

3901 Airport Fwy.
Bedford, TX 76021

Professional
Office Building
For Lease



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OVERVIEW

This property is a well-positioned, multi-story office building in the heart of the Bedford-Euless submarket. With direct frontage and visibility along Highway 183, the property offers excellent accessibility, ample surface parking, multiple elevators, and flexible suites to fit various office needs, all within minutes of DFW Airport. Near a brand new Sprouts grocery store opening summer 2026 along with several restaurants in the surrounding area.

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FEATURES

- 25,130 SF Professional Office Building
- Immediate Availability
 - Suite 105 (1st floor): 1,380 SF
 - Suite 312 (3rd floor): 560 SF (Fully Furnished)
- Great visibility from Hwy 183
- On-site property management/ownership
- Elevators and stairwells in common areas
- Monument signage available
- Abundant parking
- 15 Minutes from DFW International Airport

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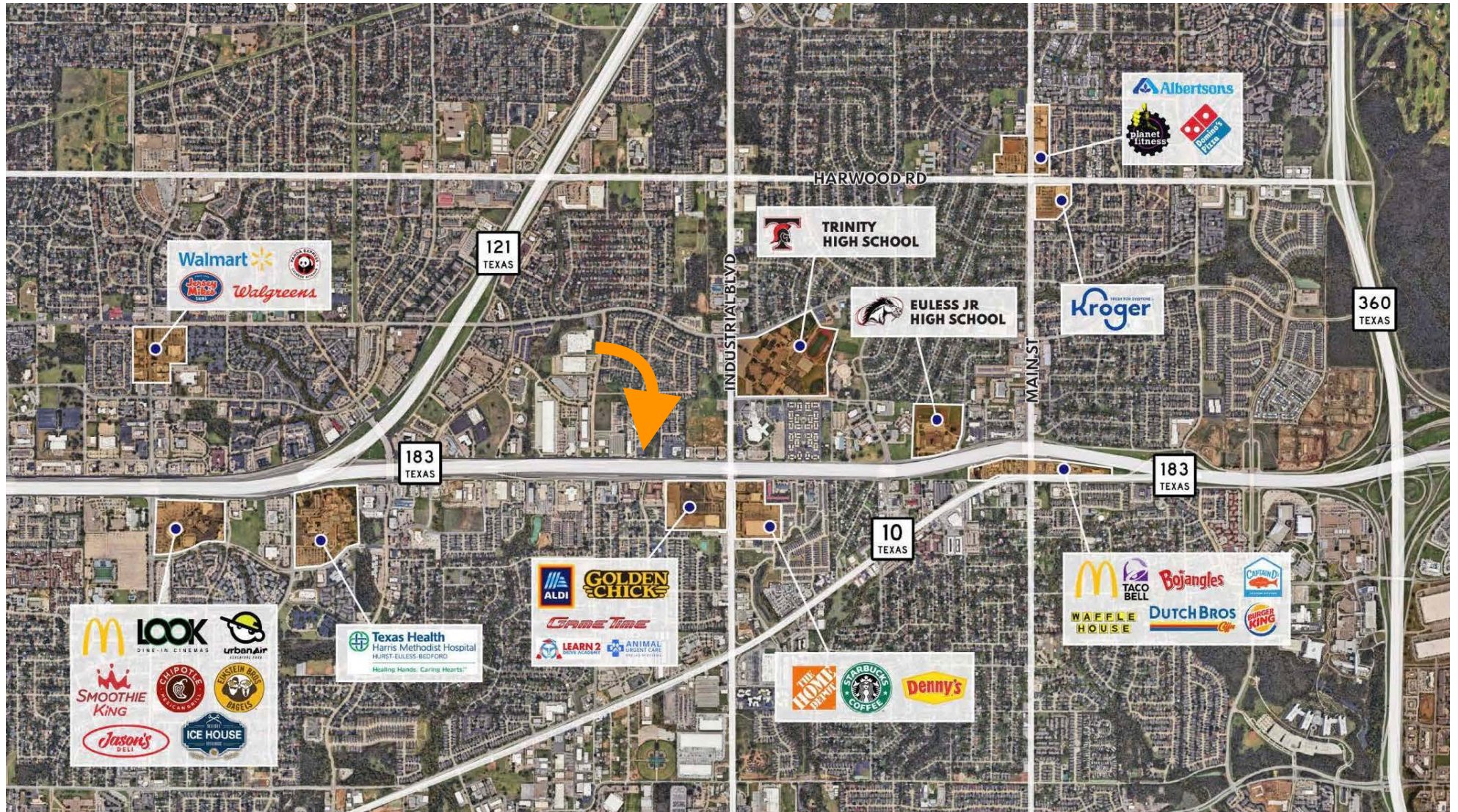
AREA DEMOGRAPHICS

| POPULATION | | 1 MILE | 5 MILE | 10 MILE |
|------------|------------|--------|---------|---------|
| 2020 | Population | 57,159 | 233,150 | 952,399 |
| 2024 | Population | 58,100 | 237,816 | 960,880 |
| 2029 | Population | 61,194 | 250,503 | 997,929 |

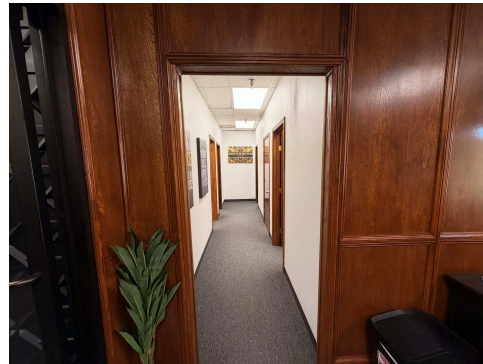
| HOUSEHOLD INCOME | | 1 MILE | 5 MILE | 10 MILE |
|------------------|--|----------|----------|----------|
| AVG. HH Income | | \$87,620 | \$99,472 | \$94,871 |

TRAFFIC COUNT

| | |
|---------|-------------|
| Hwy 183 | 149,050 VPD |
|---------|-------------|



MAP/LOCATION



Photos

START A CONVERSATION

BLUEALPHACAP.COM

Colton Wallis

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