

FOR LEASE OFFICE BUILDING



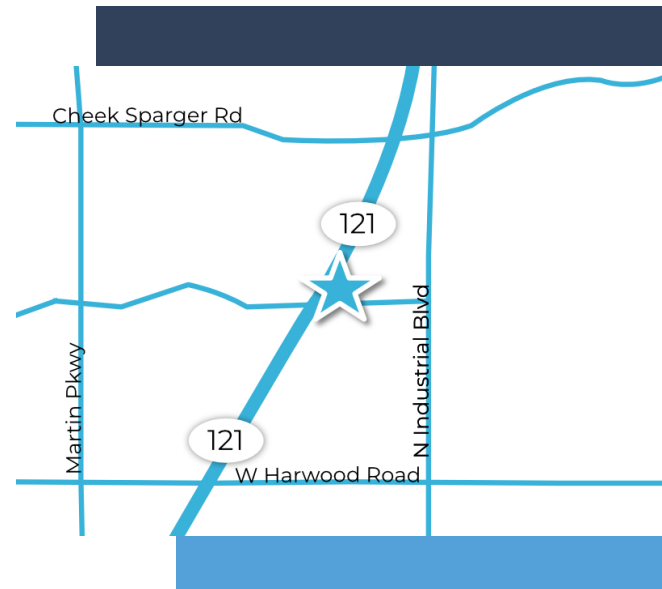
3508 STATE HWY 121, BEDFORD, TX 76021



PROPERTY HIGHLIGHTS

- ±2,481 SF Office
- Single Tenant, Stand alone building
- Excellent location on 121 Frontage
- Less than 2 minutes to retail centers at SH 121 and Glade Road
- Located near DFW Int'l Airport and centrally located in DFW Metroplex
- Excellent floor plan use for general office users

LEASE RATE \$18.00 - 20.00 SF/YR | NNN



CONTACT INFORMATION

ERIC GOODWIN

Office: 817.488.4333
eric@championsdfw.com

GRANT GOODWIN

Office: 817.488.4333
grant@championsdfw.com

Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

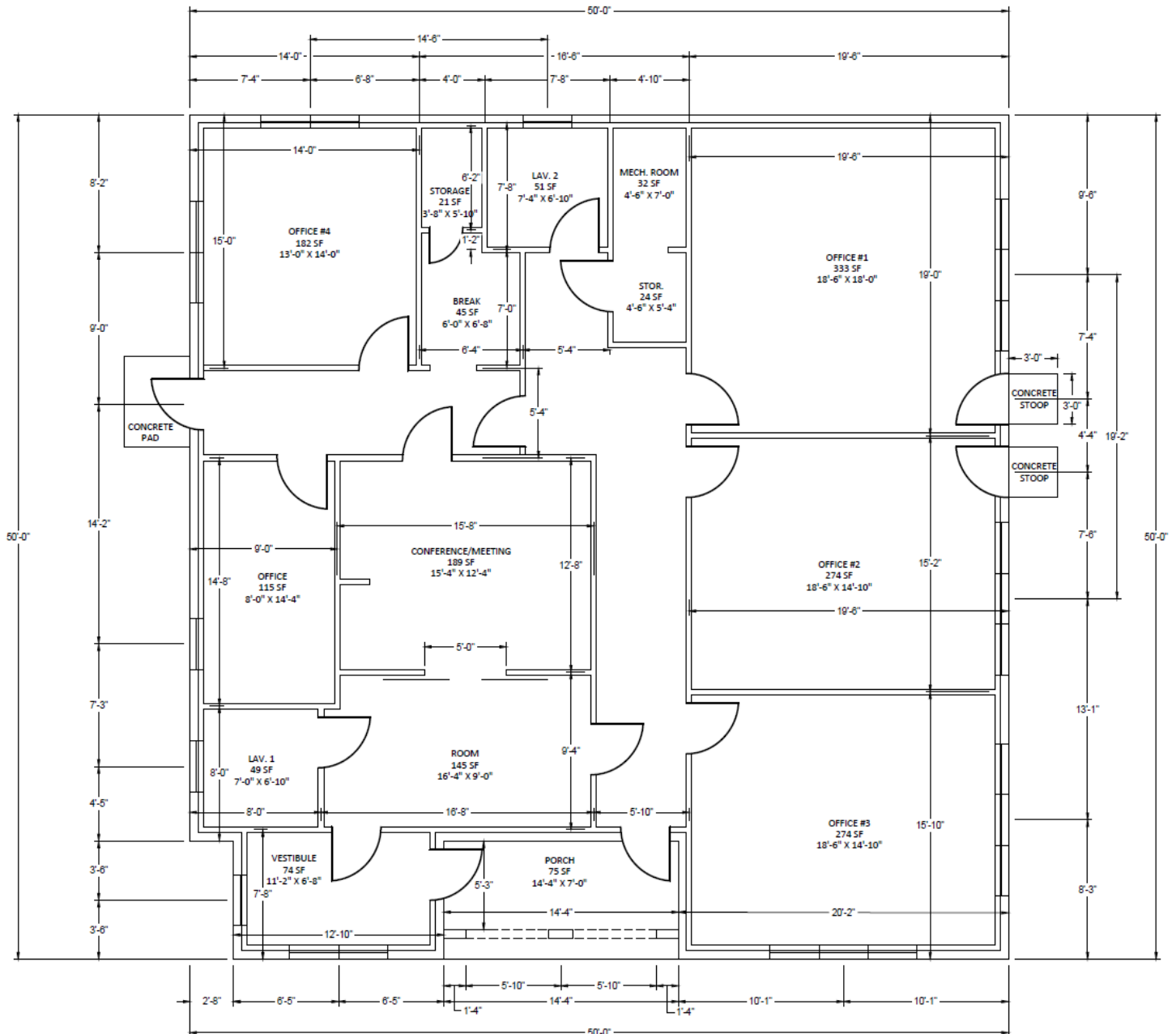
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING



3508 STATE HWY 121, BEDFORD, TX 76021

FLOOR PLAN



Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE
OFFICE BUILDING



3508 STATE HWY 121, BEDFORD, TX 76021

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,481 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
For Lease	Available	2,481 SF	NNN	\$18.00 - 20.00 SF/yr	-

FOR LEASE OFFICE BUILDING



3508 STATE HWY 121, BEDFORD, TX 76021

INTERIOR PHOTOS



Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

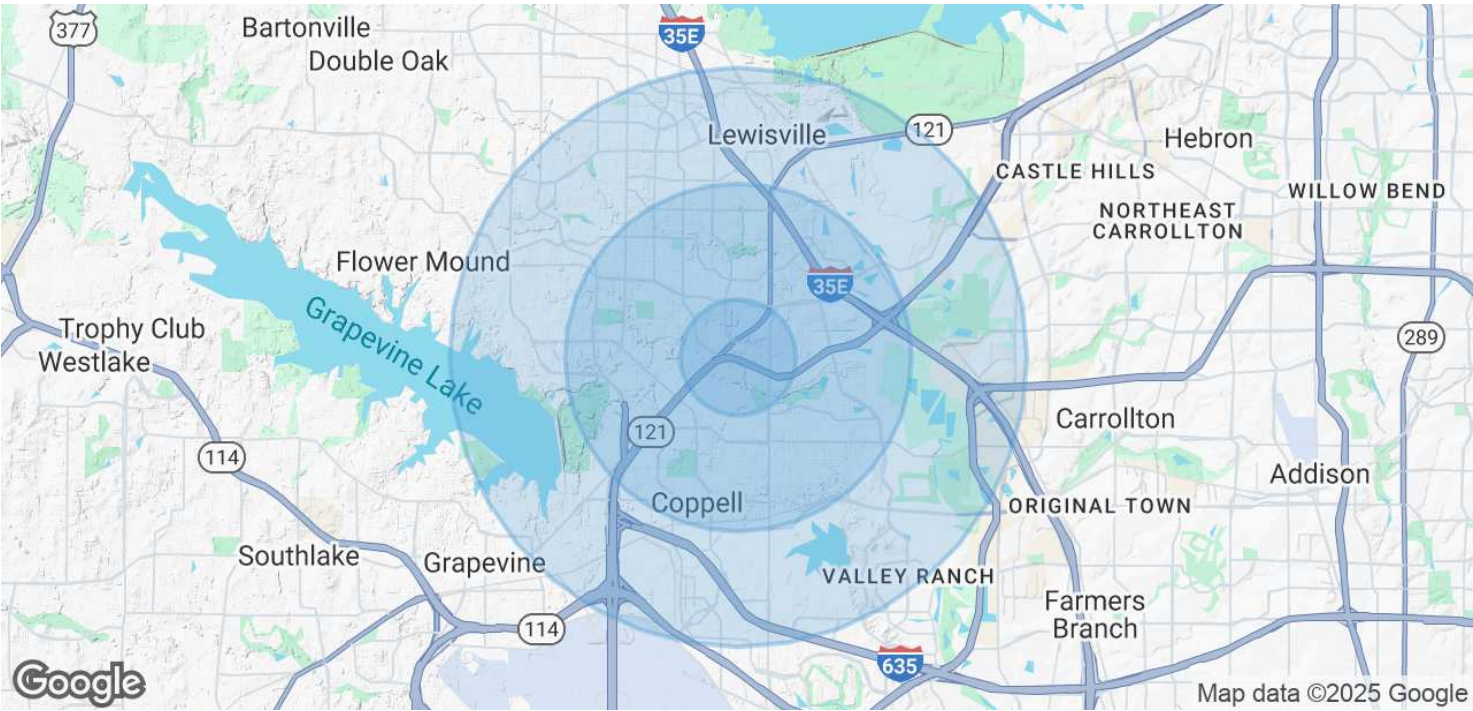
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE
OFFICE BUILDING



3508 STATE HWY 121, BEDFORD, TX 76021

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,194	110,613	218,551
Average Age	36	37	37
Average Age (Male)	36	36	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,540	43,172	84,437
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$151,055	\$135,197	\$135,419
Average House Value	\$505,570	\$421,515	\$434,776

Demographics data derived from AlphaMap

Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING



3508 STATE HWY 121, BEDFORD, TX 76021

BROKER CONTACTS



ERIC GOODWIN

Vice President

Direct: 817.488.4333
eric@championsdfw.com



GRANT GOODWIN

Sales Associate

Direct: 817.488.4333
grant@championsdfw.com

Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

3508 STATE HWY 121, BEDFORD, TX 76021



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.

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.

Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	(817) 488-4333
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	(817) 488-4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



CHAMPIONS™
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.