



## 2.32 Acres in The Colony

4649 S. Colony Blvd, The Colony, TX 75056

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## 2.32 Acres in The Colony

\$900,000

Subject property consists of Two parcels totaling approximately 2.32 acres; Parcel 471426- approximately 27,181 sf Parcel 176455- approximately 73,770 sf



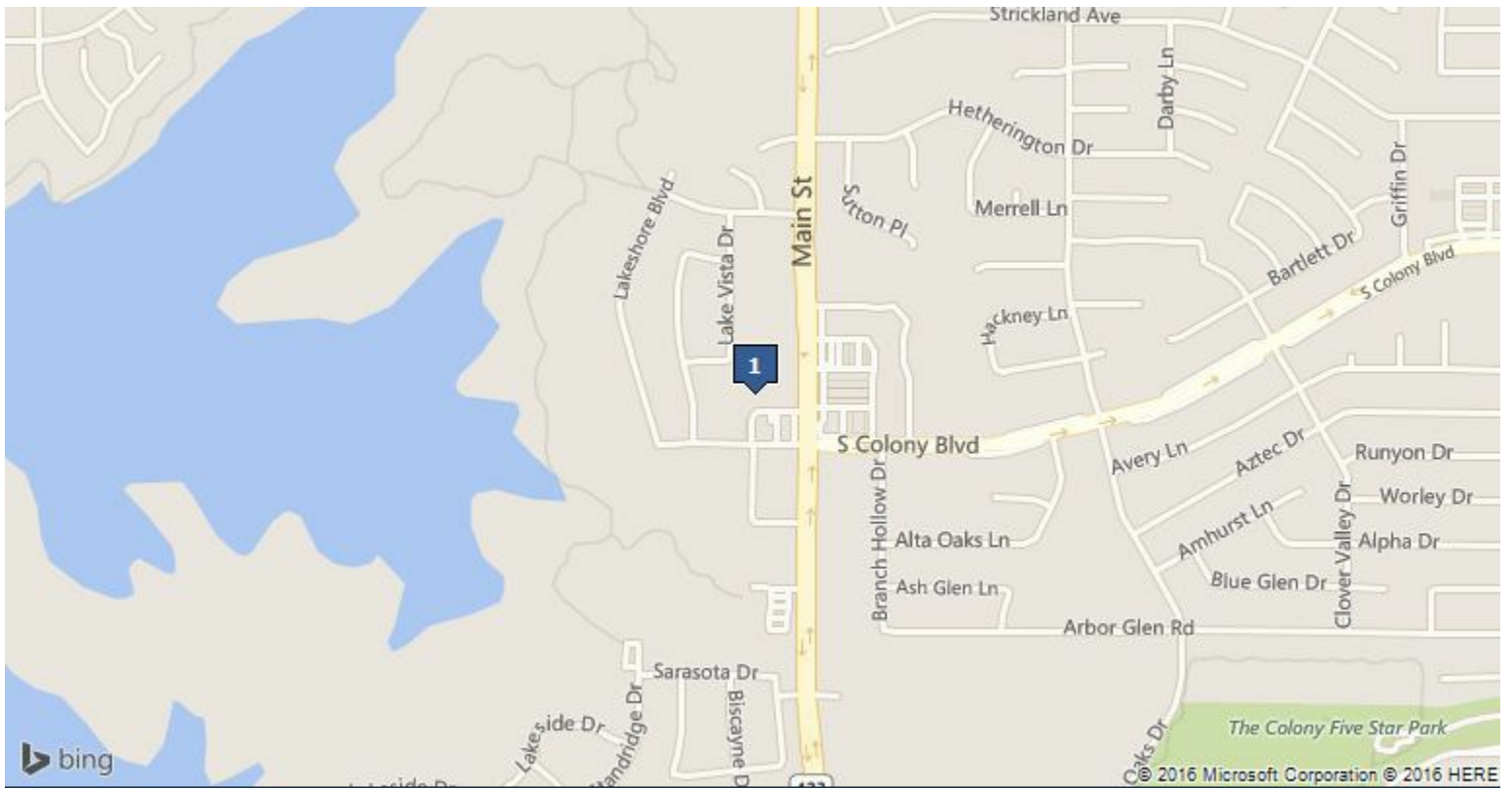
4649 S. Colony Blvd, The Colony, TX

Price:	\$900,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Retail (land), Retail-Pad (land)
Property Use Type:	Vacant/Owner-User

**\$900,000**

Lot Size	2.32 AC
Price/AC	\$387,931.05
Lot Type	Commercial/Other (land)
Max. Contiguous	2.32 AC
Commission Split	3%

Two parcels totaling approximately 2.32 acres; 471426- approximately 27,181 sf 176455- approximately 73,770 sf



## 4649 S. Colony Blvd, The Colony, TX 75056

Subject Property is located in The Colony at the intersection of S. Colony Boulevard and Main Street with nearby traffic counts being measured at ~43,000 vehicles per day. Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given. 43,345