

Gateway Ct Colleyville Professional Office

FOR SALE

4109 Gateway Ct
Colleyville, TX 76034



John Torres
Preeminent CRE Group
Broker
(469) 520-1198
john.torres@precregroup.com



OFFERING SUMMARY

ADDRESS	4109 Gateway Ct Colleyville TX 76034
COUNTY	Tarrant
NET RENTABLE AREA (SF)	5,119
LAND ACRES	0.66
LAND SF	28,750 SF
YEAR BUILT	2006
YEAR RENOVATED	2022
NUMBER OF TENANTS	2
ZONING TYPE	CPO
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24
PARKING RATIO	4.95:1000
PRICE	\$1,850,000

PROPERTY HIGHLIGHTS

- 3-Units are ideal for owner-occupied with income potential
- Meticulously maintained professional offices with sleek, quality finishes throughout
- 2-Car Garage (Unit 100)
- Income growth potential
- Minutes to TX-121 and Glade Rd

PROPERTY OVERVIEW

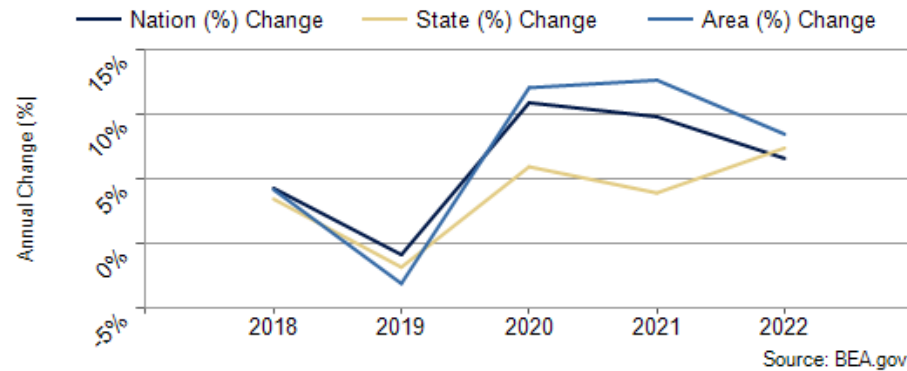
This upscale professional asset is ideal for a growing practice or a discerning investor. The property is currently configured into two 1,450 RSF suites and a third 2,019 RSF suite with a rare, 2-car attached garage. The property has been meticulously maintained with quality finishes throughout.

With its immediate proximity to TX-121, a large portion of the DFW Metroplex is less than a 30-minute drive, making this an excellent location for all types of professional and medical office businesses. Leases are strategically structured so that a new owner can occupy all or a portion of the property within the next 12-months or continue to derive income from the long-term tenants. In addition to its excellent geographic location, occupants will have access to numerous dining, service and entertainment options within a 1-mile radius.

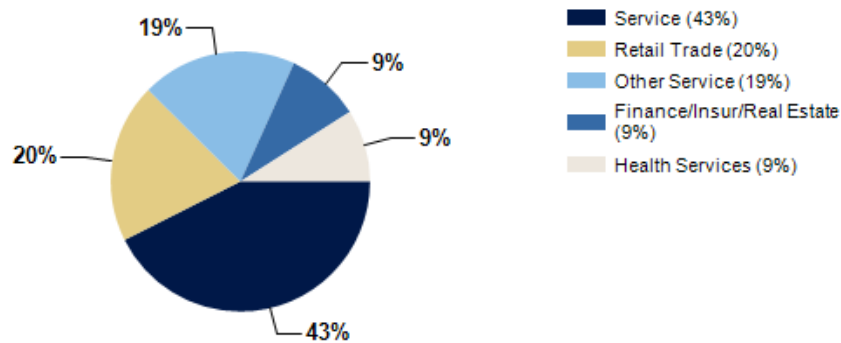


 **PROPERTY VIDEO**

Tarrant County GDP Trend

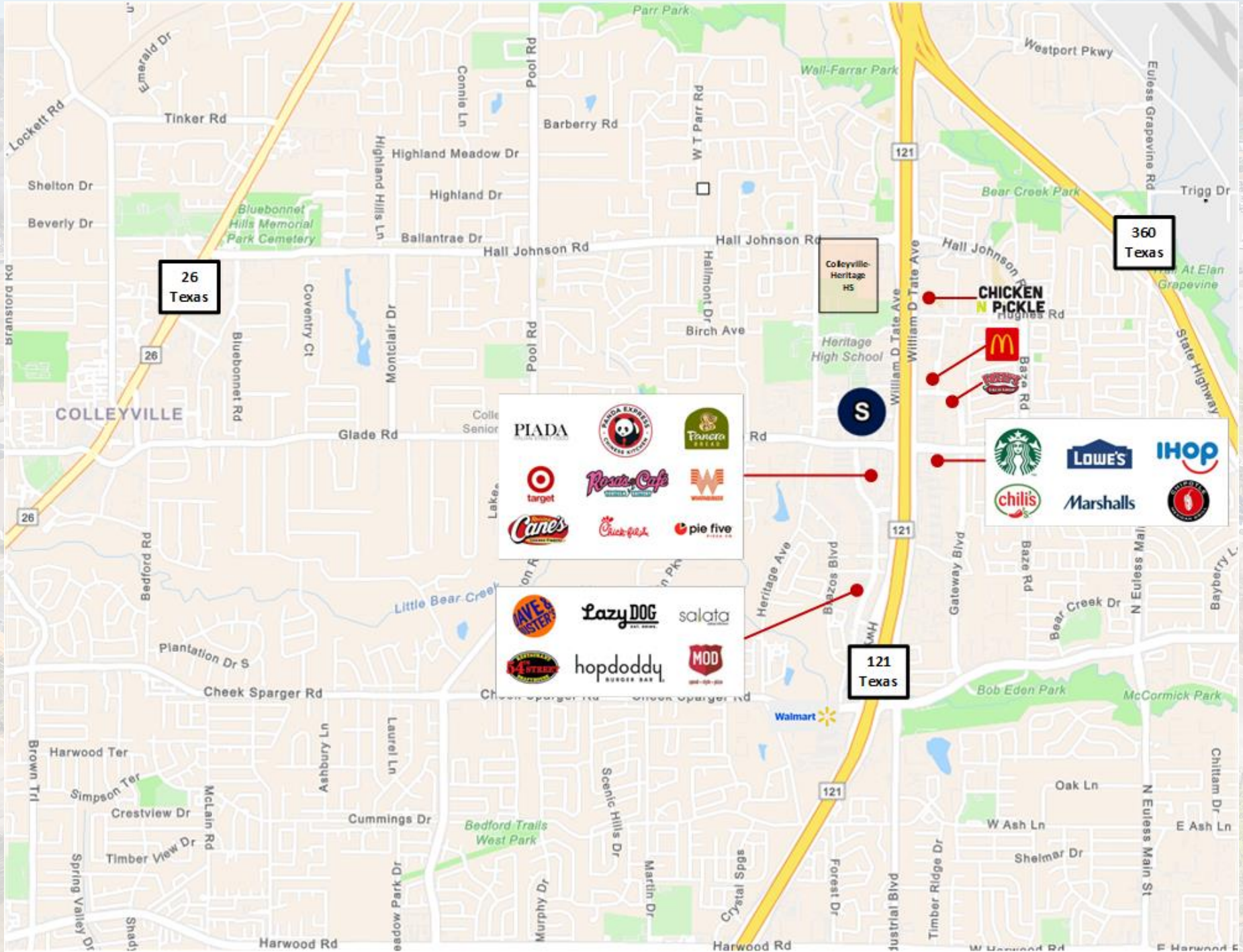


Major Industries by Employee Count



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,449	88,089	204,121
2026 Median HH Income	\$155,093	\$101,860	\$96,884
2026 Average HH Income	\$196,251	\$147,318	\$145,046



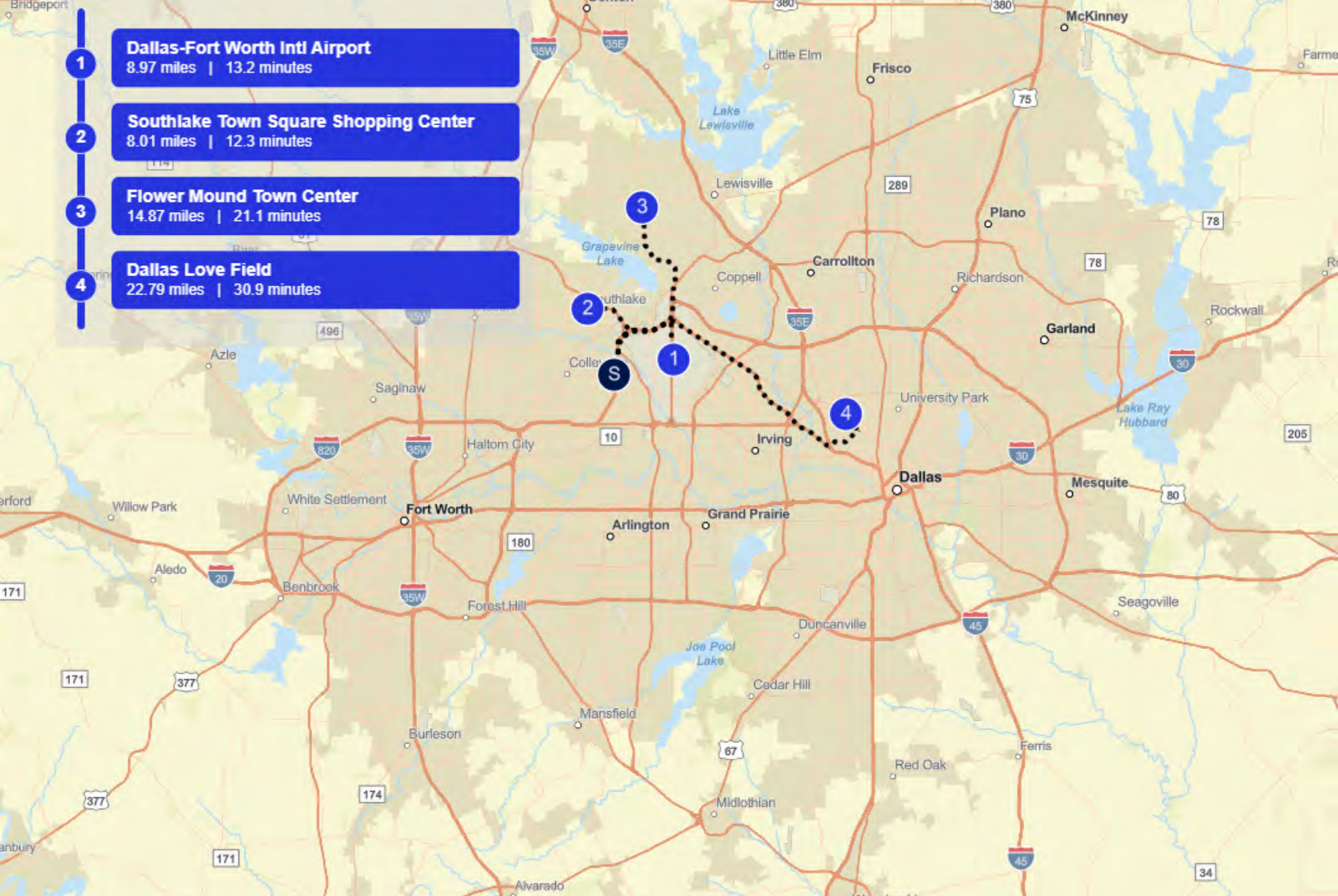


**PREMINENT
CRE
GROUP**

John Torres
Broker
(469) 520-1198
john.torres@precgroup.com

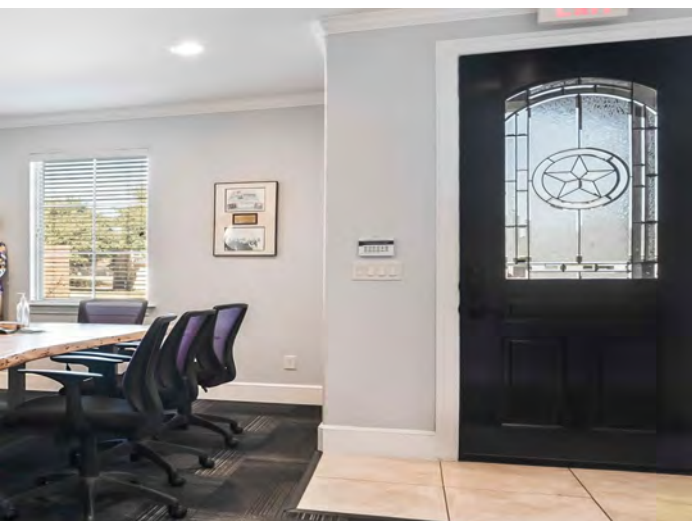
Preminent CRE Group
312 Northwest Highway #125, Grapevine, TX 76051

Local Business | Gateway Ct Colleyville Professional Office 4











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.

2-10-2025



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. **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.

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.

Preeminent CRE Group LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Designated Broker of Firm	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
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

Gateway Ct - Colleyville Professional Office

DISCLAIMER

The information contained in this marketing brochure has been obtained from sources we believe reliable; however, Preeminent CRE Group has not verified, and will not verify, any of the information contained herein, nor has Preeminent CRE Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

John Torres
Preeminent CRE Group
Broker
(469) 520-1198
john.torres@precregroup.com



<https://www.precregroup.com>