

100% Occupied Retail Center

4209 Colleyville Blvd | Colleyville, TX 76034



SALE PRICE

6.0% Cap Rate

NET OPERATING INCOME

Released w/CA

PROPERTY AREA

6,375 SF Total on 0.84 AC

- 👁️ 100% Occupied Retail Center with Stable, Long-Term Tenants on Colleyville Blvd
- 👁️ Shadowed Anchored by Simoniz Car Wash & Sprouts Market
- 👁️ Located 2 Miles from Highway 121/183
- 👁️ Strong Traffic Profile with 27,000 VPD

Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

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OVERVIEW

Property Information

Price	****
Price per Square Foot (GLA)	****
Net Operating Income	****
Cap Rate Current	6.0%
Total Suites	3
Tenants	3
Occupancy	100%
Vacancy	0%
Gross Leasable Area (GLA)	6,375 SF
Lot Size (Acres)	0.84 AC
Year Built	1993

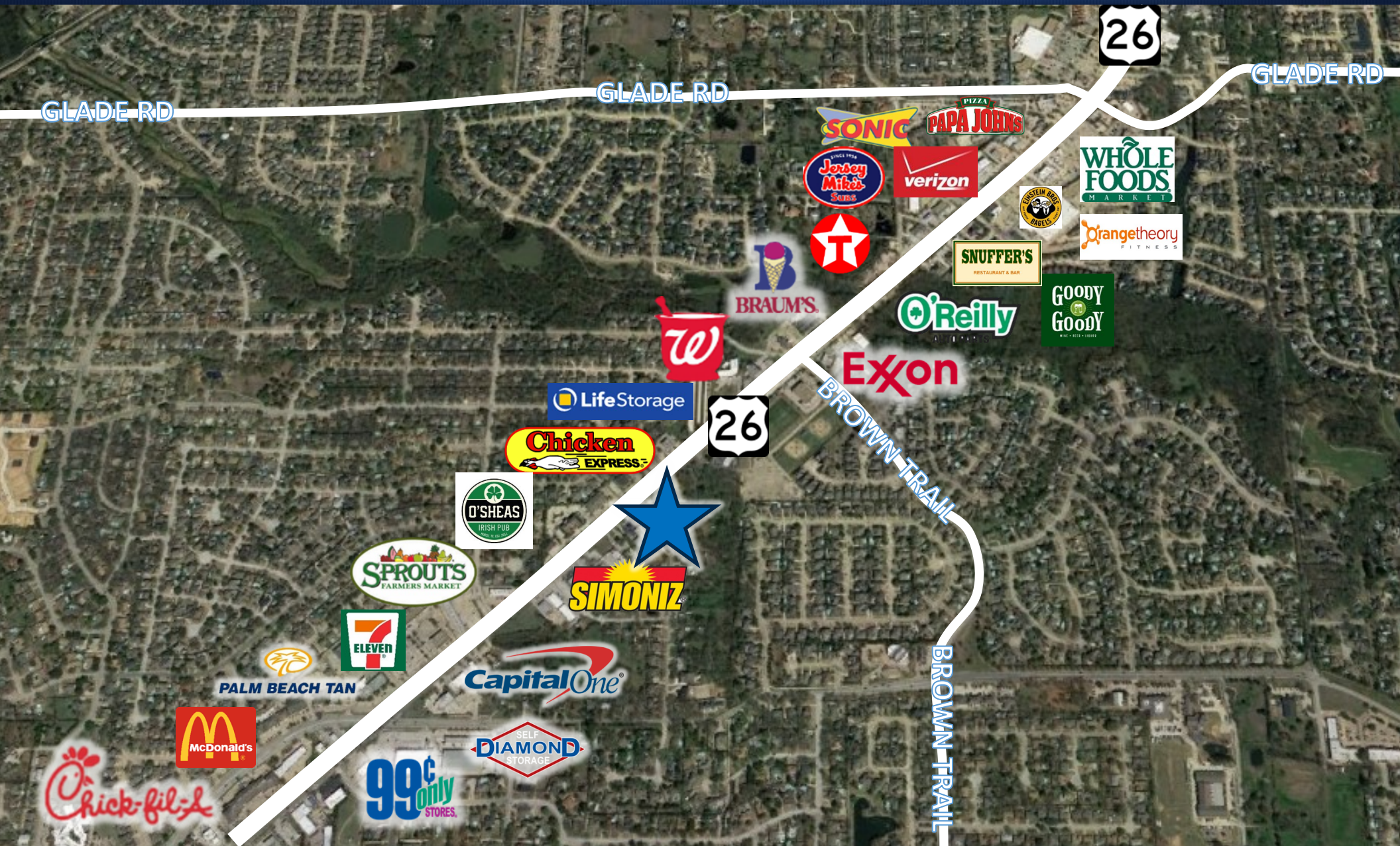
Vision Commercial Real Estate is pleased to present the opportunity to acquire a 100% occupied retail center located in Colleyville. This 6,375 sf retail building sits on a 0.84 acre lot with ample parking and occupied by three long term tenants; making 4209 Colleyville Blvd a stable, income producing asset. This property allows easy access to Highway 121/183 with 27,000 vehicles per day.

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	9,551	27,504	57,069	280,331
Employees	4,291	11,971	19,310	100,853
Average HH Income	\$149,278	\$130,541	\$109,406	\$112,139
2018-2023 Annual Rate	0.75%	1.43%	1.11%	1.05%
Traffic Count	27,200 VPD			

*STDBonline.com 2018

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FELPS DR



Sleep City
Yoga & Wellness
Foot Heaven

FELPS DR



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Rent Roll

Tenant	Unit	SF Occupied	SF %	Lease Commencement	Lease Expiration	Monthly Base	Annual Base	Annual Rent PSF
Sleep City	A	2,775	44%	7/1/2016	2/29/2020	CONFIDENTIAL		
Yoga & Wellness	B	2,000	31%	4/1/2016	5/31/2020			
*Foot Heaven	C	1,600	25%	6/1/2018	6/1/2021			
TOTAL		6,375	100%					

* The following tenants have annual rent bumps for the duration of their lease

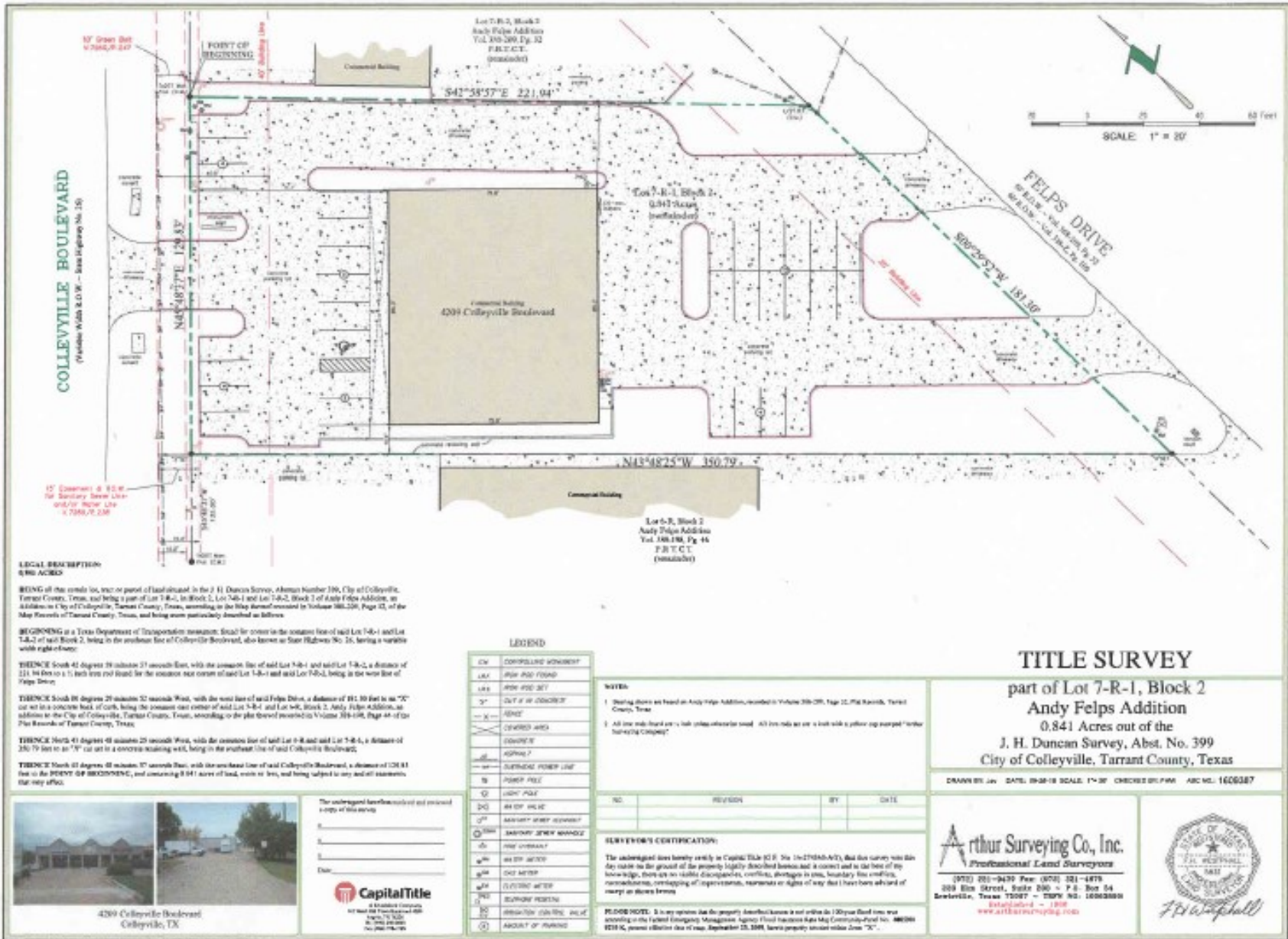
Total CAM	Total	PSF
Water	CONFIDENTIAL	
Trash/Dumpster		
Lawn Care		
Maintenance		
Total		

Total Expense Breakdown	Total	PSF
Total CAM	CONFIDENTIAL	
Insurance		
Property Taxes		
Total		

NOI Breakdown
CONFIDENTIAL

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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:
 - 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.

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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com