



SALE

935 W Glade Rd.

935 W GLADE RD.

Hurst, TX 76054

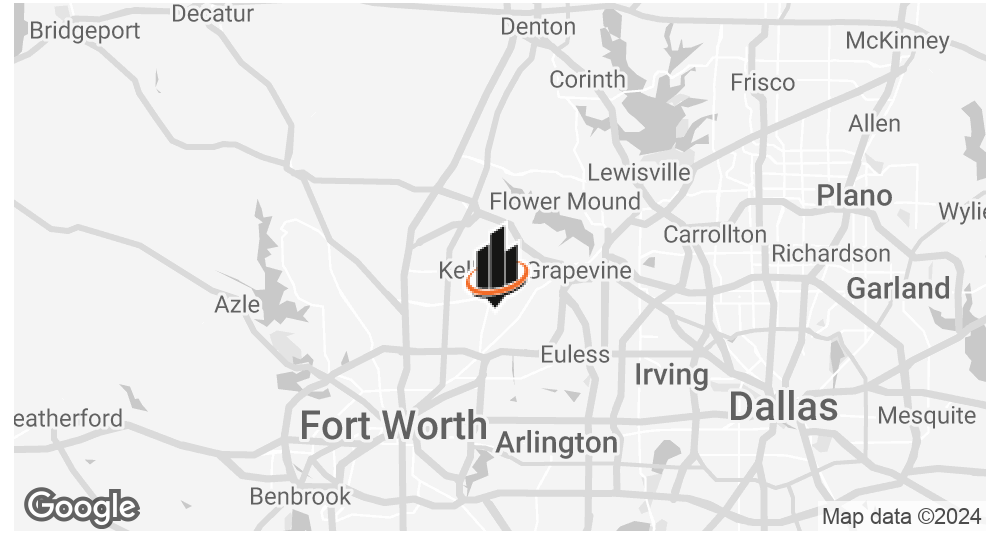
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,030,146.00
BUILDING SIZE:	3,665 SF
OWNER OCCUPY:	1,835 - 3665 SF
LOT SIZE:	0.35 Acre
YEAR BUILT:	2007
ZONING:	F1 - Commercial
MARKET:	North East Tarrant County

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PROPERTY OVERVIEW

This beautiful 3,665 SF two-tenant office building presents an excellent opportunity for a potential owner/user investment property. Its strategic location facilitates smooth connectivity to major highways, airports, and other pivotal transportation hubs, thus making it an ideal spot for companies that require access to various cities and markets. Additionally, the property boasts of robust demographics, and the upscale finishes and private patio set amidst a park-like ambiance further enhance its appeal. This property is a fantastic investment opportunity for those seeking a professional workspace.

PROPERTY HIGHLIGHTS

- Improvements include, high-end finishes and a private patio located within a park-like setting.
- Owner can occupy one or both suites
- The office space is well suited to accommodate any professional services business.
- Surrounded by parks, shopping centers, restaurants and other business offices.
- Located in one of the fastest-growing & vibrant regions
- 14 Parking Spaces

ADDITIONAL PHOTOS



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W GLADE RD. TO EAST



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PRECINCT LINE RD. TO NORTH

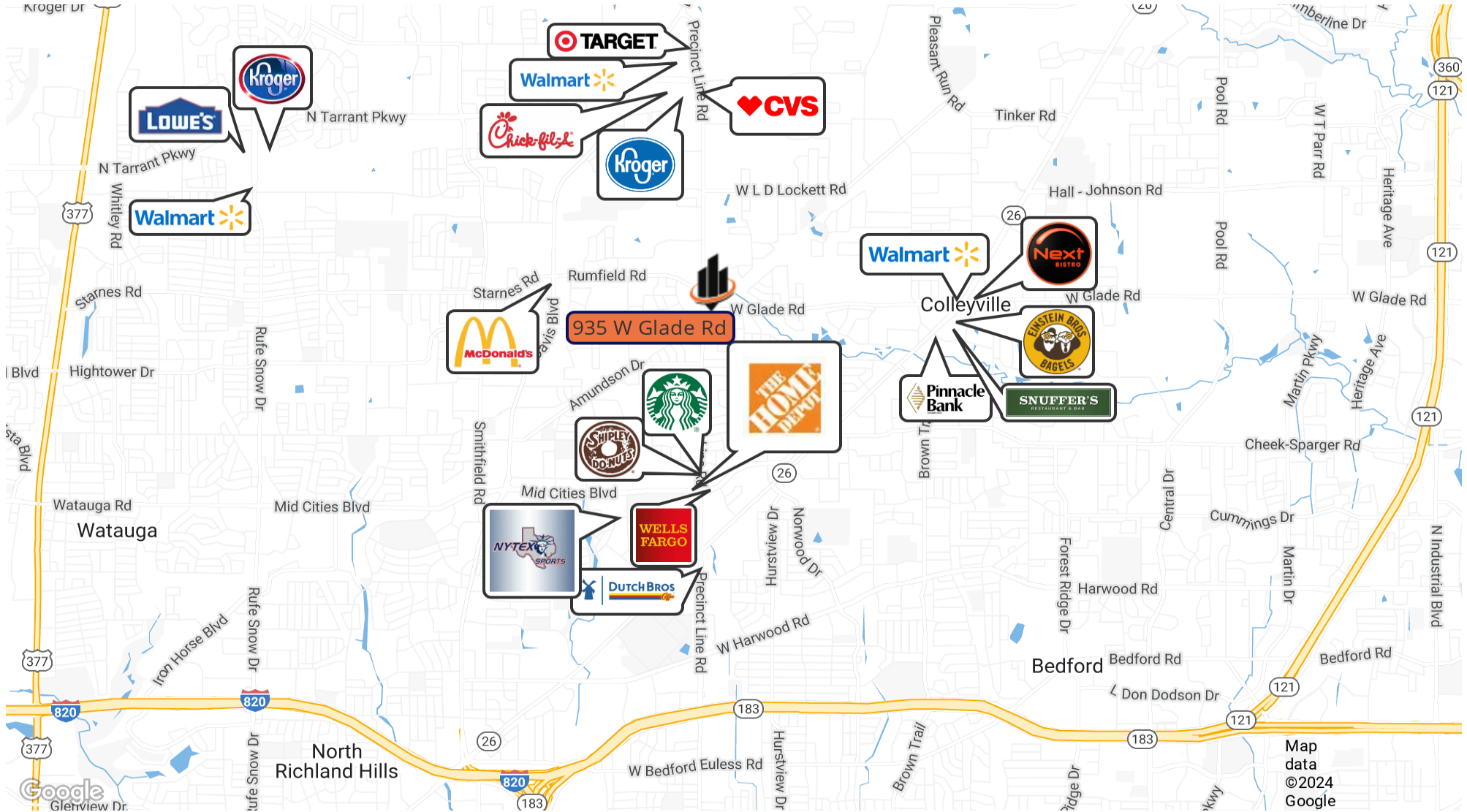


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

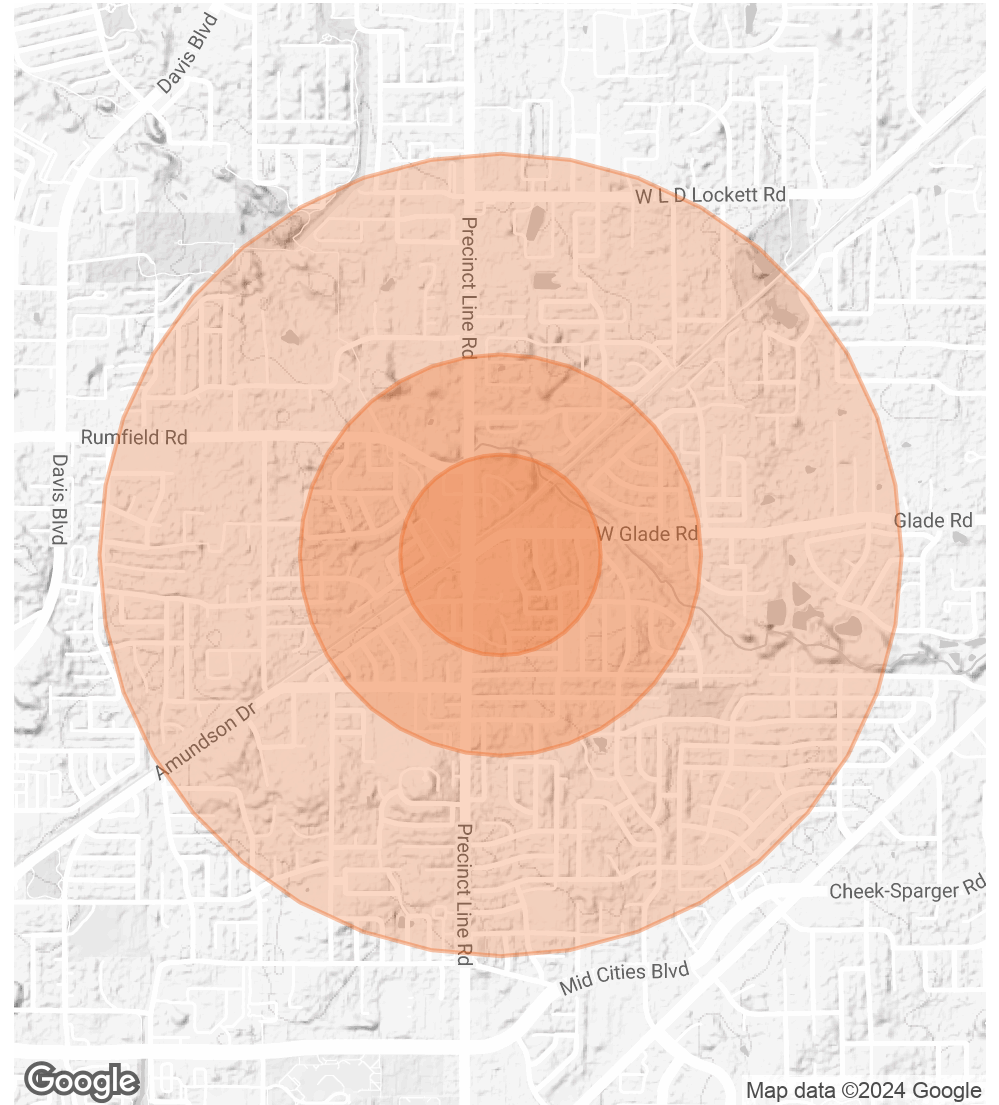
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	580	2,330	9,093
AVERAGE AGE	43.4	43.7	45.0
AVERAGE AGE (MALE)	43.8	44.0	43.9
AVERAGE AGE (FEMALE)	43.4	42.9	44.7

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	241	920	3,491
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$110,885	\$129,980	\$130,611
AVERAGE HOUSE VALUE	\$268,605	\$294,455	\$336,311

2020 American Community Survey (ACS)



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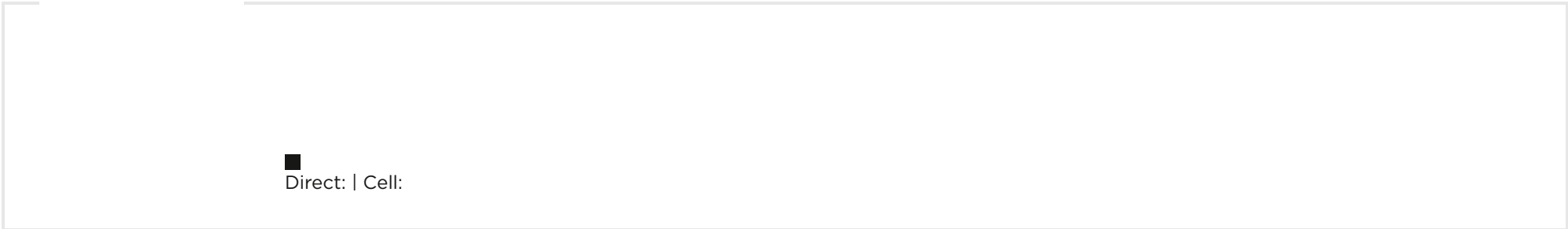
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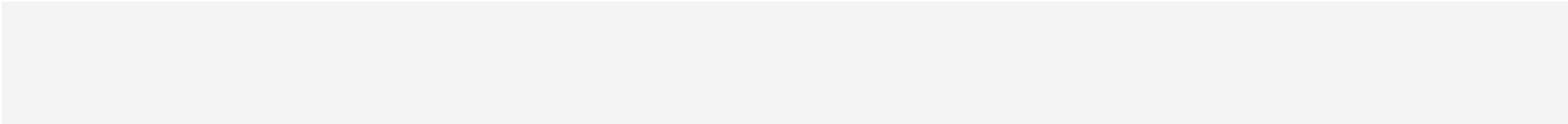
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ADVISOR BIO



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