

FOR LEASE | MEDICAL, OFFICE, OR PROFESSIONAL SERVICES

1705 FOREST RIDGE DR - BEDFORD, TX 76022



PROPERTY OVERVIEW

- » 3,150 SF
- » Parking spots - 20
- » Move in Ready with Superb finish outs
- » Located in the H-E-B Medical District
- » Forest Ridge Exit with Easy Access to I-820 Exit/Entrance
- » Frontage on Forest Ridge Dr in Grapevine
- » Handicap Ramp Accessible
- » Signage Available
- » Ideal for Professional Services, Office or Medical
- » New Added Floors, Paint, and Molding

DEMOGRAPHICS BY MILE	1 Mile	3 Mile	5 Mile
Population	16,409	97,553	256,799
Household Income	\$90,321	\$104,642	\$119,397
Employees	7,619	40,362	96,262



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

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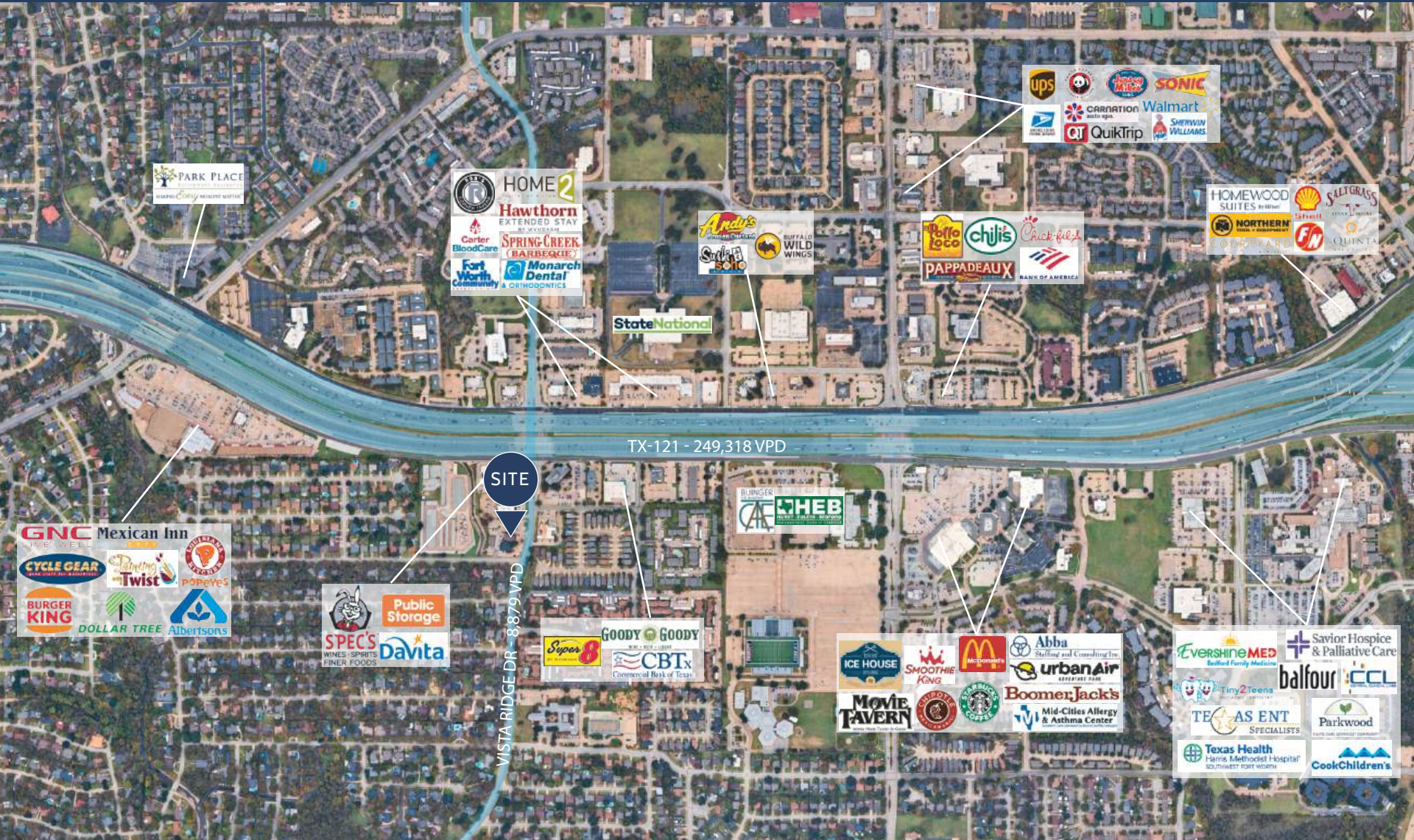
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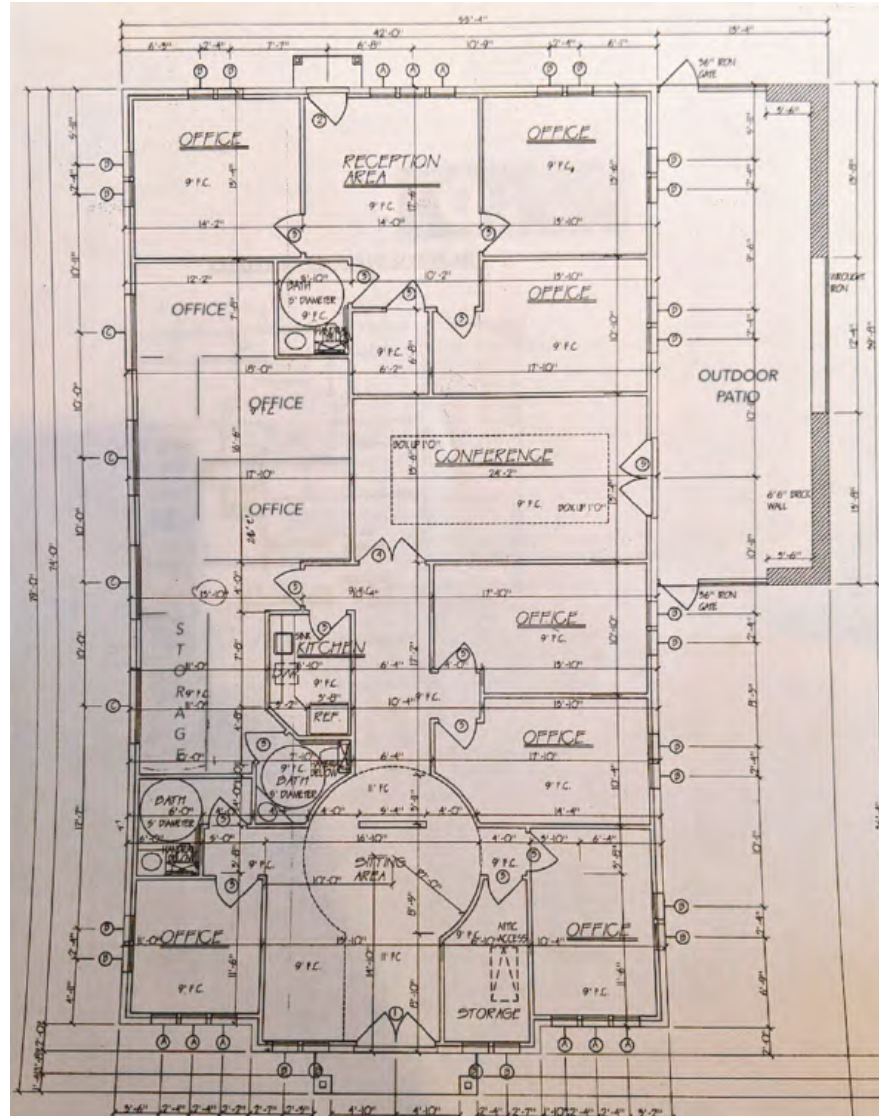
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INTERIOR PHOTOS



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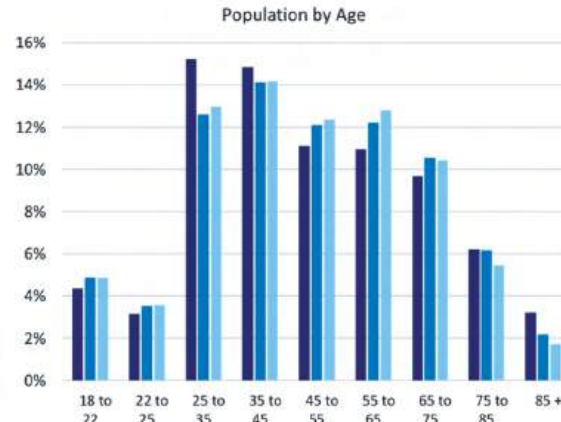
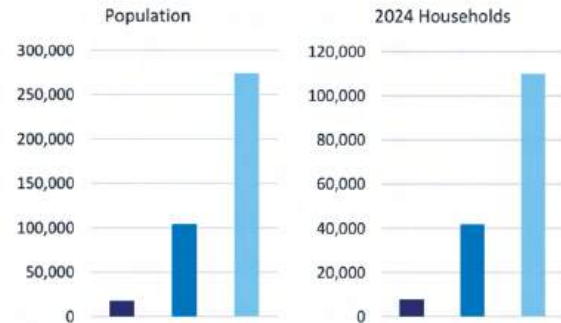
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1705 Forest Ridge Dr | Bedford, TX

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	17,639	---	103,994	---	273,993	---
2029 Projected Population	16,804	---	100,616	---	272,810	---
Pop Growth (%)	-4.7%	---	-3.2%	---	-0.4%	---
2024 Households	7,824	---	41,633	---	109,943	---
2029 Projected Households	7,444	---	40,192	---	109,283	---
HH Growth (%)	-4.9%	---	-3.5%	---	-0.6%	---
Census Year						
2000 Population	16,565	---	93,770	---	211,893	---
2010 Population	17,667	---	103,166	---	266,031	---
Pop Growth (%)	6.7%	---	10.0%	---	25.5%	---
2000 Households	7,494	---	38,151	---	85,886	---
2010 Households	7,835	---	41,379	---	107,092	---
HH Growth (%)	4.6%	---	8.5%	---	24.7%	---
Total Population by Age						
Average Age (2024)	40.6		40.7		40.3	
Children (2024)						
0 - 4 Years	1,229		6,441		17,195	
5 - 9 Years	937		5,957		15,847	
10-13 Years	801		5,041		12,952	
14-17 Years	796		5,184		13,467	
Adults (2024)						
18 to 22	766	4.3%	5,067	4.9%	13,315	4.9%
22 to 25	554	3.1%	3,667	3.5%	9,776	3.6%
25 to 35	2,686	15.2%	13,083	12.6%	35,533	13.0%
35 to 45	2,613	14.8%	14,676	14.1%	38,817	14.2%
45 to 55	1,958	11.1%	12,580	12.1%	33,854	12.4%
55 to 65	1,930	10.9%	12,692	12.2%	35,053	12.8%
65 to 75	1,709	9.7%	10,961	10.5%	28,546	10.4%
75 to 85	1,095	6.2%	6,394	6.1%	14,899	5.4%
85 +	565	3.2%	2,251	2.2%	4,739	1.7%



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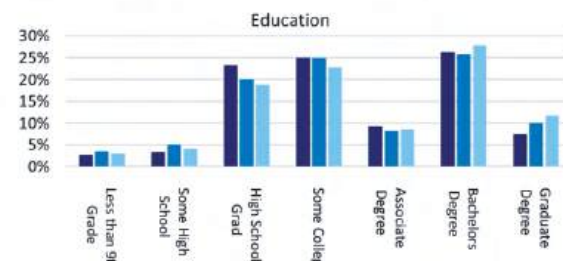
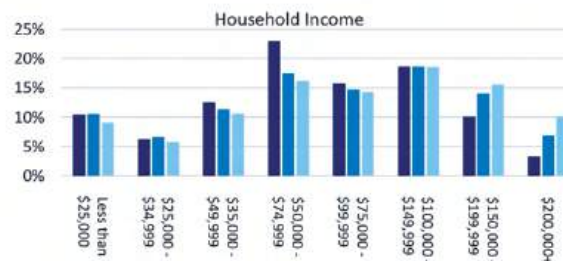
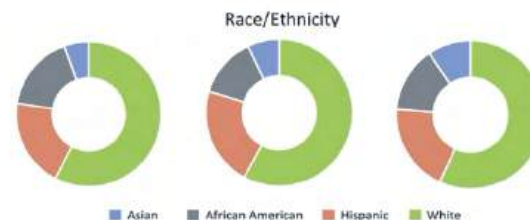
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Population by Race/Ethnicity (2024)						
White, Non-Hispanic	9,569	54.3%	56,597	54.4%	146,645	53.5%
Hispanic	3,279	18.6%	21,306	20.5%	49,750	18.2%
Black	2,836	16.1%	13,042	12.5%	37,131	13.6%
Asian	907	5.1%	6,779	6.5%	24,300	8.9%
Language at Home (2024)						
Spanish	2,116	12.9%	13,188	13.5%	28,849	11.2%
Asian Language	215	1.3%	2,365	2.4%	8,437	3.3%
Ancestry (2024)						
American Indian (ancestry)	61	0.3%	355	0.3%	881	0.3%
Hawaiin (ancestry)	172	1.0%	1,037	1.0%	2,299	0.8%
Household Income (2024)						
Per Capita Income	\$40,065	---	\$41,892	---	\$47,909	---
Average HH Income	\$90,321	---	\$104,642	---	\$119,397	---
Median HH Income	\$71,888	---	\$80,941	---	\$88,512	---
Less than \$25,000	817	10.4%	4,387	10.5%	9,978	9.1%
\$25,000 - \$34,999	490	6.3%	2,755	6.8%	6,350	5.8%
\$35,000 - \$49,999	980	12.5%	4,692	11.3%	11,626	10.6%
\$50,000 - \$74,999	1,799	23.0%	7,277	17.5%	17,756	16.1%
\$75,000 - \$99,999	1,231	15.7%	6,098	14.6%	15,691	14.3%
\$100,000 - \$149,999	1,458	18.6%	7,755	18.6%	20,402	18.6%
\$150,000 - \$199,999	787	10.1%	5,822	14.0%	17,114	15.6%
\$200,000+	261	3.3%	2,847	6.8%	11,026	10.0%
Education (2024)						
Less than 9th Grade	337	2.7%	2,507	3.5%	5,686	3.0%
Some High School	422	3.4%	3,659	5.0%	7,855	4.1%
High School Grad	2,917	23.2%	14,505	20.0%	35,885	18.7%
Some College	3,131	24.9%	18,076	24.9%	43,678	22.8%
Associate Degree	1,163	9.3%	5,887	8.1%	16,371	8.6%
Bachelors Degree	3,301	26.3%	18,793	25.9%	53,342	27.9%
Graduate Degree	929	7.4%	7,267	10.0%	22,302	11.6%



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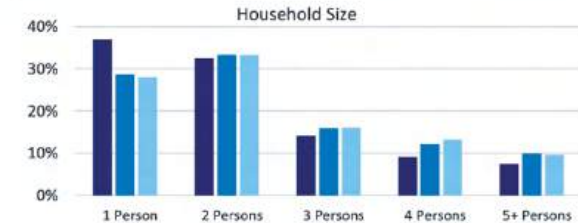
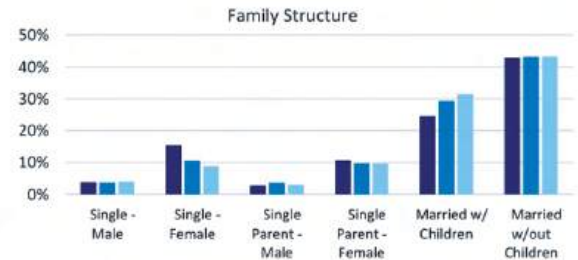
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Family Structure (2024)	4,357		27,128		72,193	
Single - Male	161	3.7%	982	3.6%	2,774	3.8%
Single - Female	668	15.3%	2,853	10.5%	6,332	8.8%
Single Parent - Male	118	2.7%	971	3.6%	2,108	2.9%
Single Parent - Female	467	10.7%	2,650	9.8%	6,997	9.7%
Married w/ Children	1,070	24.6%	7,957	29.3%	22,733	31.5%
Married w/out Children	1,873	43.0%	11,716	43.2%	31,248	43.3%
Household Size (2024)						
1 Person	2,890	36.9%	11,916	28.6%	30,784	28.0%
2 Persons	2,540	32.5%	13,857	33.3%	36,527	33.2%
3 Persons	1,103	14.1%	6,629	15.9%	17,632	16.0%
4 Persons	713	9.1%	5,079	12.2%	14,439	13.1%
5+ Persons	577	7.4%	4,152	10.0%	10,561	9.6%
Home Ownership (2024)	7,824		41,633		109,943	
Owners	3,624	46.3%	23,859	57.3%	63,549	57.8%
Renters	4,201	53.7%	17,774	42.7%	46,394	42.2%
Components of Change (2024)						
Births	226	1.3%	1,227	1.2%	3,270	1.2%
Deaths	147	0.8%	812	0.8%	1,958	0.7%
Migration	-21	-0.1%	-253	-0.2%	165	0.1%
Unemployment Rate (2024)		3.9%		3.9%		3.5%
Employment, Pop 16+ (2024)	14,284		83,974		221,229	
Armed Services	0	0.0%	37	0.0%	111	0.1%
Civilian	9,916	69.4%	58,870	70.1%	158,761	71.8%
Employed	9,527	66.7%	56,607	67.4%	153,094	69.2%
Unemployed	389	2.7%	2,263	2.7%	5,667	2.6%
Not in Labor Force	4,368	30.6%	25,104	29.9%	62,468	28.2%
Businesses						
Establishments	548	---	2,993	---	6,359	---
Employees (FTEs)	7,619	---	40,362	---	96,262	---



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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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	(817) 505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James McCoy	702534	jake@waypoint-red.com	(817) 505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony		derek@waypoint-red.com	(817) 991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date