

# COLLEYVILLE DOWNS

GLA: 194,744 SF

4801 Colleyville Boulevard  
Colleyville, TX 76034



- Colleyville Downs is located at the southeast corner of Colleyville Boulevard and Glade Road in Colleyville, and is in close proximity to Dallas-Fort Worth International Airport (six miles east). The center is anchored by Whole Foods, Fit Factory, Petco, and Ace Hardware.
- Colleyville is among the highest income municipalities in Texas featuring an average household income of approximately \$173,186, more than double the state level of \$70,656.
- A new luxury home development is underway on Glade Road, just 3 miles east of Colleyville Downs. The project, Creekside at Colleyville, features high-end, active-lifestyle amenities with 269 homes priced from the \$500,000s.

	3 Mile	5 Mile	7 Mile
<b>2020 Estimated Population</b>	79,750	268,033	441,534
<b>2025 Projected Population</b>	81,624	277,590	460,414
<b>2020 Estimated Households</b>	31,218	103,202	169,682
<b>Average Household Income</b>	\$144,684	\$119,935	\$114,403

## LEASING CONTACT

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