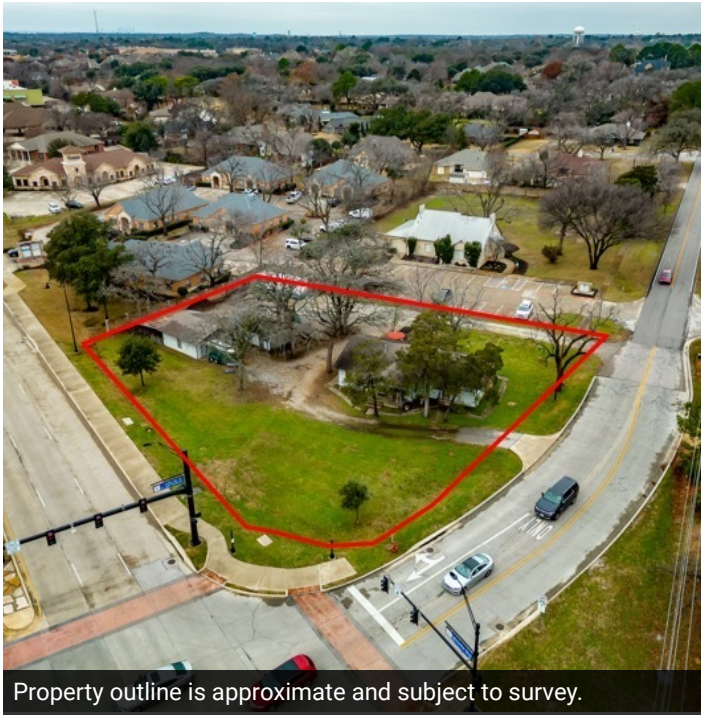


FOR SALE

1509 TINKER ROAD
1509 Tinker Road Colleyville, TX 76034



Property outline is approximate and subject to survey.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	1,648 SF
Lot Size:	0.77 Acres
Year Built:	1950
Zoning:	City of Colleyville: Agricultural (Surrounding properties are PUD- Commercial)
Market:	Dallas-Fort Worth
Submarket:	Colleyville

PROPERTY OVERVIEW

Introducing a prime commercial opportunity situated at the southwest corner of the lighted corner intersection of Tinker Road and Colleyville Blvd. Currently zoned agricultural, this property presents a unique opportunity for transformation, with the possibility for a buyer to request rezoning through the city, aligning with the commercial use of surrounding properties. The true value of this property lies in its strategic position, ensuring maximum visibility and convenience. This property is a canvas ready to be tailored to your vision in Colleyville's dynamic market. The home on the property has been used as a rental property, and the shop structure has been used for storage. Appointment required for tours. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Approx. .77 AC with 150 feet of frontage on Colleyville Blvd. (Hwy.26), and 190 feet of frontage on Tinker Rd.
- Surrounding properties are zoned PUD-Commercial and CC2
- Recent improvements to Highway 26
- All utilities on-site
- High visibility and traffic counts
- Property website: <https://buildout.com/website/1509tinkerroad>

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

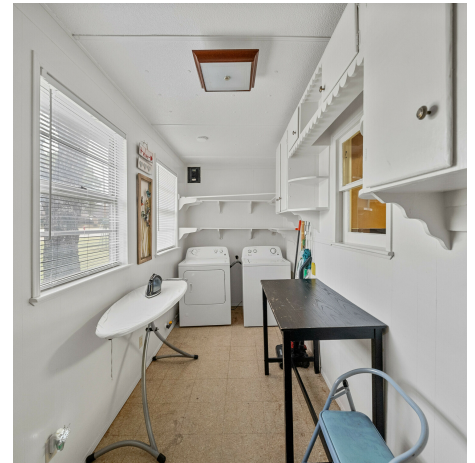
Jose Duarte, CCIM
972 885 8180



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FOR SALE

1509 TINKER ROAD
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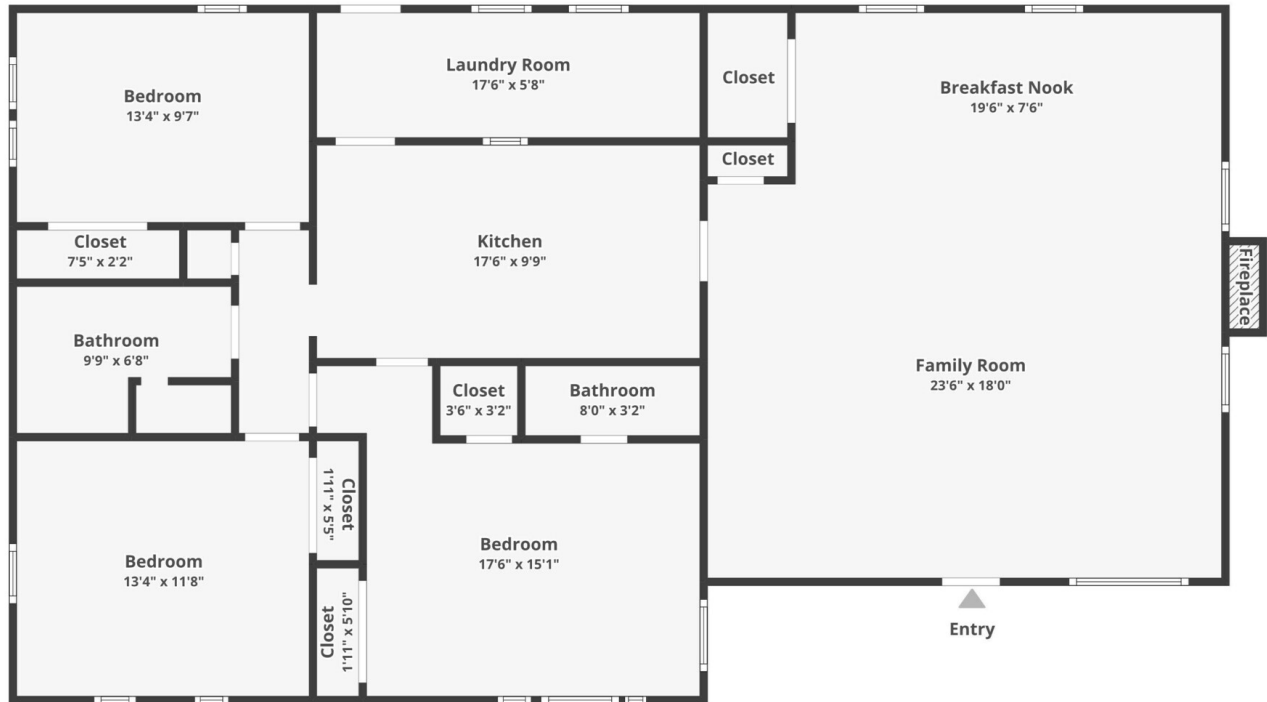


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1509 TINKER ROAD
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(Not to Scale)



Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Floor-plan of home on property

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214 578 0087

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972 885 8180



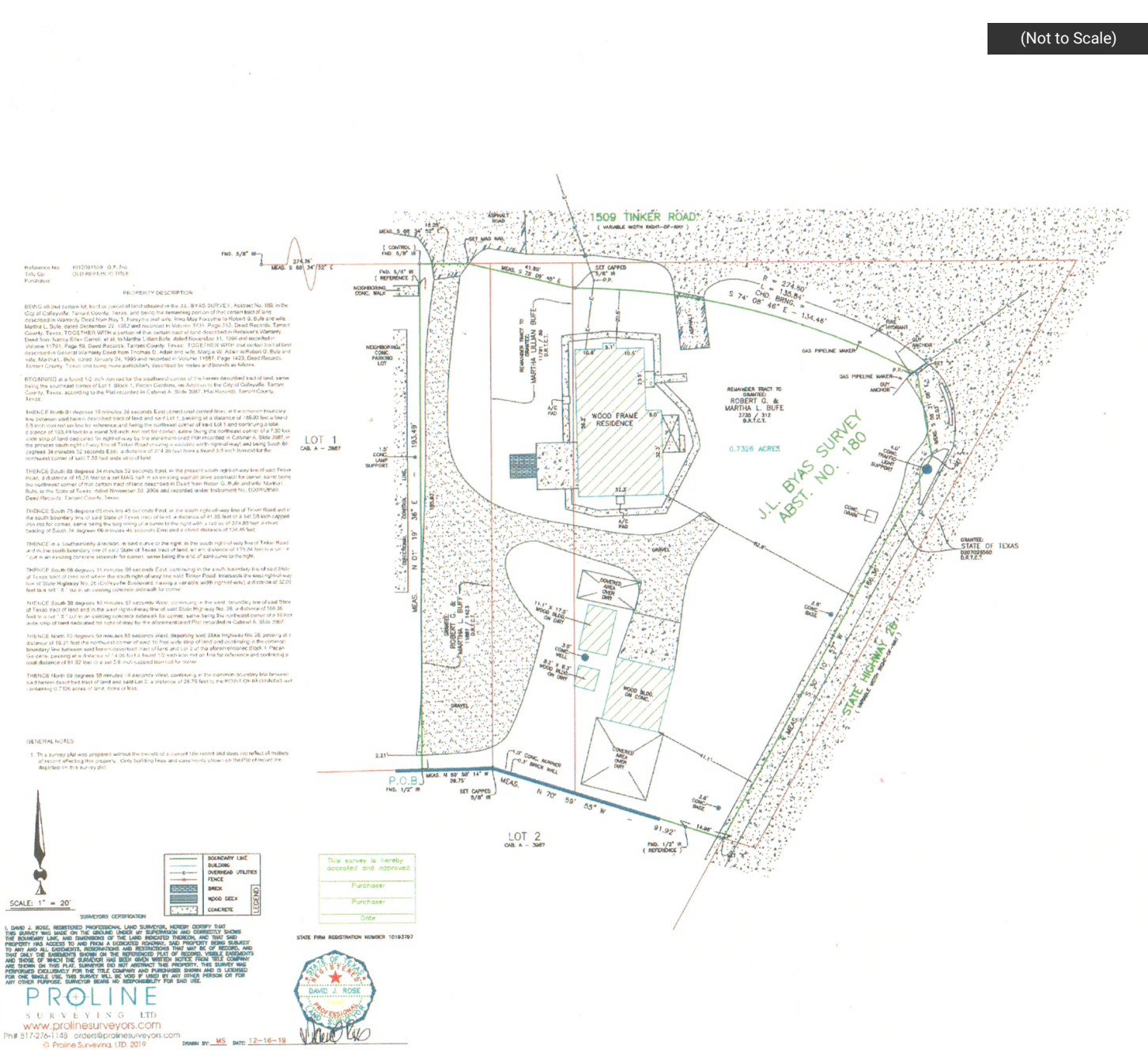
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1509 TINKER ROAD

1509 Tinker Road Colleyville, TX 76034

(Not to Scale)



Survey

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 214 578 0087

Jose Duarte, CCIM
 972 885 8180



FOR SALE

1509 TINKER ROAD
1509 Tinker Road Colleyville, TX 76034

SALE PRICE **\$1,000,000**

LOCATION INFORMATION

Street Address	1509 Tinker Road
City, State, Zip	Colleyville, TX 76034
County	Tarrant
Market	Dallas-Fort Worth
Sub-market	Colleyville
Cross-Streets	Tinker Road and Colleyville Blvd.
Signal Intersection	Yes
Market Type	Medium
Nearest Highway	SH-121 and TX-360
Nearest Airport	DFW International Airport

BUILDING INFORMATION

Building Size	1,648 SF (home) 900 SF (workshop)
Building Class	C
Year Built	1950

PROPERTY INFORMATION

Property Type	SWC signalized intersection
Property Subtype	Office Building
Zoning	City of Colleyville: Agricultural (Surrounding properties are PUD-Commercial)
Lot Size	0.77 Acres
Corner Property	SWC signalized intersection

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES

Electricity	TXU Energy
Gas	Atmos Energy
Water & Sewer	City of Colleyville
Internet	Frontier

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214 578 0087

Jose Duarte, CCIM
972 885 8180



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date