

FOR LEASE

Wanda Way Business Center

120 Wanda Way | Hurst, TX 76053



SPACE AVAILABLE

92 - 1,683 SF

PRICING INFORMATION

Starting at:
\$ 12 PSF Full Service

LOCATION

NEQ of Wanda Way & E
Hurst Blvd

TRAFFIC GENERATORS



- Executive Offices starting at \$300 and up
- Owner will offer 50% off first 6 months rent with 2+ year lease term for offices 500 sf and larger; help with establishing new business
- Building Upgrades Include Repaved Parking Lot, Cat6 Internet Available & Exterior Lighting
- Oversized Parking Lot - Room For Development
- Within 3 Miles Of Hwy 121/183 & 820; Minutes From DFW Airport

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,711	43,993	79,136	242,723
Employees	1,369	7,521	34,017	101,905
Average HH Income	\$ 66,230	\$ 70,416	\$ 70,790	\$ 79,299
2019-2023 Annual Rate	1.29%	1.16%	1.01%	0.72%
Traffic Count	14,041 VPD @ E Eules Blvd			

*STDBonline.com 2019



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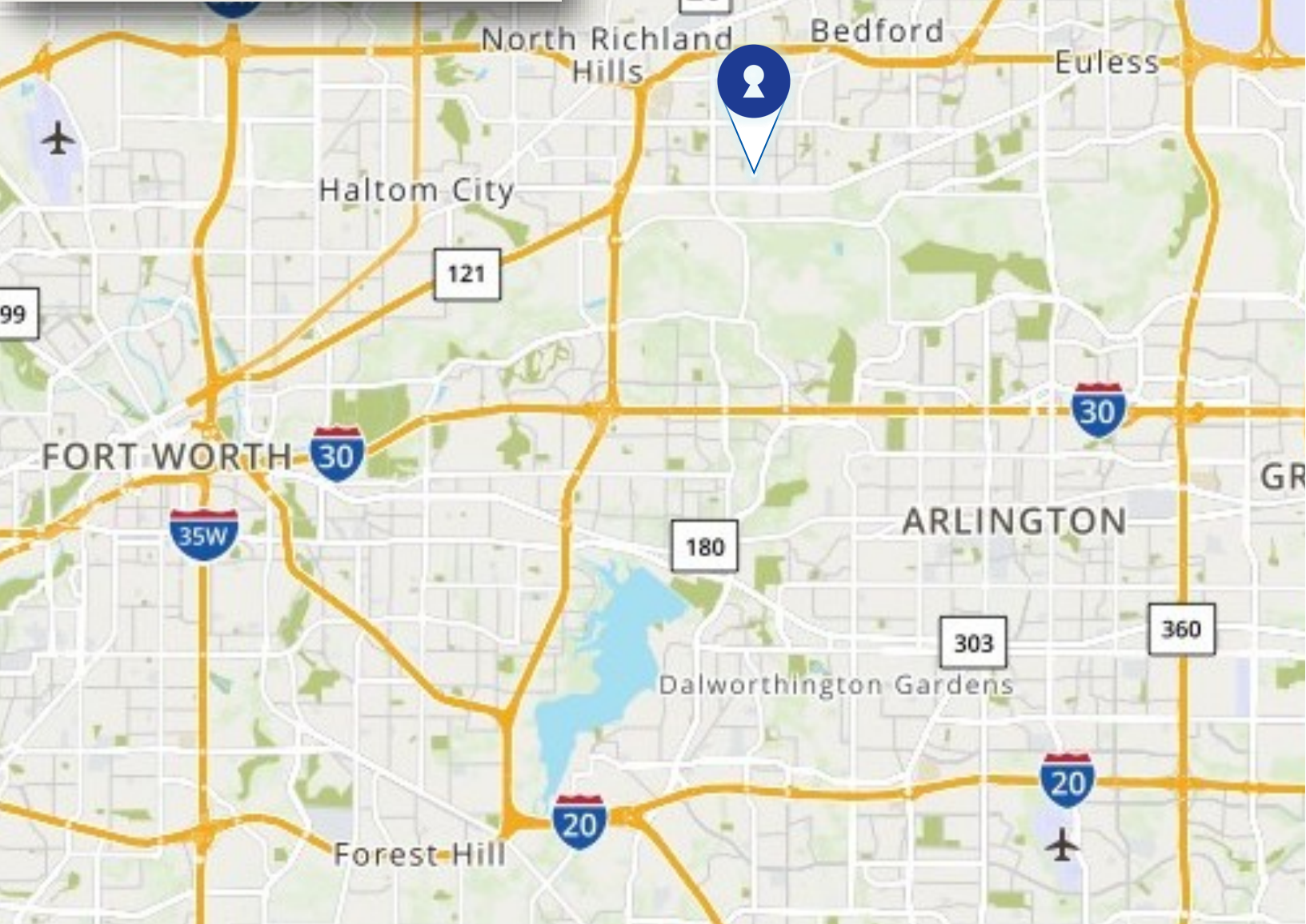
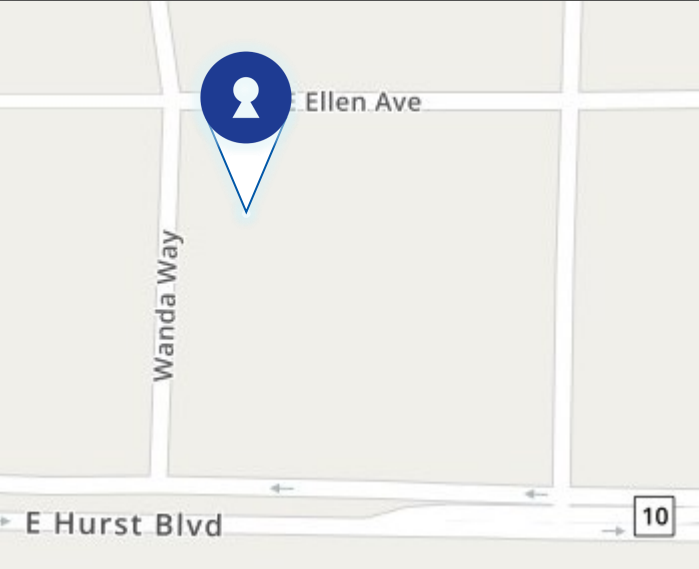
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AutoZone

PAPA JOHN'S

COOPER'S FLORIST

WELLS FARGO

CVS pharmacy

Bedford Auto Center

E Pipeline Rd

HURST TV & APPLIANCE

planet fitness

WING STOP

Kroger

LISA'S CHICKEN

Hurst Junior High School

Brown Trail

Bellaire Elementary School

Hurst Blvd

FISH & TACKLE

HURST POLICE

YUM! SPICE

Chevron

Fusion Bar & Grill

KELLY-MOORE PAINTS
The Painter's Paint Store

FIRST CASH PAWN

BMC

Bell Helicopter
A Textron Company

trinity bell gardens
APARTMENTS



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1st Floor

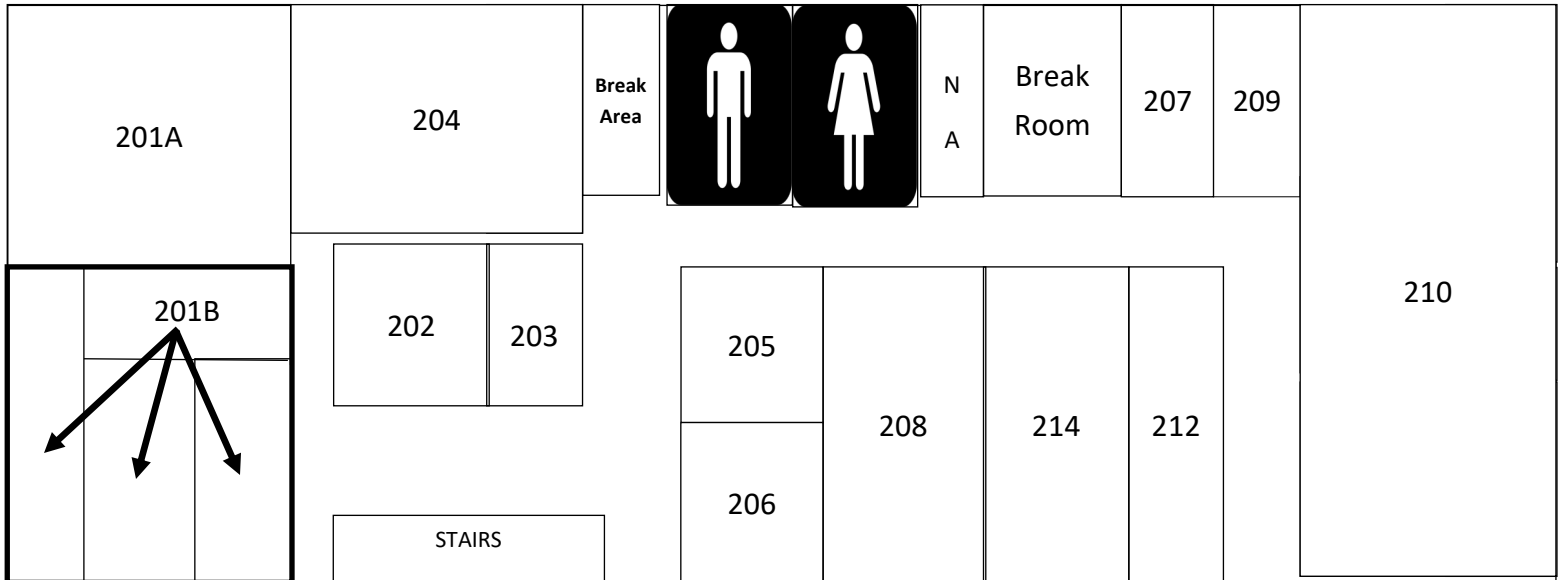
100B	100D	100E	100F	BREAK ROOM			N/A	108	107	106
100A	100C		100G	Lobby		100H	105		102	106
	STAIRS			Vestibule	104		103			
Exterior Stairs				ENTRANCE		Exterior Stairs				

Suite	Size (RSF)	Tenant
100A	330	AVAILABLE
100B	424.8	AVAILABLE
100C	210	AVAILABLE
100D	206	OCCUPIED
100E	112	AVAILABLE
100F	181	OCCUPIED
100G	269	OCCUPIED
100H	590	OCCUPIED
102	590	OCCUPIED
103	164	OCCUPIED
104	164	OCCUPIED
105	164	OCCUPIED
106	1,648	OCCUPIED
107	269	OCCUPIED
108	178	OCCUPIED





2nd Floor



Suite	Size (RSF)	Tenant
201A	688	OCCUPIED
201B	557	OCCUPIED
202	158	AVAILABLE
203	124	OCCUPIED
204	387	AVAILABLE
205	156	OCCUPIED
206	137	AVAILABLE
207	92	AVAILABLE
208	300	AVAILABLE
209	175	OCCUPIED
210	1,200	OCCUPIED
212	300	OCCUPIED
214	280	AVAILABLE



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Information On 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.

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.

Vision Commercial RE DFW LLC

Broker Firm Name

9006752

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Trenton Price

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Information available at www.trec.texas.gov



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