

# FOR SALE

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City Line Business Park

7720 Precinct Line Rd, Colleyville, TX

partners

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- 3.41 AC Site
- Fronting Precinct Line Road
- 30,500 Total SF – Consisting of 5 Flex/Warehouse Buildings/Park
- 1,250 SF – 7,500 SF Per Building



**DEREK ANTHONY**  
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# *Flex Business Park*

**7720 PRECINCT LINE - COLLEYVILLE, TEXAS**  
**30,500-SF FLEX/WAREHOUSE DEVELOPMENT**  
**BLDGS 1, 2, 3, 4, 5: 1,250 SF - 7,500 SF PLANNED**

Why does everyone have to make a choice? Cross the line or not. Well, this project sits in Colleyville and Hurst, Texas (DFW Metro). Right? Why? Way back when, when they annexed this property into city limits, that's just what they did. It makes the project sort of fun, but for you, all entitlement work has been completed per this plan as attached. Are you familiar with Precinct Line Road? One of the main arteries running North and South connecting I-820 Interstate and Davis Blvd.

This site is very rare for this trade area because of the approved usage - FLEX space. Have you watched Shark Tank? What about the direct-to-consumer model? Duh...drop shipping to households. The last mile? The current plan has been approved and vetted with city approval. Ideal buyer could take the plans and start turning dirt and pre-leasing.

All entitlements, plans, utilities layouts, tap-in plans, material selection ALL have been completed. Over \$100,000 of soft costs spent for you and your bottom line will thank you. Please spend a moment and dive deeper into the following pages. I'm sure you have questions and we'd love to chat, so give us a shout.

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## PROPERTY OVERVIEW

- All entitlements completed by seller
- City of Hurst and city of Colleyville approvals
- All new surveys, site plan, etc. approved by cities
- Full site plan development plans available
- 1,250 SF - 7,500 SF - 5 buildings in development
- "SHOVEL-READY"
- Utilities, sewer, etc. all approved for site
- Two drive-way/entrance, exit into site
- No 18-wheeler/truck exterior parking outside
- Material selection and concrete PSI mandatory by the city of Colleyville (see plans)
- Brick, metal, and stone mixture of material
- Height:
  - Building 1 - 24'
  - Buildings 2, 4, & 5 - 25'
  - Building 3 - 20'

## TRAFFIC COUNTS (VEHICLES PER DAY)

- Precinct Line Rd - 30.8K VPD (9M per year)
- Davis Blvd - 27.6K VPD
- N Tarrant Pkwy - 24.7K VPD

## LOCATION

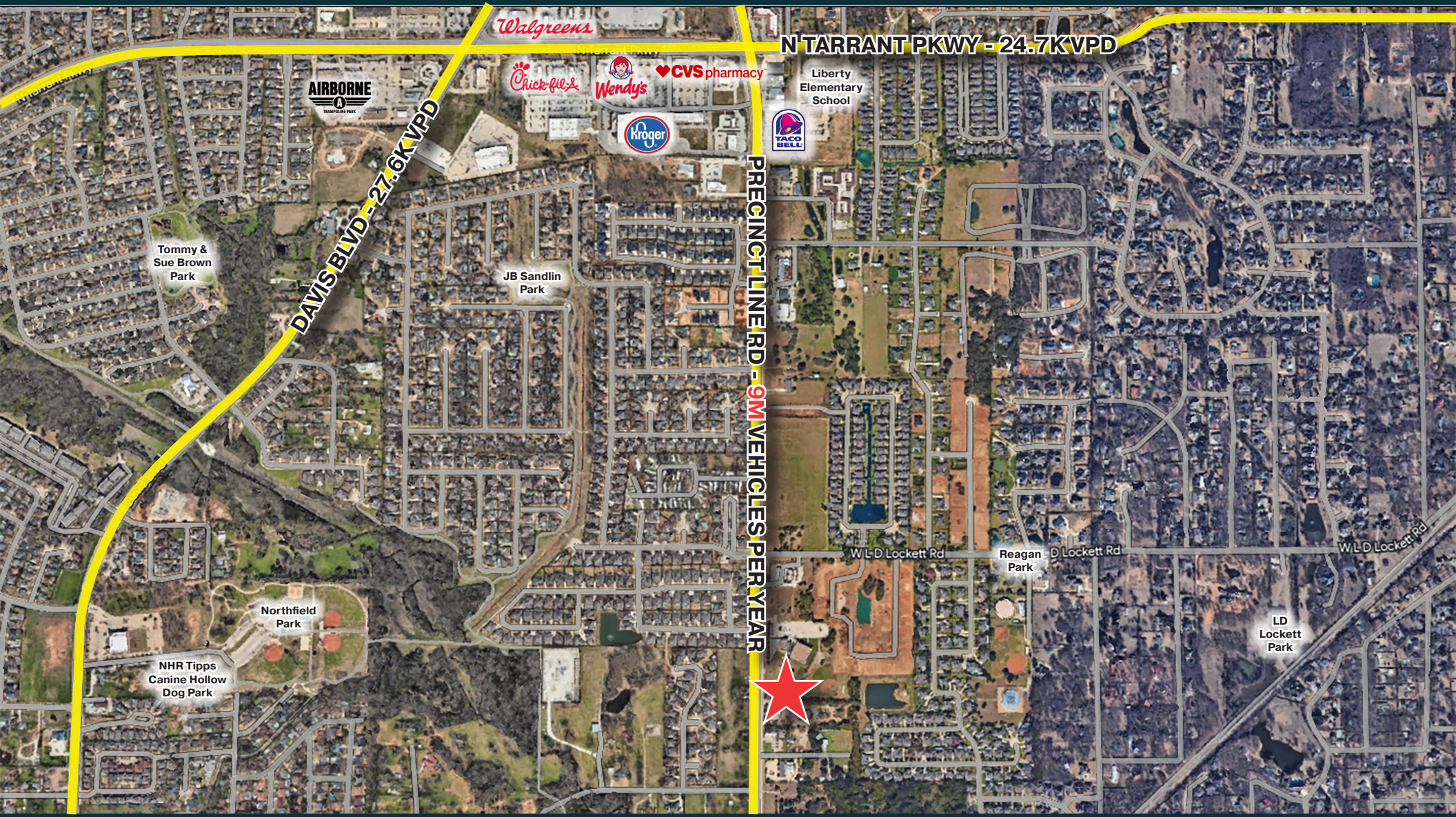
- Major throughfares for business traffic - access to main roads
- Fronting Precinct Line Rd - 2 exit/entrance points for tenants
- 0.8 miles south of North Tarrant Pkwy
- 2.5 miles north of Highway 26/Colleyville Blvd
- 3 miles south of 1709/Southlake Blvd
- 3.5 miles north of Highway 183 & I-820
- Purchase as property entitled with cities or buy AS IS with own use

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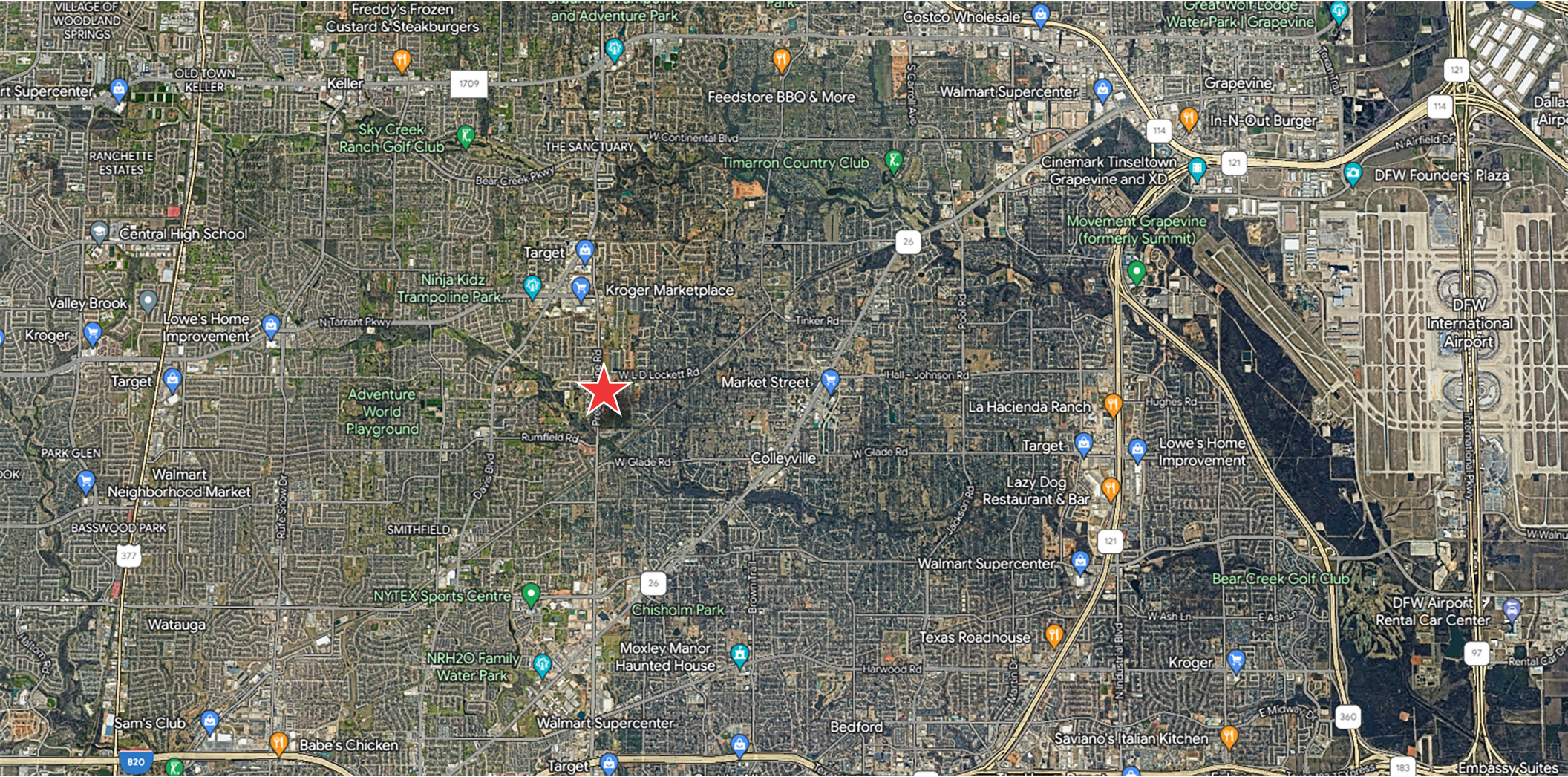
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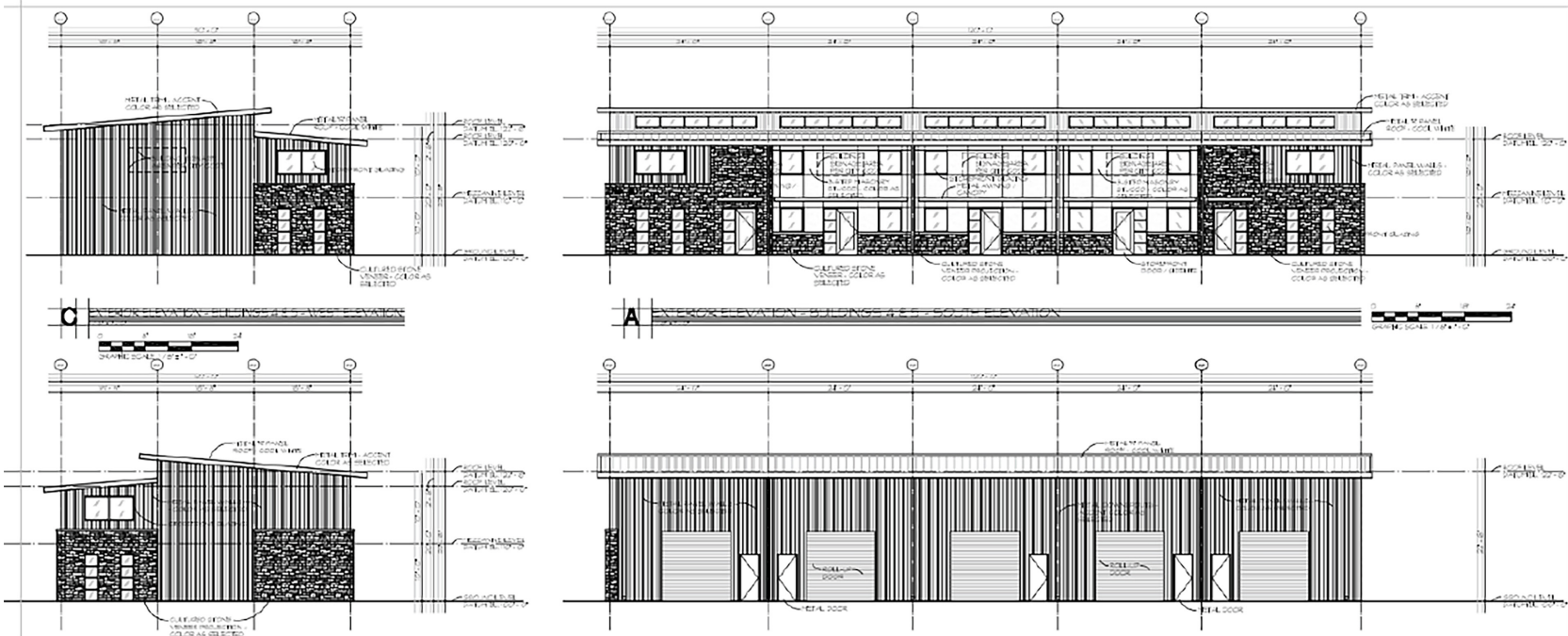
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## BLDGS 4 & 5 RENDERING

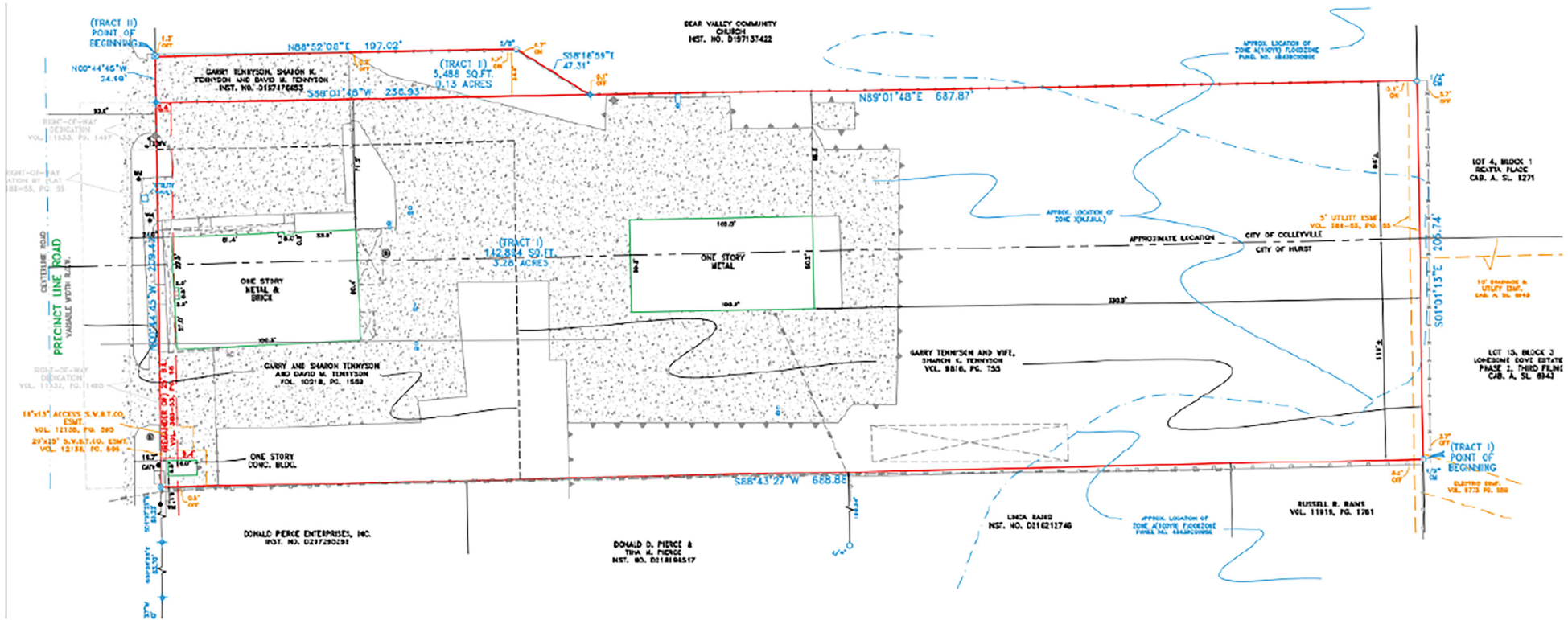


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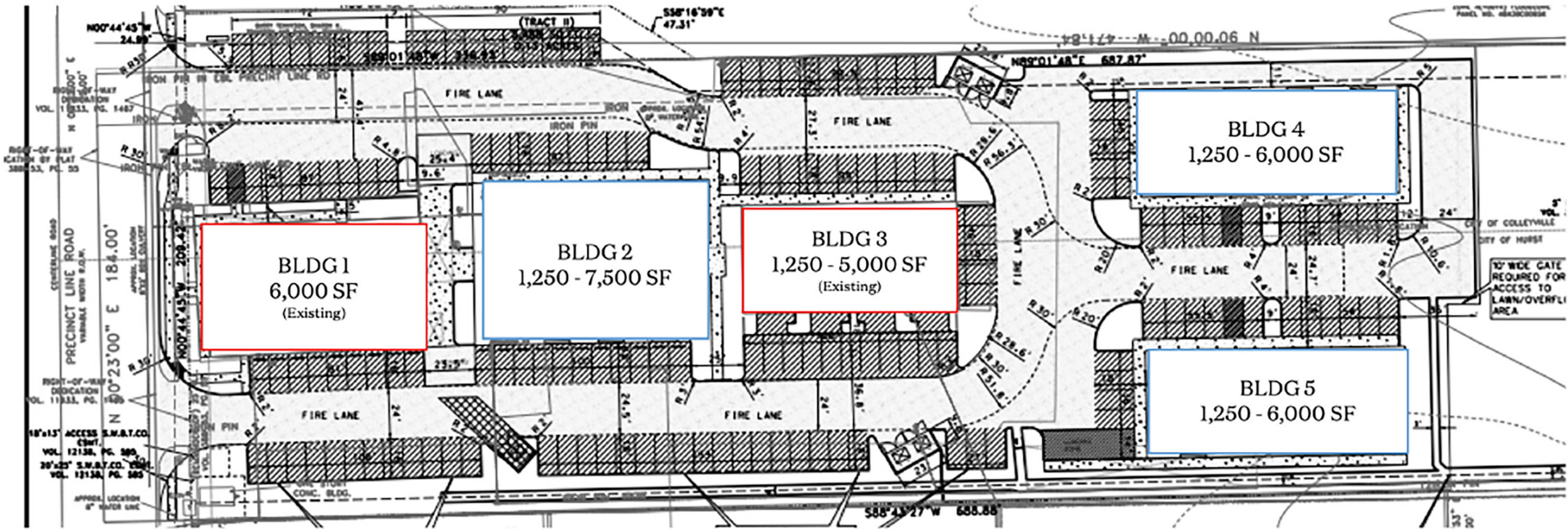
### CURRENT SURVEY (2021) - BLDG 1 & BLDG 3



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### NEW SITE PLAN: 30,500 SF ON 3.41 AC



#### BUILDING 1: 6,000 SF

- Current height: 24'
- In-progress of redevelopment (vertical/new elevation)

#### BUILDING 2: 7,500 SF

- Phase II height: 25'
- Approved plan (conceptual)

#### BUILDING 3: 5,000 SF

- Phase II/III height: 20'
- Current: upgrade to exterior/interior needed

#### BUILDING 4: 6,000 SF

- Phase IV height: 24'
- Approved plan (conceptual)

#### BUILDING 5: 6,000 SF

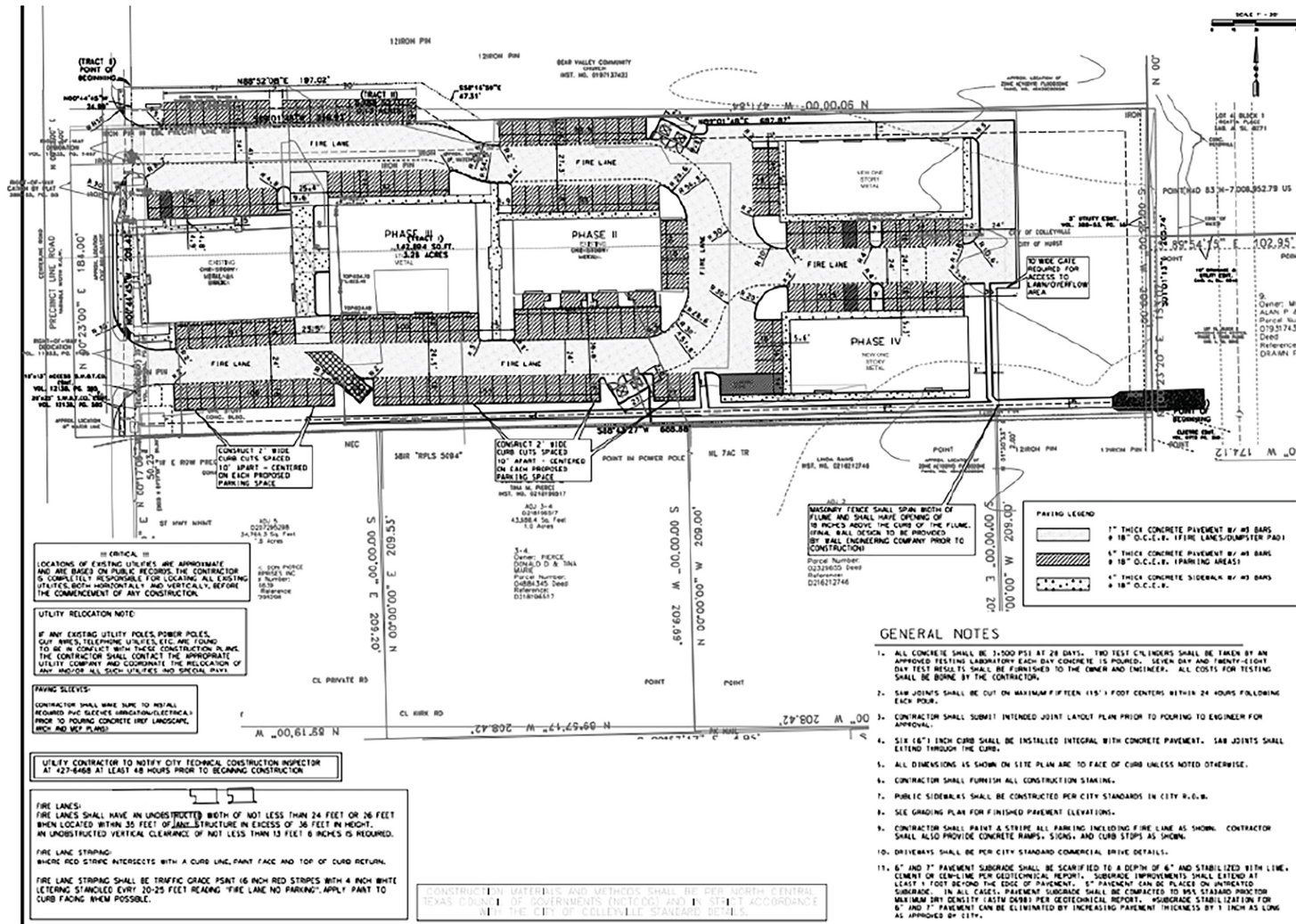
- Phase IV height: 24'
- Approved plan (conceptual)

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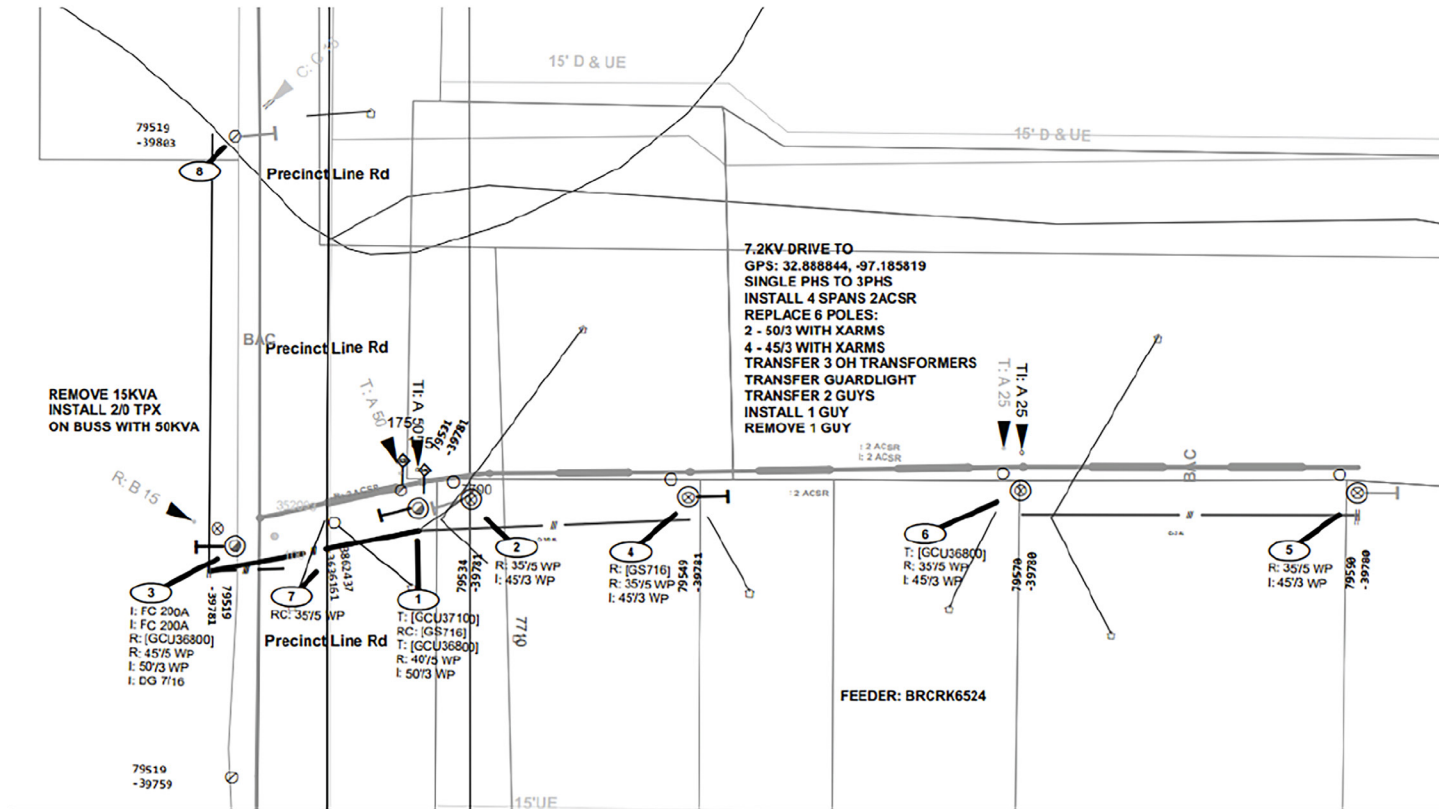
## NEW SITE PLAN



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### ELECTRICAL/EASEMENT



### ELECTRIC CONSTRUCTION PRINT

WR Number: <b>3532546</b>	Date: 2021/02/05	WR Name: FWN CRT 7720 PRECINCT LINE RD OFFSITE
Sheet: <b>1</b> of <b>1</b>	Scale: [SCALE]	Customer:
Job Status: Design	Svc Ctr / Office: /	Address: 7720 PRECINCT LINE RD , 331
Designer: TERRELL, CALLIE R/USOC	682 261 7328	Location:



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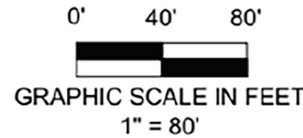
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## ELECTRICAL/EASEMENT

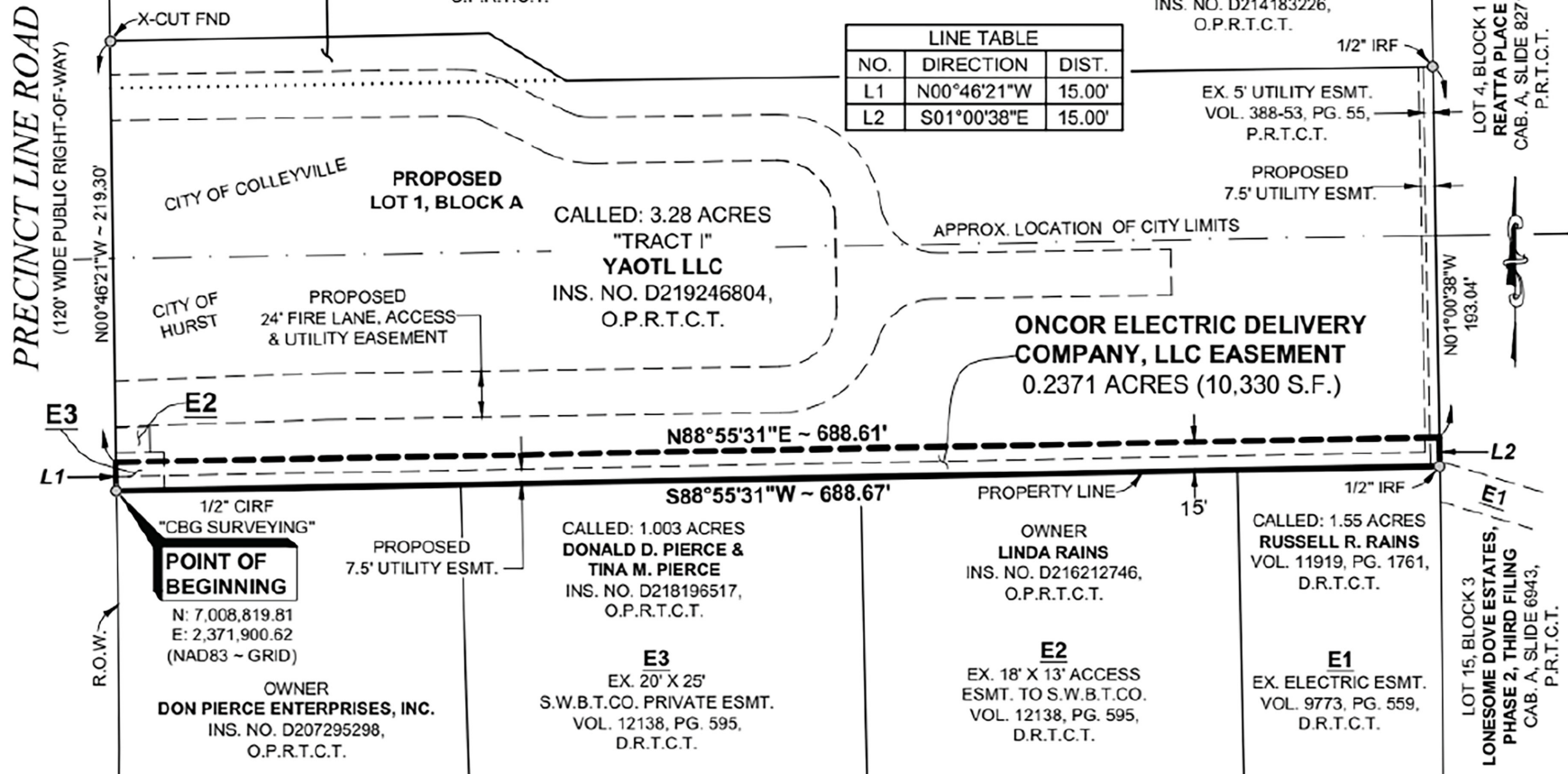
### MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

CALLED: 0.13 ACRES  
**YAOTL LLC**  
"TRACT II" IN  
INS. NO. D219246804,  
O.P.R.T.C.T.



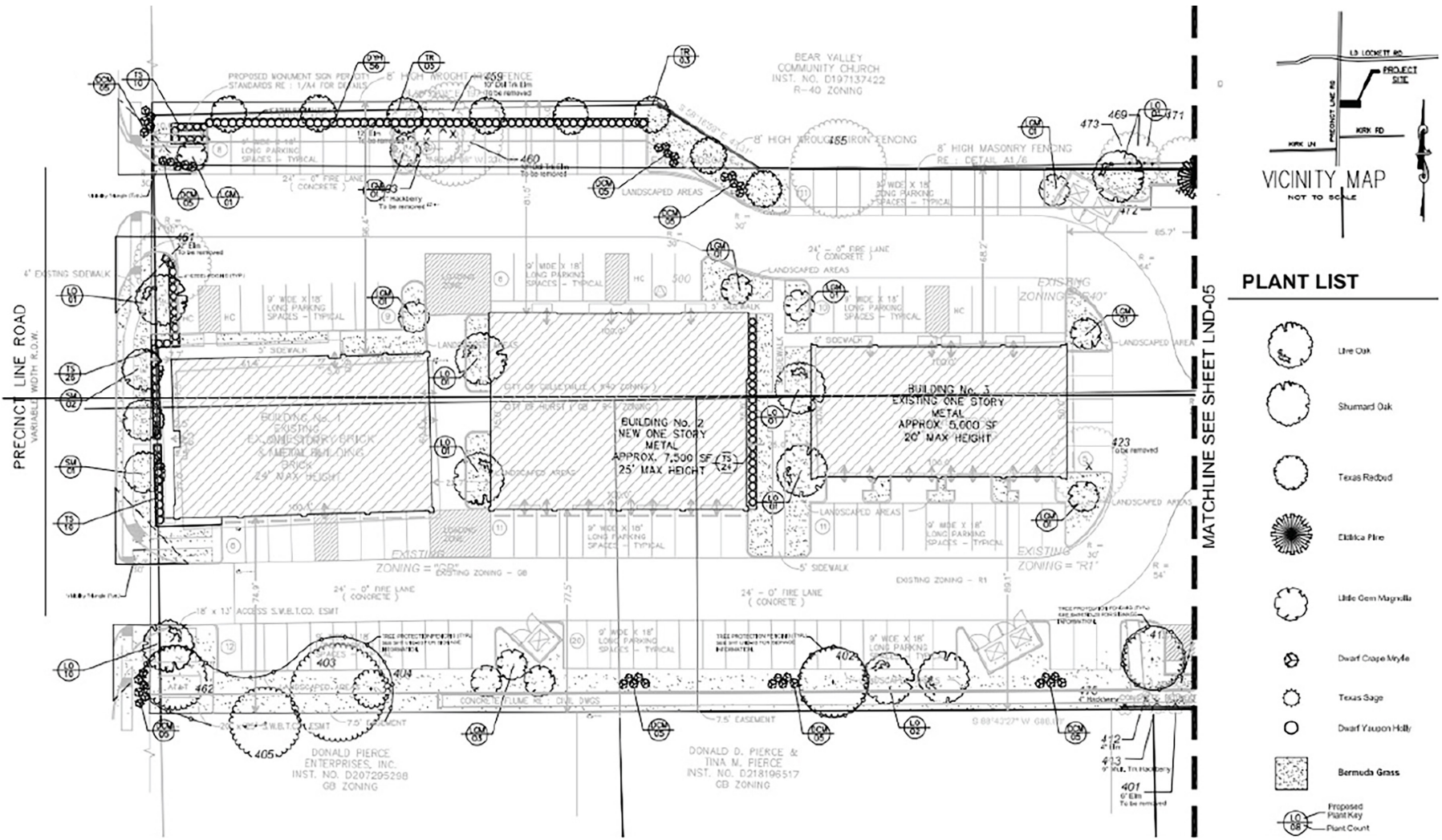
COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)



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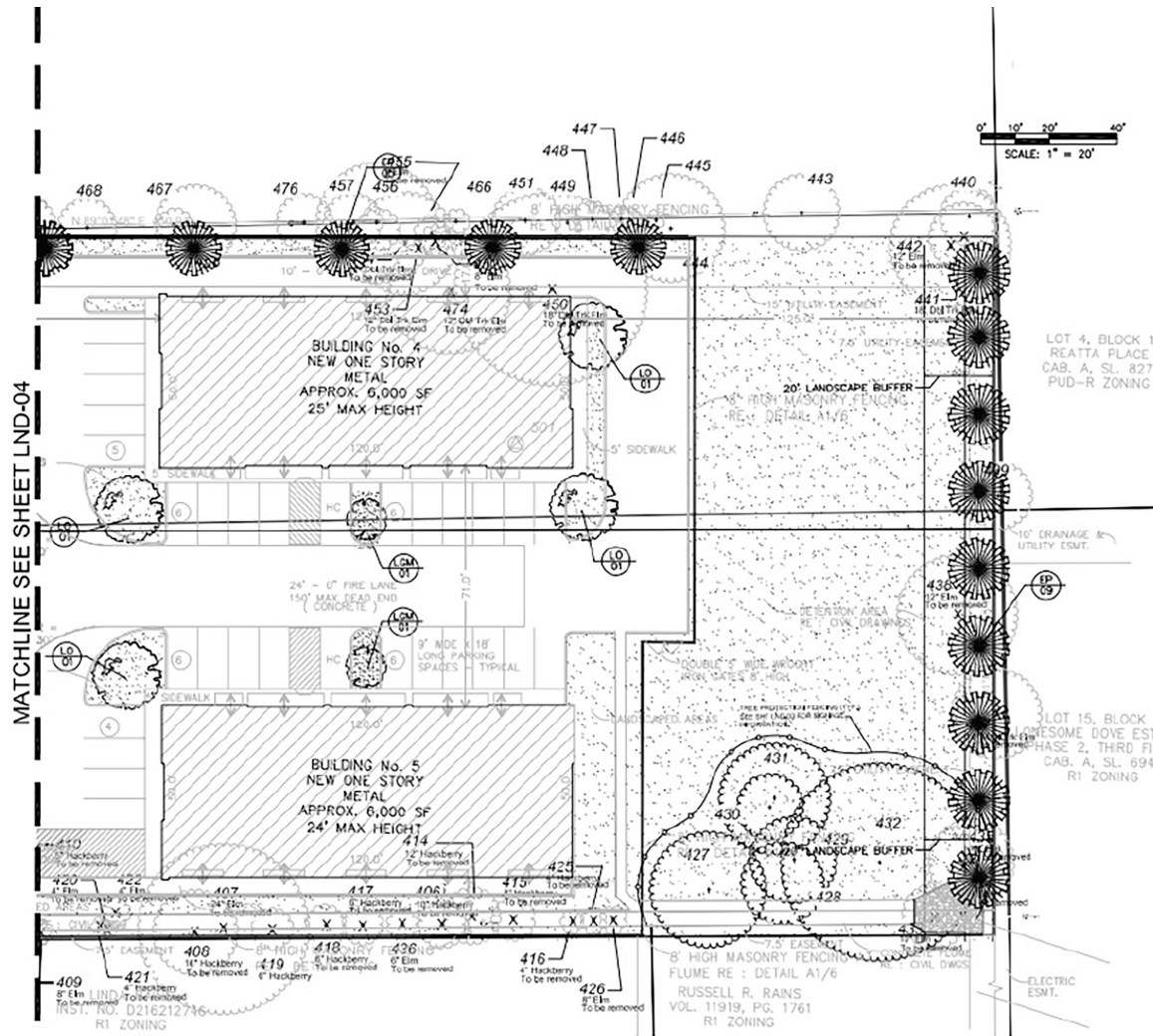
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### LANDSCAPE APPROVED PLAN (1 OF 2)



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### LANDSCAPE APPROVED PLAN (2 OF 2)



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## NOT ALLOWED USES

### COLLEYVILLE

- Zoned - PUD-C

### HURST

- Zoned - GB (general business)

**PERMITTED USES LIST  
AVAILABLE UPON REQUEST**

NO DRIVE THRU  
NO AUTO REPAIR/BODY/PAINTING/ENGINE/OIL  
NO OVERNIGHT OUTDOOR PARKING for Large Trucks  
NO TRAILERS  
NO OUTDOOR STORAGE SUPPLIES

## CITY CONTACTS

### COLLEYVILLE

BEN BRYNER

Economic Development Director

C: 817-503-1052

E: bbryner@colleyville.com

### HURST

MICHELLE LAZO

Economic Development Director

C: 817-788-7055

E: mlazo@hursttx.gov

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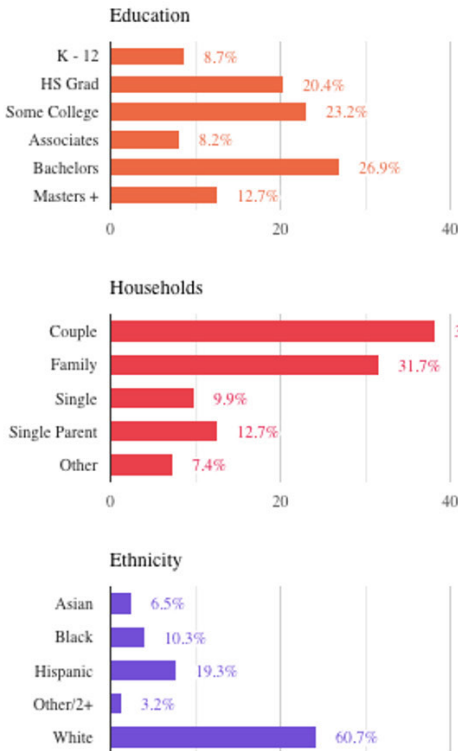
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### DEMOGRAPHICS (10-MI. RADIUS)

City Line Business Park HurstColleyville


10 mile Trade Area 

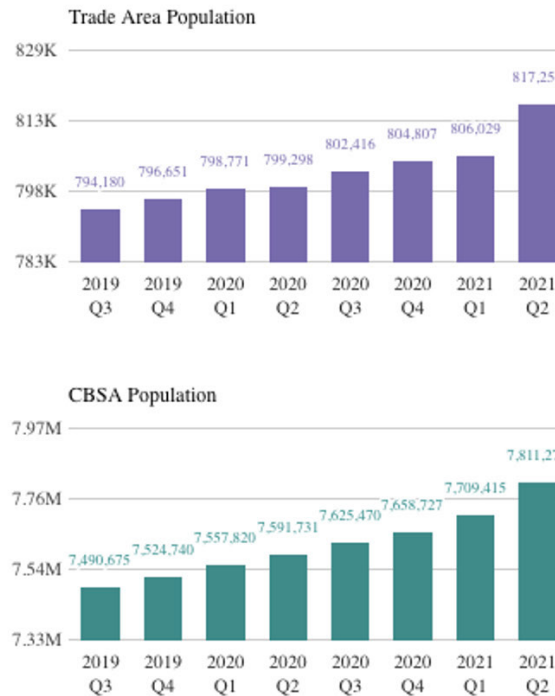
Demo Charts 



City Line Business Park HurstColleyville

10 mile Trade Area 

Population 



City Line Business Park HurstColleyville

10 mile Trade Area 

Demographics 

<b>Population:</b>	817,252
<b>Households:</b>	309,582
<b>% Pop Under 18:</b>	25.9%
<b>Median HH Income:</b>	\$91,221
<b>% Education, Bachelors or Higher:</b>	39.6%
<b>Household Size:</b>	2.64
<b>Establishments:</b>	18,627
<b>Employees FTE:</b>	402,106
<b>% Age Under 5:</b>	7.3%
<b>% Age 5-14:</b>	13.2%

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## DEMOGRAPHICS

### Consumer Profile Report

STI: PopStats, 2021 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2021 Population	8,975	---	82,012	---	270,311	---
2026 Projected Population	9,194	---	83,369	---	275,641	---
Pop Growth (%)	2.4%	---	1.7%	---	2.0%	---
2021 Households	3,214	---	29,896	---	100,552	---
<b>Household Income (2021)</b>						
<b>Per Capita Income</b>	\$55,269	---	\$55,738	---	\$48,629	---
<b>Average HH Income</b>	\$154,324	---	\$152,906	---	\$130,726	---
<b>Median HH Income</b>	\$127,435	---	\$114,926	---	\$93,132	---
Less than \$25,000	170	5.3%	1,735	5.8%	8,228	8.2%
\$25,000 - \$34,999	182	5.7%	1,321	4.4%	6,202	6.2%
\$35,000 - \$49,999	238	7.4%	2,140	7.2%	9,811	9.8%
\$50,000 - \$74,999	347	10.8%	4,214	14.1%	16,113	16.0%
\$75,000 - \$99,999	311	9.7%	3,511	11.7%	13,108	13.0%
\$100,000 - \$149,999	694	21.6%	6,257	20.9%	19,241	19.1%
\$150,000 - \$199,999	521	16.2%	4,346	14.5%	12,675	12.6%
\$200,000+	752	23.4%	6,372	21.3%	15,175	15.1%
<b>Businesses</b>						
Establishments	64	---	1,497	---	7,135	---
Employees (FTEs)	876	---	18,295	---	100,803	---

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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.

## 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

PCR Brokerage Dallas-Fort Worth, LLC dba Partners	<b>9013094</b>	melissa.kennedy@partnersrealestate.com	<b>214-550-2990</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	jon.silberman@partnersrealestate.com	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Derek Anthony</b>	<b>677154</b>	derek.anthony@partnersrealestate.com	<b>214-277-2006</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_