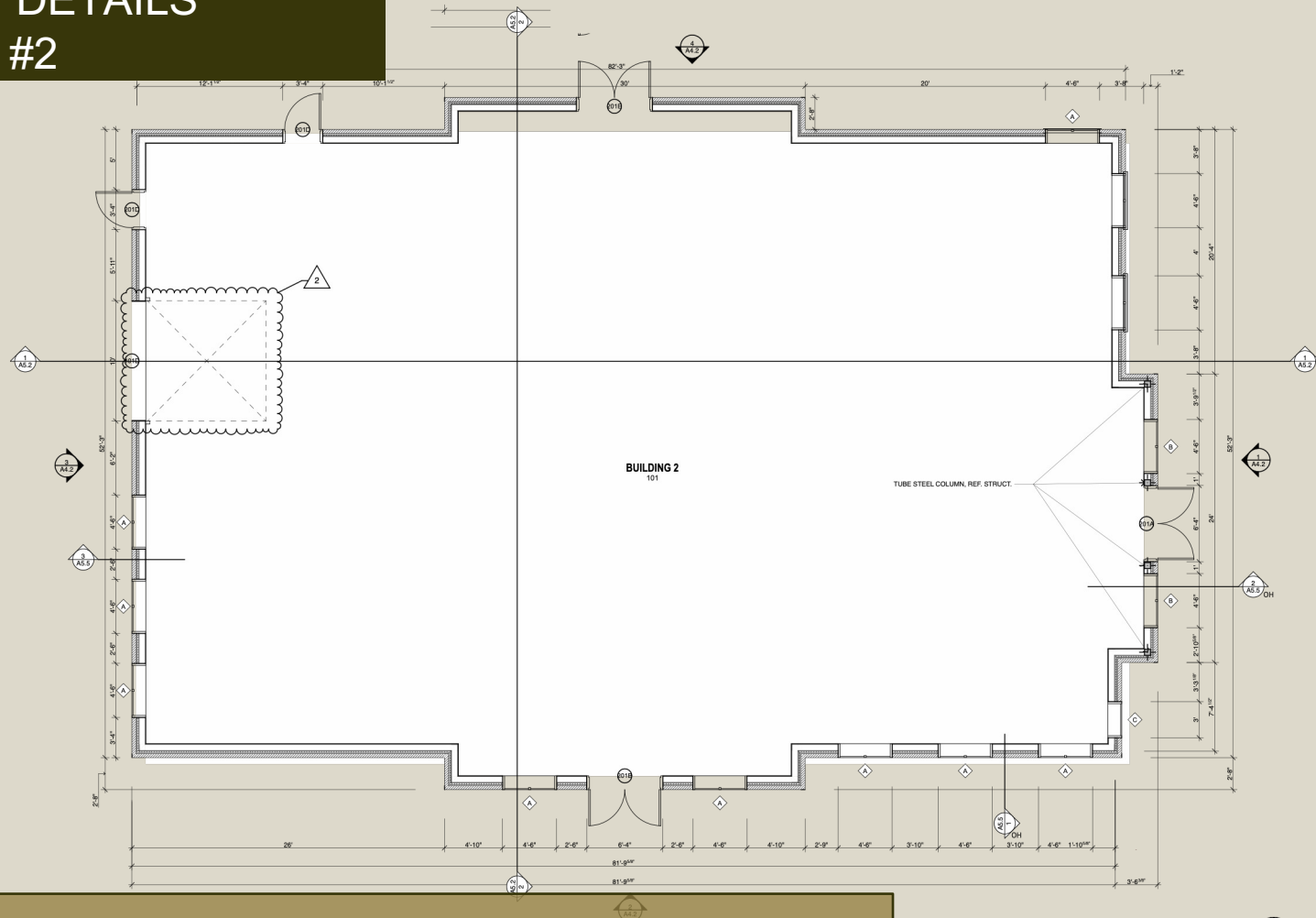
LINDSAY SHELTON
#25068

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1721 JOHN MCCAIN ROAD
COLLEYVILLE, TX 76034

A2.2

FLOOR PLAN -
BUILDING 2



Building # 2 is 4,537 SF with a single Overhead door in the back. It will be to Shell in April, available to finish out and ready to move in by June, 2026. Potential Tenant can make selections for finish out.



ISSUE DATE 1.6.25

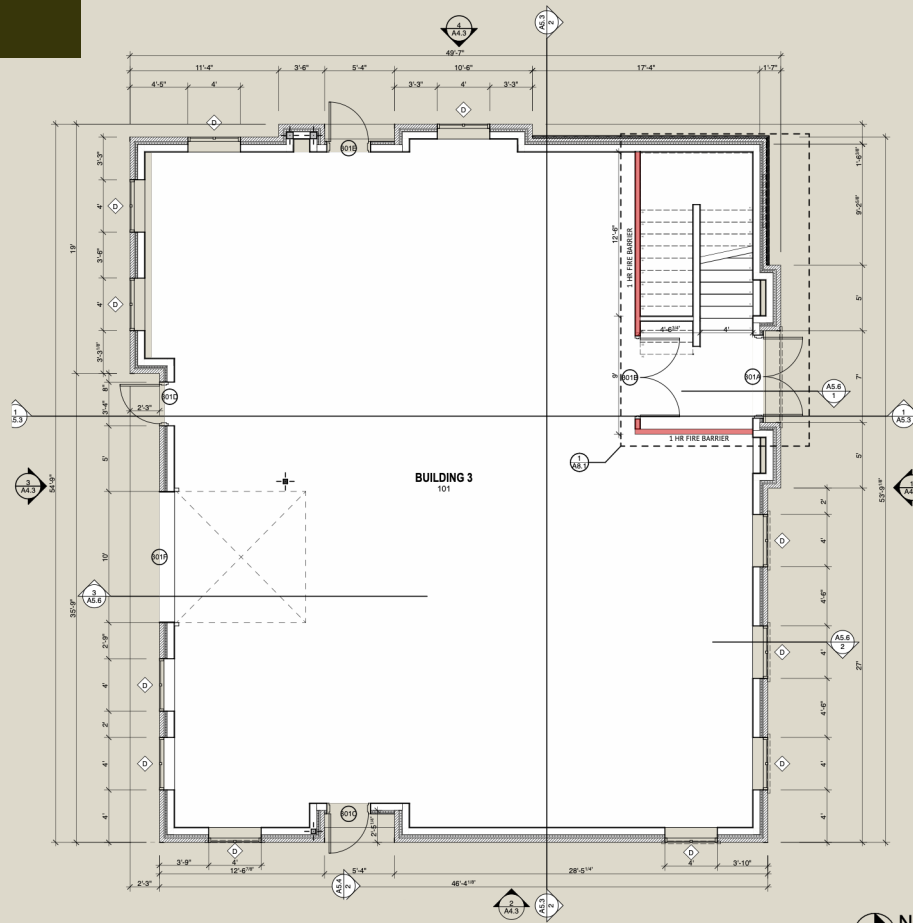
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A2.3

FLOOR PLAN -
BUILDING 3



1 BUILDING 3 - FLOOR PLAN
SCALE 1/8" = 1'-0"

Building # 3 is a 2,542 sf two story building with an overhead door in the back.



ISSUE DATE 1.6.25

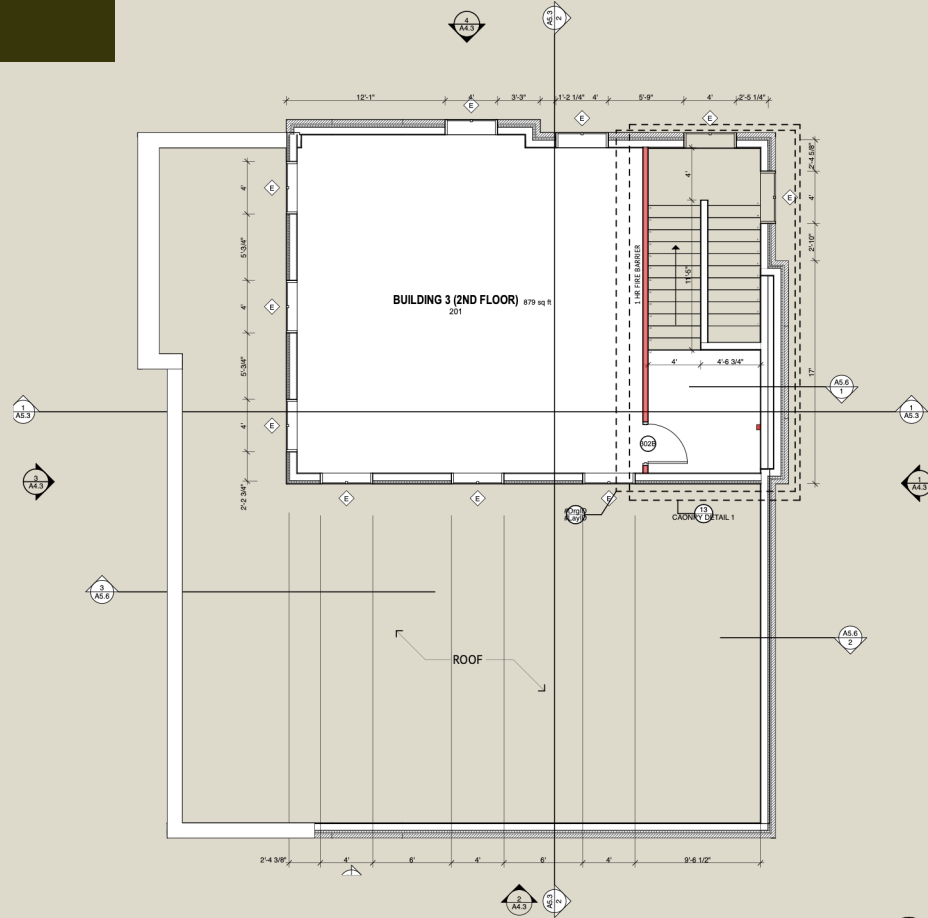
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A2.3.1

SECOND FLOOR
PLAN - BUILDING 3



1 BUILDING 3 - SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

Building # 3 is a 2,542 sf two story building with an overhead door in the back.

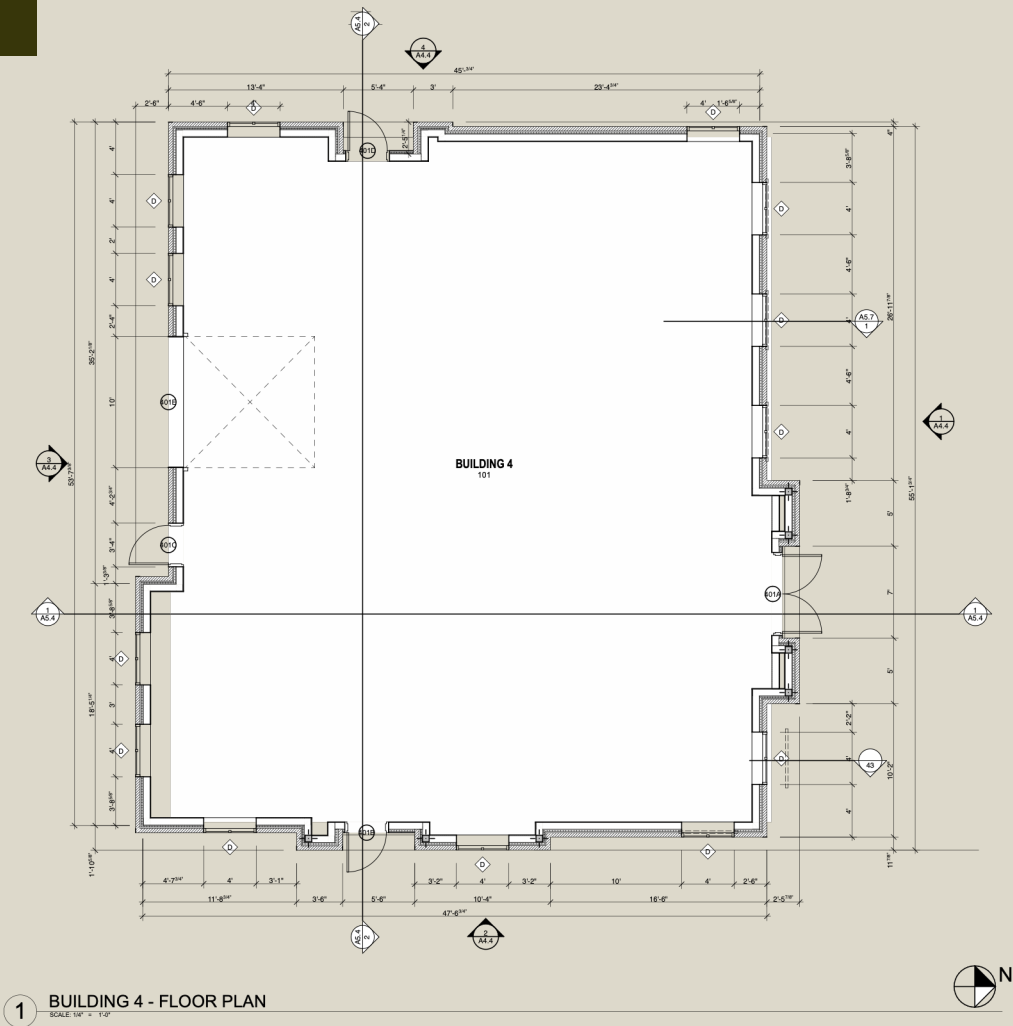
PROPERTY DETAILS
BUILDING #4



ISSUE DATE 1.6.25

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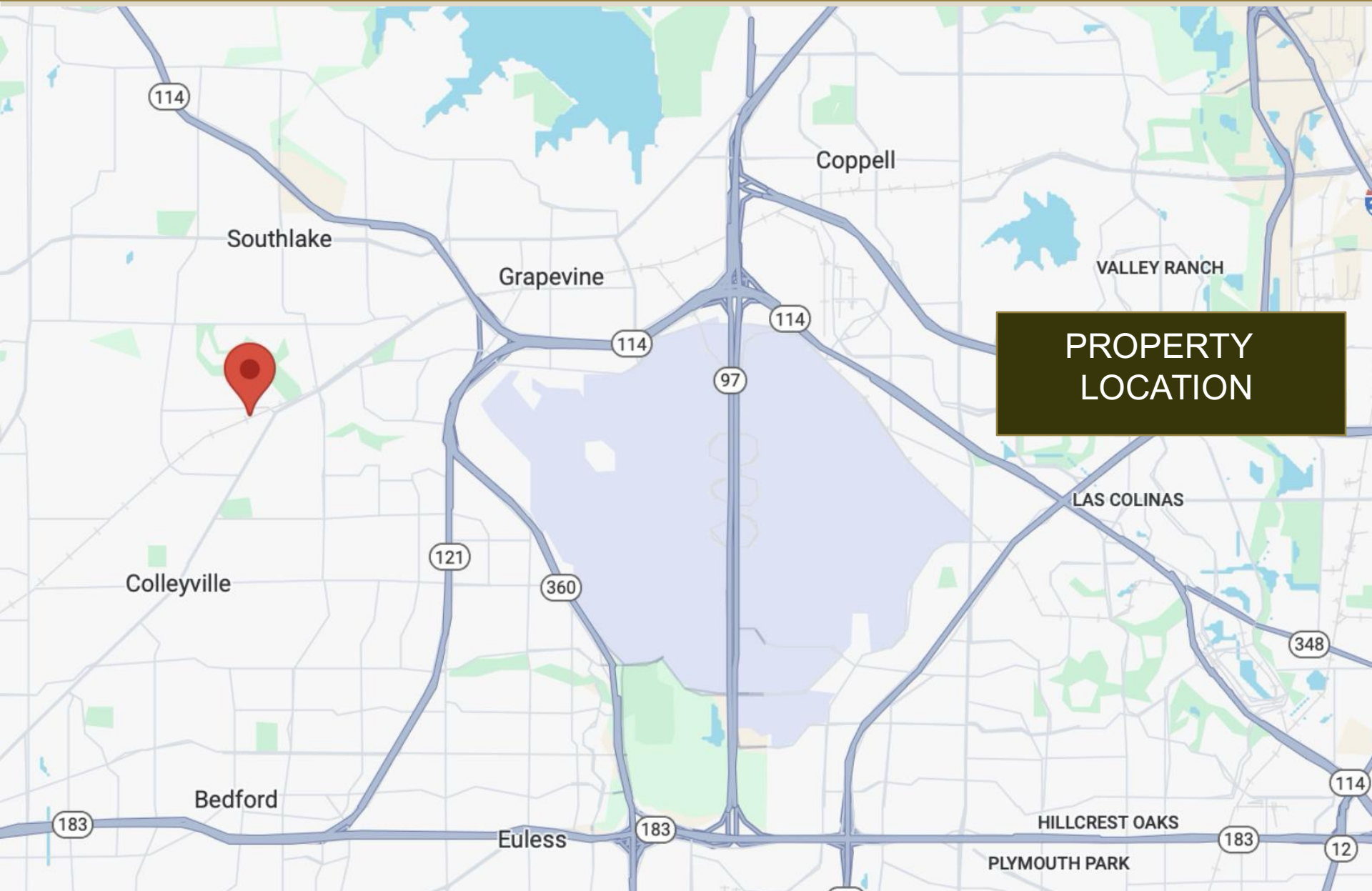
1 BUILDING 4 - FLOOR PLAN
SCALE 1/8" = 1'-0"

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A2.4

FLOOR PLAN -
BUILDING 4

Building # 4 is 2,556 sf with overhead door in the back



PROPERTY
LOCATION



CONTACT INFORMATION

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