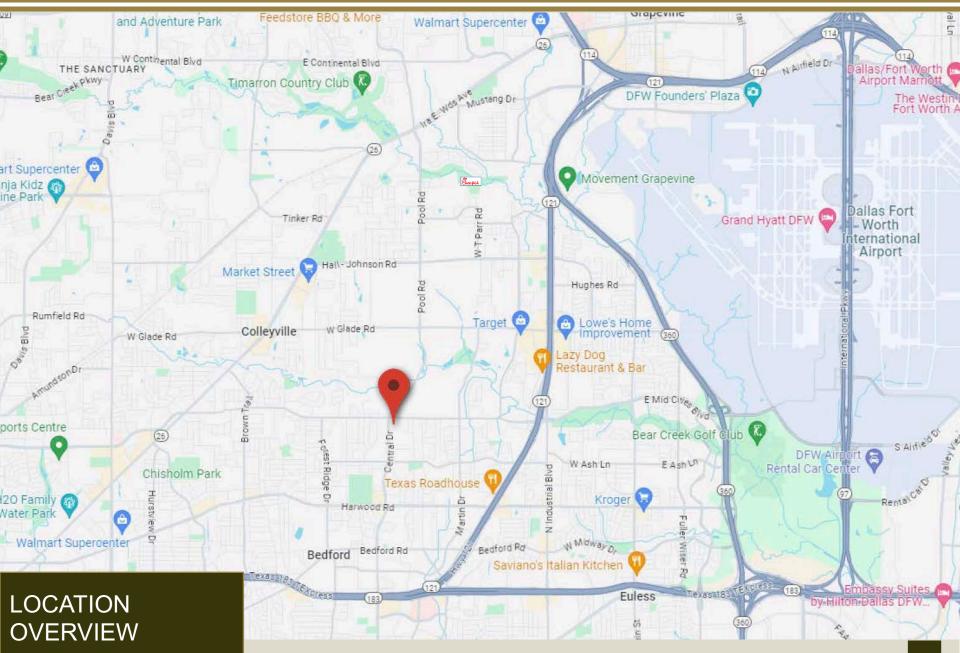


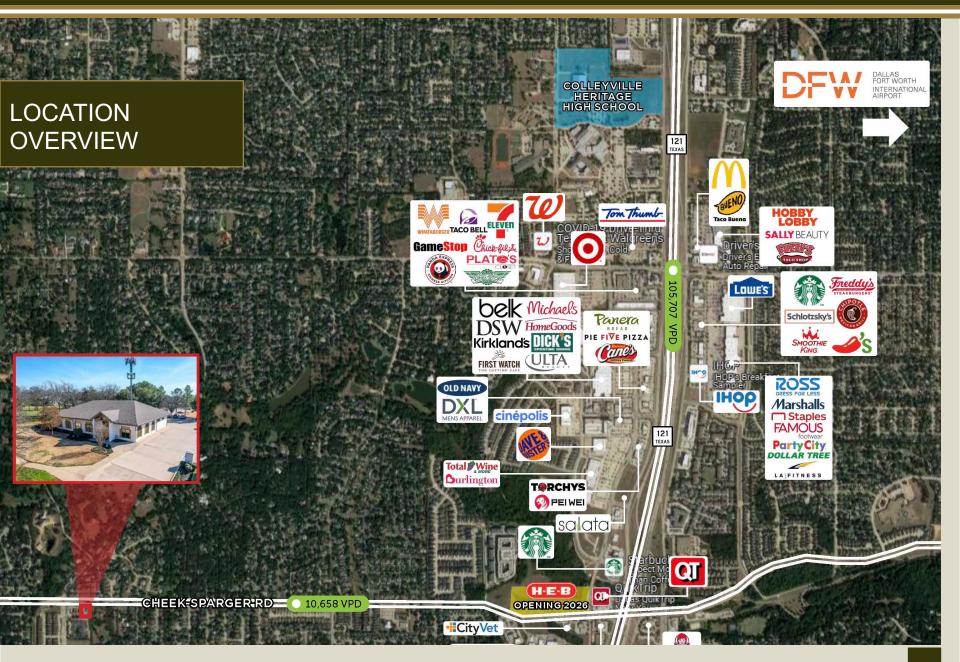




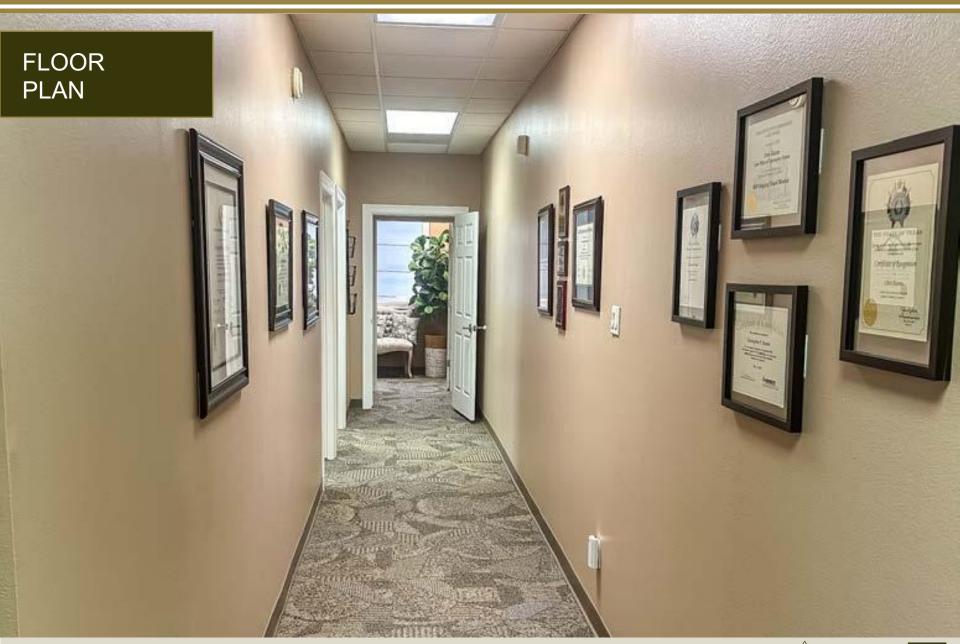
PROPERTY HIGHLIGHTS	
Address	2324 Cheek Sparger Rd. Bedford, TX 76021
Space Available	1,175 SF up to 5,777
Year Built	1997
Zoning	Commercial Office Zoning
Building Size And Acreage	5,777 SF Professional Office Building on 0.63 Acres
Great Location	Centrally located Property sits on major thoroughfare Cheek Sparger Rd. (10,658 VPD) off State Hwy 121 that offers ease of access to DFW Airport
Rent Rate	\$17/SF plus NNN
Site Highlights	 Professional Office Space Covered Parking Available Newly Remodeled Monument Signage on Cheek-Sparger 1.5 Miles from 121 Freeway Near Cheek-Sparger & Central Drive
Excellent Demographics	Primed to serve Bedford's and Colleyville's affluent, rapidly growing community with households boasting an average over 2x the national average at \$140,208
Parking	Plenty Surface Parking Spaces available and covered parking as well

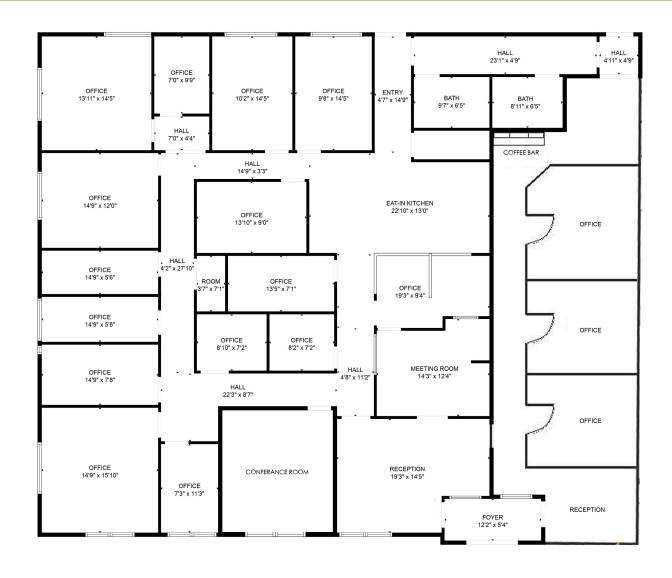












FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



















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2324 Cheek Sparger Rd., Bedford, TX 76021 | Office Building For Sale

