



PROPERTY SUMMARY

PROPERTY:	DeliverIt Pharmacy Building		
LOCATION:	2901 Brown Trail Bedford, TX 76021		
POTENTIAL USE:	Professional Office General Office Medical Office		
ZONING:	City of Bedford, Heavy Commercial		
AVAILABILITY:	2901 Brown Trail, 9,308 SF		
SIGNAGE:	Available		
UTILITIES:	All existing to the site		
PARKING:	Ample		
SALE PRICE:	Call Broker		
LAYOUT:	Functional two-story layout featuring a large open retail/showroom area on the first floor with cashier counter, kitchen/break area, and restrooms. Second floor consists of multiple private offices, open workspace, storage areas, and additional restrooms—ideal for administrative or medical office use		
COMMENTS:	2901 Brown Trail presents a well-located office opportunity within the highly accessible Bedford / Hurst / Euless Mid-Cities corridor. The property benefits from its central location between Dallas and Fort Worth, with convenient access to Highway 121, Highway 183, and Airport Freeway, as well as proximity to DFW International Airport. The available +/- 4,654 SF second-floor space offers a flexible layout suitable for a variety of professional office or medical office users serving the surrounding residential and commercial population.		
CONTACT:	Blake Kelly	(972) 832-1680	Blake@stagcre.com
	Austin Davis	(210) 573-4901	Austin@stagcre.com

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice