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FOR SALE



1721 CIMARRON TRAIL, HURST, TX 76054 | SF AREA - 11,949 | MEDICAL OFFICE INVESTMENT



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FACTS



- ✓ Asking Price
\$2,295,000
- ✓ Cap Rate
8.05%
- ✓ GOI
100% Occupancy
- ✓ NOI
\$184,764.98
- ✓ 1.07 Acre
- ✓ Multi-Tenant
- ✓ Units
4
- ✓ Parking
60 + Spaces

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HIGHLIGHTS

- ✓ Fully Renovated in 2024 — New HVAC, roof, plumbing, electrical, flooring, paint, and attic insulation.
- ✓ Turnkey Medical Office Asset — Existing medical infrastructure and functional suite layouts.
- ✓ Modernized Building Systems — Significant capital improvements completed in 2024.
- ✓ Strategic Medical Location — Convenient access to SH-121/183 and Texas Health HEB Medical Center.
- ✓ Established Medical Environment — Surrounded by medical and professional office users.
- ✓ **POSITIONED FOR INCOME & GROWTH**
1721 Cimarron Trail offers investors a recently renovated medical office asset with established tenancy, modernized building systems, and additional leasing potential supported by functional medical infrastructure already in place. The property provides a solid foundation for continued income generation and future upside.
- ✓ **CONFIDENTIAL DUE DILIGENCE**
Detailed tenant and lease information, including the current rent roll and expenses, is available upon execution of a Confidentiality Agreement.

Please do not disturb tenants; all property tours and tenant inquiries must be coordinated through MoonCast Commercial.



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SITE



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OVERVIEW

1721 Cimarron Trail offers a recently improved medical and professional office property positioned for efficiency, lease-up, and long-term income production in the Hurst-Mid-Cities market. Significant capital improvements have been completed, with available suites offering functional medical infrastructure and turnkey potential. The property features established tenancy, additional leasing opportunity, and a triple-net lease structure that provides reimbursement of applicable operating expenses and supports an efficient ownership structure. Based on scheduled rents at full occupancy, gross operating income is approximately \$243,949.20. Conveniently located near SH 121 and SH 183 and surrounded by established medical and professional office users, the property offers a compelling combination of existing income, turnkey medical space, and future upside throughout the Mid-Cities market.

DEMOGRAPHICS:	2 MILE	5 MILE	10 MILE
2025 Population	52,845	263,885	970,663
2025 Average HH Income	\$105,580	\$117,023	\$111,340
2025 Total Households	21,158	102,103	363,591

TRAFFIC COUNT:

Precinct Line Rd: 47,850 VPD

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AREA MAP



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PHOTO

183
TEXAS



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PHOTO



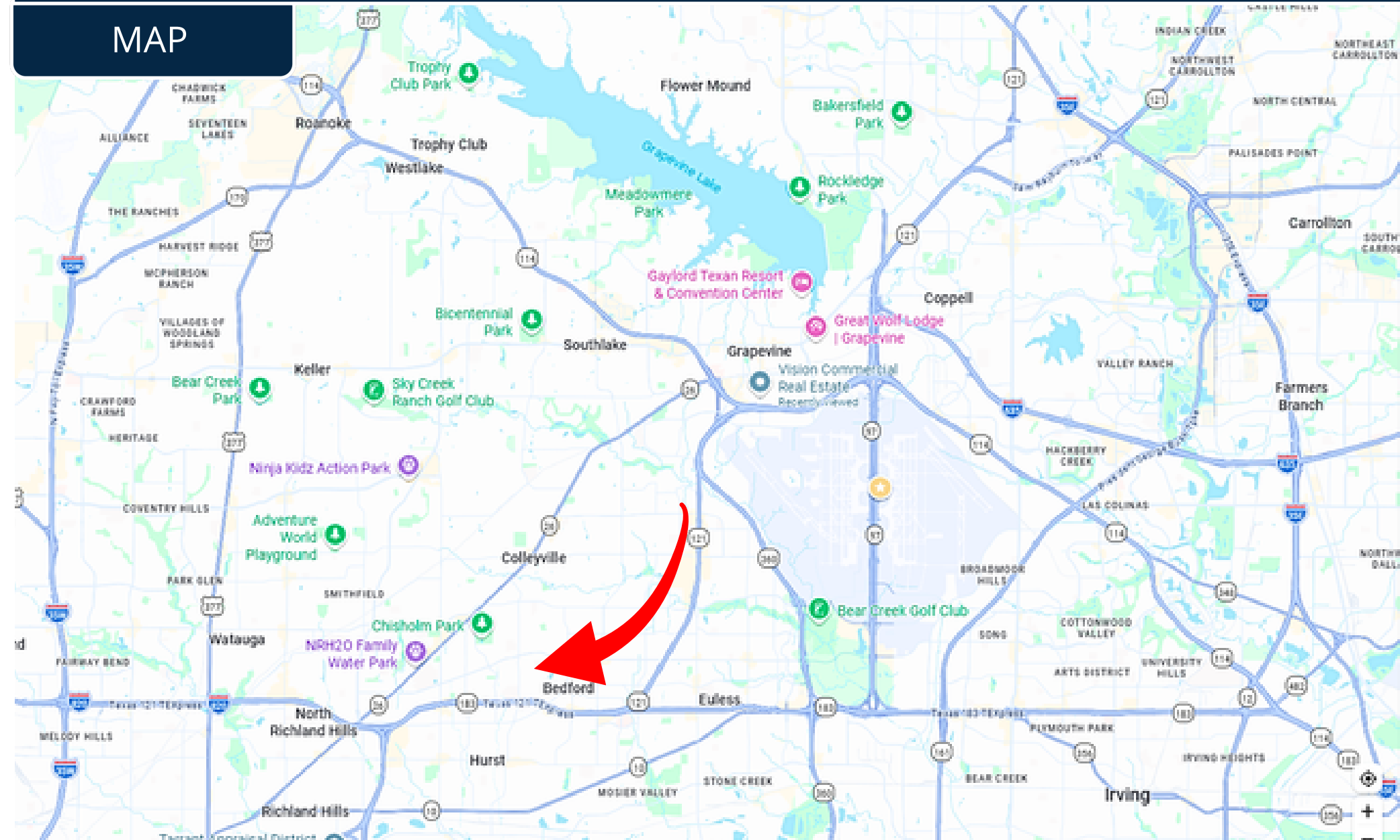
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MAP



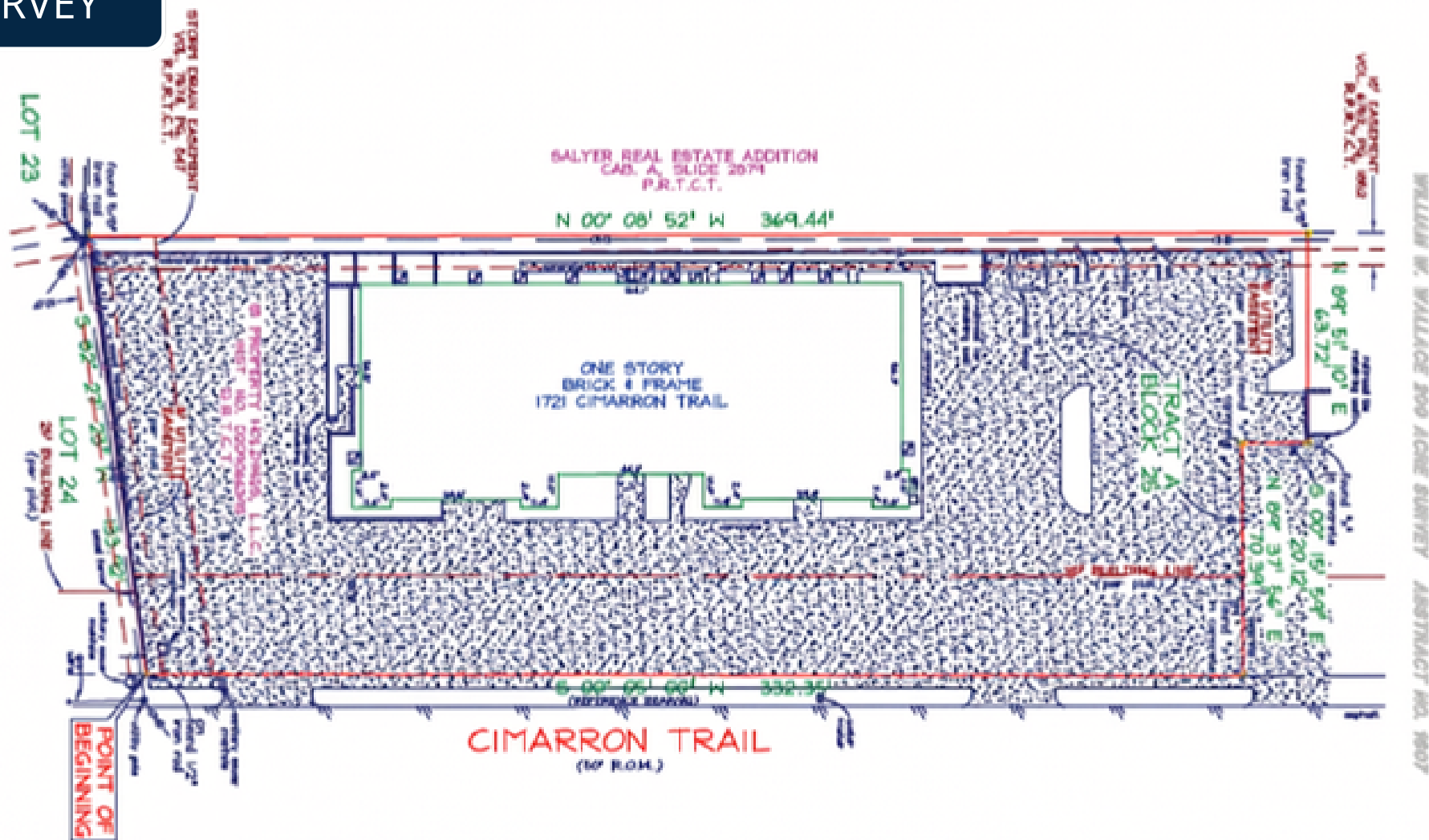
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SURVEY



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CONTACT



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IABS



Information About 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 licensee 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.

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.

<u>Gloria Castilleja</u>	<u>609004</u>	<u>info@mooncastcommercial.com</u>	<u>(617)928-9426</u>
Licensed Broker (Broker Firm Name or	License No.	Email	Phone

Gloria Castilleja	609664	gloria@mooncastcommercial.com	(617)928-9426
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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TXR 2501

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2311 **Pears, Wendy**

doi:10.1371/journal.pone.0198740.g002

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