

LEASE

Forest Ridge Office Park Spaces for Lease

803-805 FOREST RIDGE DR.

Bedford, TX 76022

PRESENTED BY:

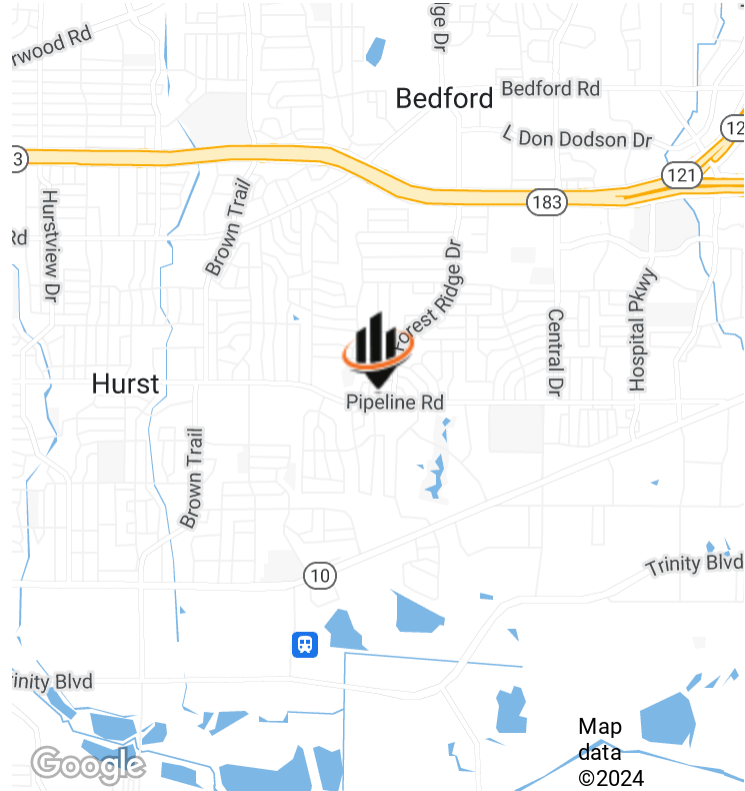
**CLINT MONTGOMERY, CPM,
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TX #187966

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (Full Service)
BUILDING SIZE:	22,269 SF
AVAILABLE SF:	523-1,912SF
LOT SIZE:	39,127 SF
YEAR BUILT:	1981
ZONING:	Commercial
MARKET:	Dallas/Ft Worth
SUBMARKET:	Hurst-Euless-Bedford

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PROPERTY OVERVIEW

Forest Ridge Business Park comprises two buildings, offering 523-1,912 SF of office space available for lease. Tenants will benefit from a high average daily traffic count of over 6,200 vehicles, enhancing the exposure of your business. The property is located at the intersection of Forest Ridge Drive and Pipeline Road in Bedford, Texas.

LOCATION OVERVIEW

The business park is strategically located at this bustling intersection, ensuring excellent visibility and accessibility.

PROPERTY HIGHLIGHTS

- Proximity to Key Areas: Minutes away from Highway 183 (Airport Freeway), DFW International Airport, restaurants, and motels, making it a convenient location for both clients and employees.
- 805 Building Renovation: The 805 Building has undergone a recent exterior renovation, ensuring a modern and attractive appearance.
- 803 Building Atrium: The 803 Building features a two-level atrium lobby with an elevator, adding a touch of sophistication to the office environment.
- Convenient access to local amenities, including restaurants, motels, and DFW Airport, contributes to the overall appeal of Forest Ridge Business Park.

ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	246 - 1,912 SF	LEASE RATE:	\$13.50 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
805 Forest Ridge Suite 102	Available	1,358 SF	Full Service	\$13.50 SF/yr	-
805 Forest Ridge Suite 103	Available	710 SF	Full Service	\$13.50 SF/yr	-
805 Forest Ridge Suite 104	Available	789 SF	Full Service	\$13.50 SF/yr	-
805 Forest Ridge Suite 108	Available	1,458 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 100	Available	1,162 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 102	Available	721 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 108	Available	1,912 SF	Full Service	\$13.50 SF/yr	-

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
803 Forest Ridge Suite 200	Available	1,550 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 201	Available	1,270 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 204	Available	1,255 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 205	Available	246 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 206	Available	619 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 207	Available	513 SF	Full Service	\$13.50 SF/yr	-
803 Forest Ridge Suite 208	Available	1,518 SF	Full Service	\$13.50 SF/yr	-

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LOCATION MAP



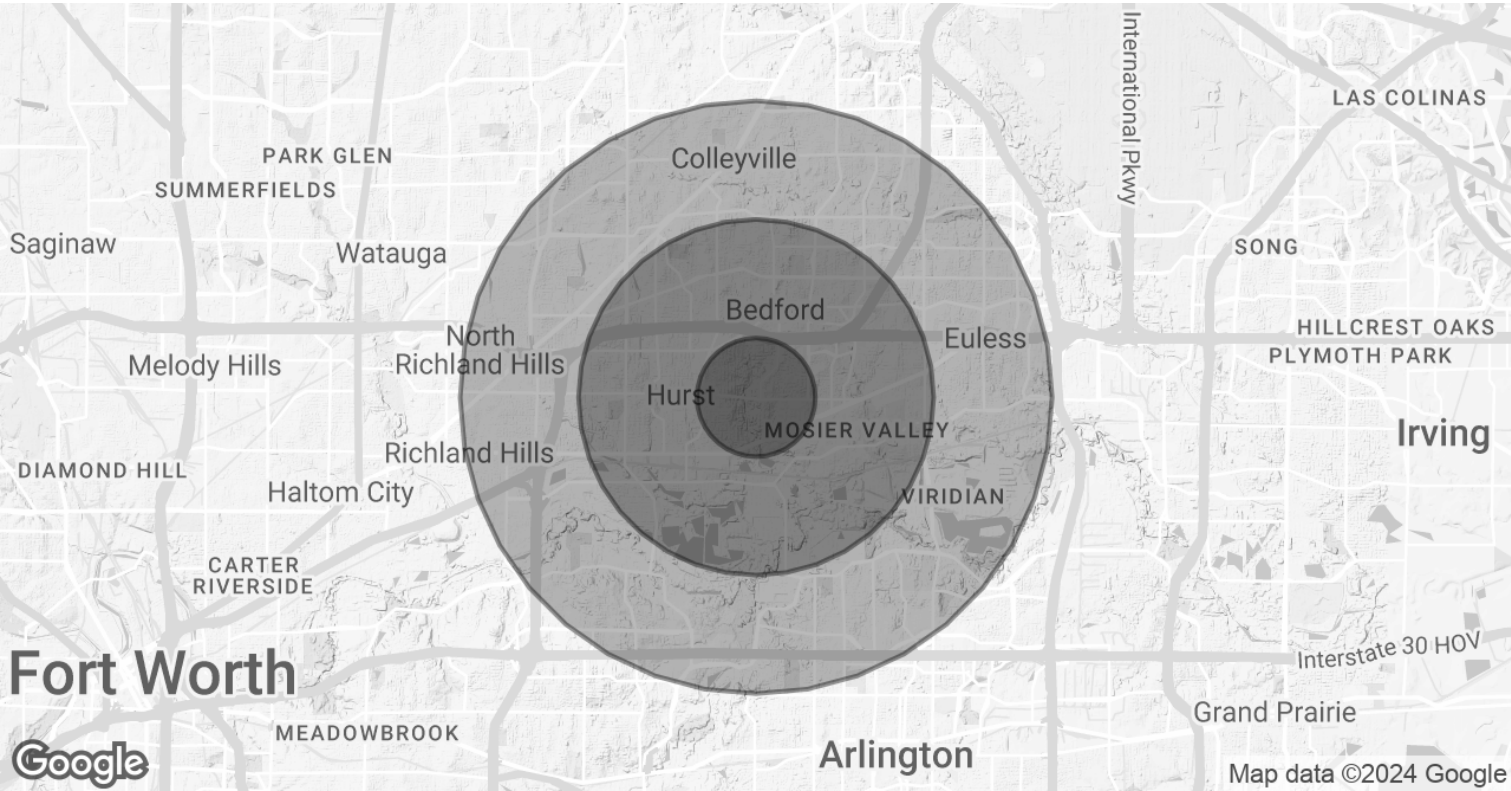
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,010	91,280	225,182
AVERAGE AGE	31.8	36.8	37.2
AVERAGE AGE (MALE)	29.2	34.6	35.9
AVERAGE AGE (FEMALE)	33.6	38.5	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,339	38,260	90,947
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$60,812	\$68,162	\$77,409
AVERAGE HOUSE VALUE	\$111,399	\$141,541	\$198,017

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



CLINT MONTGOMERY, CPM, RPA

VP of Management and Leasing

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PROFESSIONAL BACKGROUND

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager (CPM) and Real Property Administrator (RPA) designations. Also, he is a past president of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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Information About Brokerage Services

11-2-2015

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.

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Clint Montgomery Sales Agent/Associate's Name	187966 License No.	clint.montgomery@svn.com Email	817-288-5544 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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