



ENGVEST
GROUP

FOR LEASE

Village Plaza

455 West Harwood Road, Hurst, TX 76054

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

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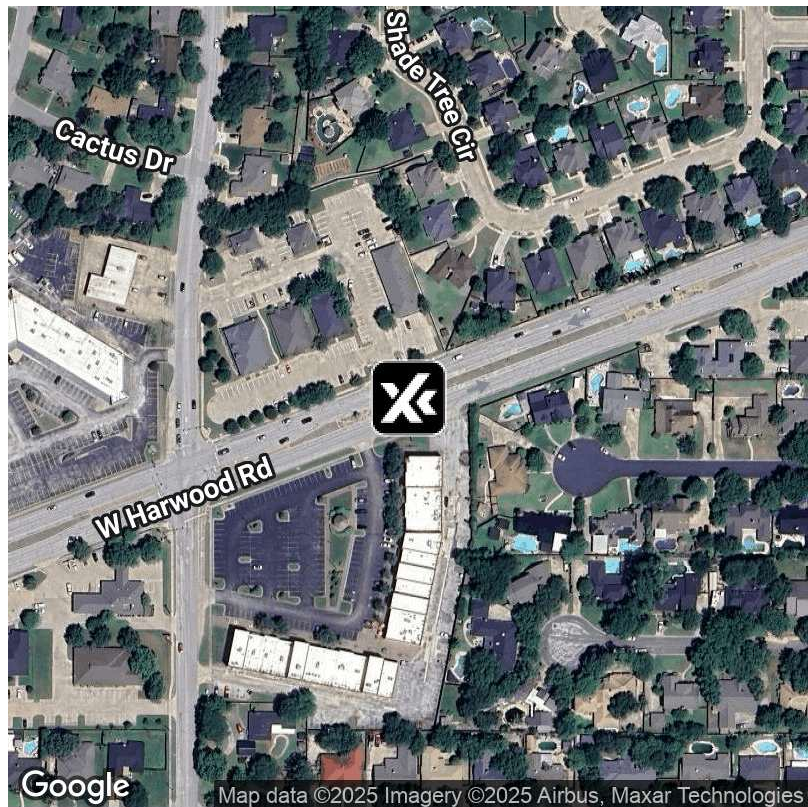
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PROPERTY DESCRIPTION

Village Plaza at Harwood & Hurstview offers flexible neighborhood storefronts for retail, office, and medical users. Suites from 1,500 to 2,544 SF feature updated building exteriors, a choice of white box or shell condition, generous parking, and signage at a signalized corner. A landscaped courtyard with a community gazebo adds small-town charm, encouraging visitors to linger and return. Located near Chisholm Park, Texas Health HEB Hospital, and HEB ISD schools - and just 15 minutes from DFW International Airport - Village Plaza attracts local families, medical professionals, and airport-area traffic.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,546 | 47,451 | 99,581 |
| Total Population | 8,882 | 118,193 | 258,983 |
| Average HH Income | \$115,954 | \$106,037 | \$122,055 |

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$22.00 - 26.00 SF/yr (NNN) |
| Available SF: | 1,500 - 2,544 SF |
| Building Size: | 43,138 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------------|-----------------------|------------|
| Suite 455 | \$24.00 - 26.00 SF/yr | 2,450 SF |
| Suite 457 with Mezzanine | Negotiable | 2,544 SF |
| Suite 467 | \$24.00 - 26.00 SF/yr | 1,500 SF |
| Suite 469 with Mezzanine | Negotiable | 2,544 SF |
| Suite 483 | \$24.00 - 26.00 SF/yr | 1,500 SF |
| Suite 485 | \$24.00 - 26.00 SF/yr | 1,500 SF |
| Suite 487 | \$24.00 - 26.00 SF/yr | 1,500 SF |
| Suite 489 | \$24.00 - 26.00 SF/yr | 1,500 SF |
| Suite 491 with Mezzanine | \$24.00 - 26.00 SF/yr | 2,544 SF |
| Suite 497 | \$22.00 - 24.00 SF/yr | 1,500 SF |

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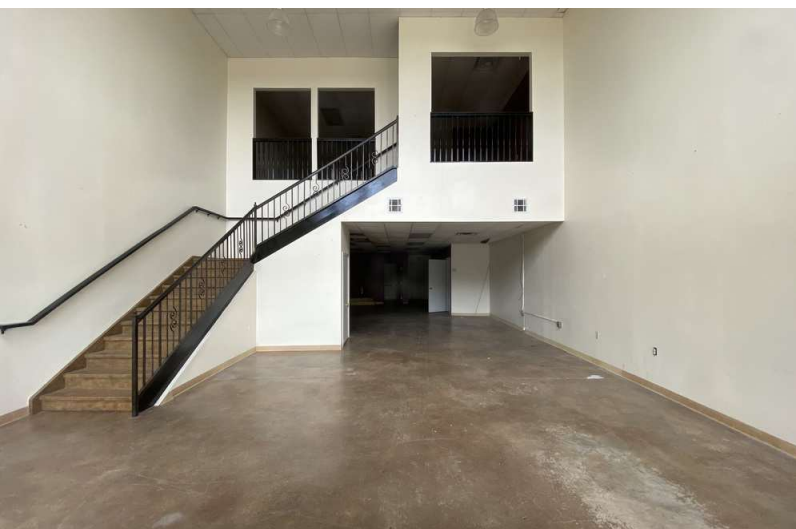
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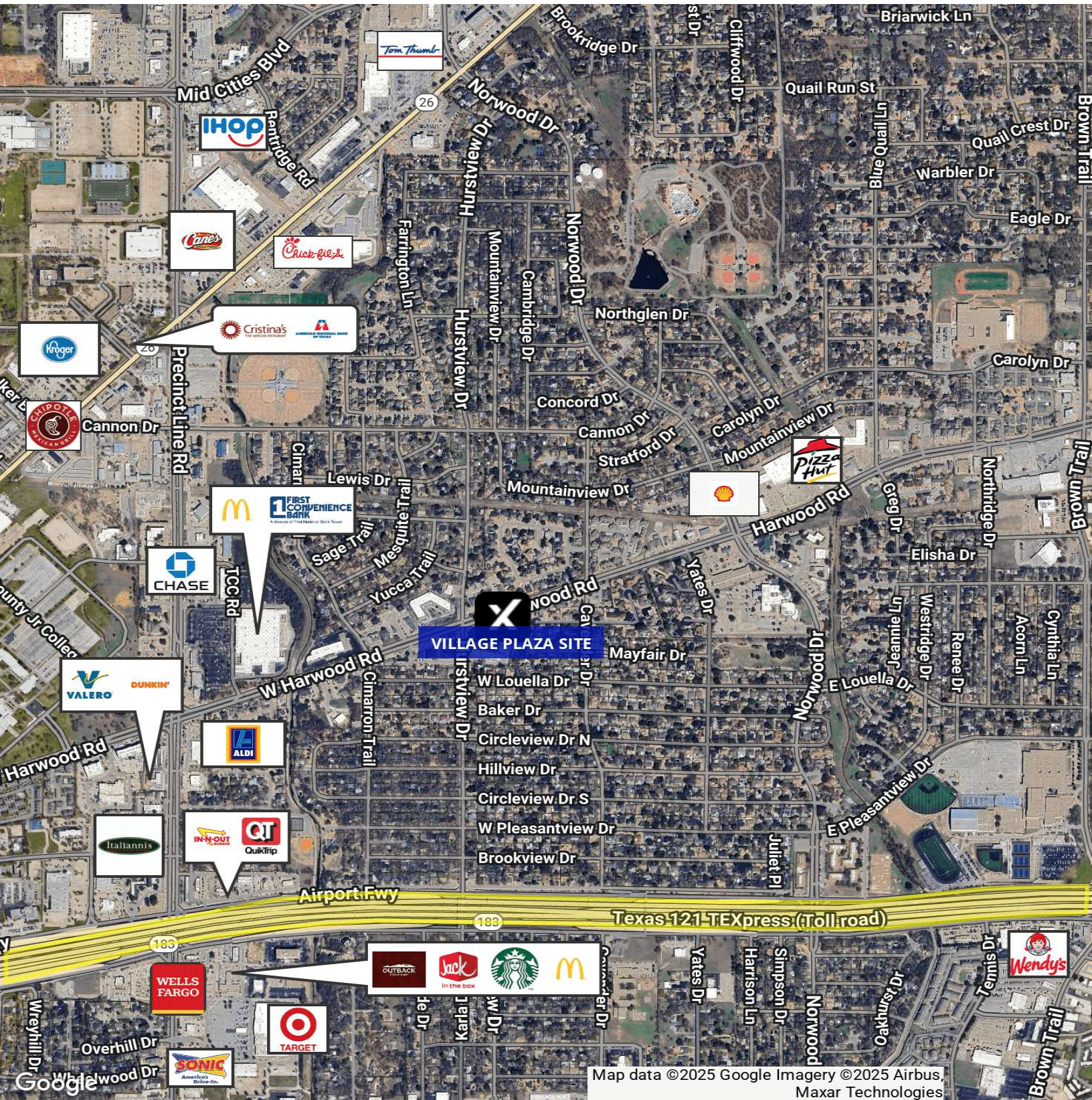
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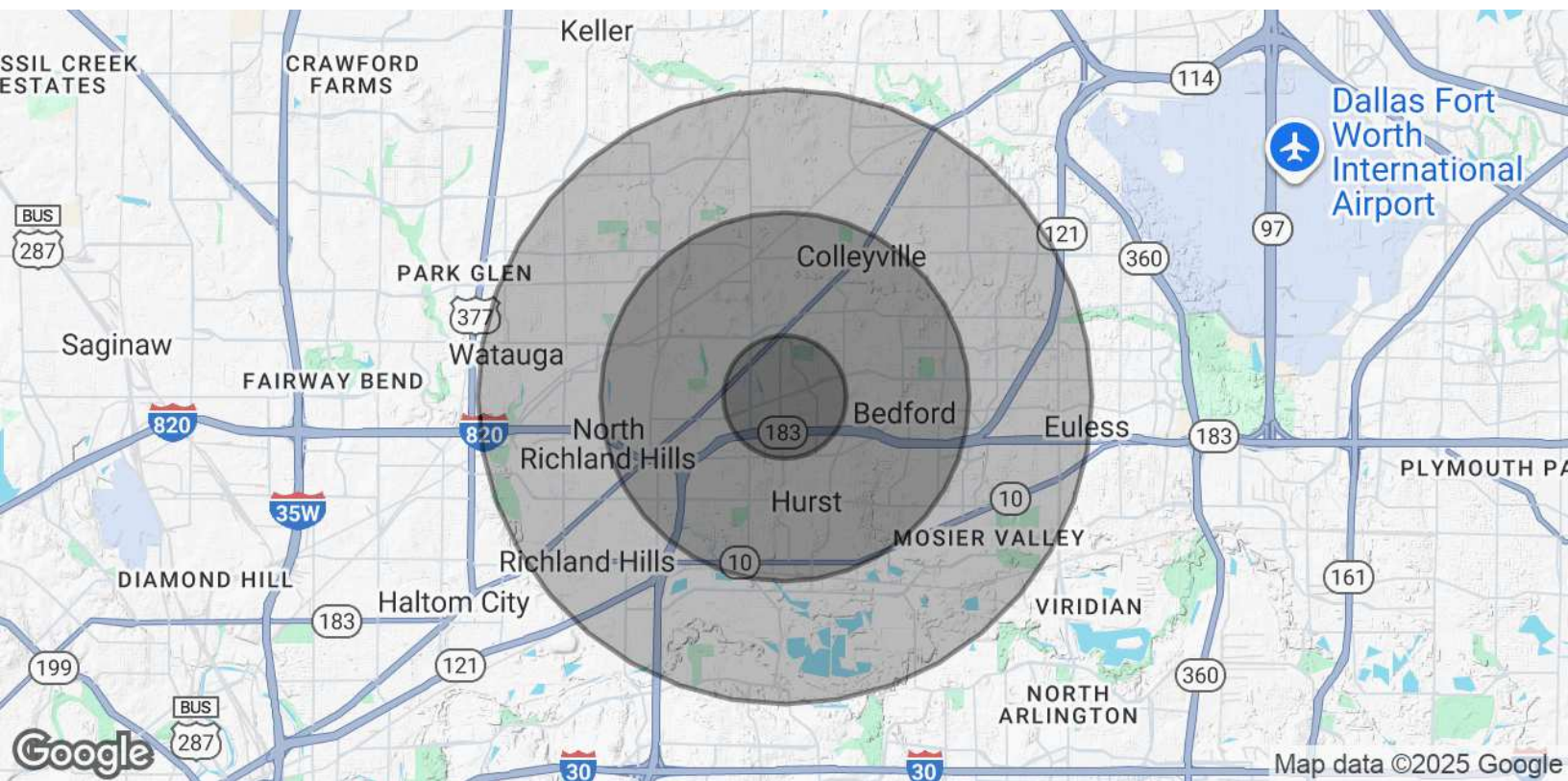
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,882 | 118,193 | 258,983 |
| Average age | 45 | 41 | 41 |
| Average age (Male) | 44 | 40 | 40 |
| Average age (Female) | 46 | 43 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,546 | 47,451 | 99,581 |
| # of persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH income | \$115,954 | \$106,037 | \$122,055 |
| Average house value | \$393,082 | \$363,082 | \$406,437 |

* Demographic data derived from 2020 ACS - US Census

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|---|-------------|-----------------------------------|--------------|
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| | | | |
| Sales Agent/Associate's Name | License No. | | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date