

# 6138 Precinct Line Rd

2,400 SF AVAILABLE | FOR LEASE



**6138 PRECINCT LINE ROAD, HURST, TX 76054 | \$17.00 SF/YR (NNN + \$7.80 PSF)**

**Spencer George**  
Director

# For Lease – 6138 Precinct Line Road, Hurst, TX 76054



### PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at 6138 Precinct Line Rd, Hurst, TX, 76054. This prime commercial property offers a modern and adaptable space, ideal for a wide range of business needs. The property features spacious and customizable office suites, state-of-the-art medical facilities, ample parking, and professional landscaping, creating a welcoming and professional environment for clients and employees alike. With its strategic location and prime visibility, the property provides an exceptional opportunity for businesses to establish a strong presence in the thriving Hurst area. Take advantage of this desirable location and elevate your business to new heights at 6138 Precinct Line Rd.

### PROPERTY HIGHLIGHTS

- 2,400 SF medical office suite
- Move-in ready floor plan with exam rooms and reception area
- High visibility and signage along Precinct Line Rd
- Convenient access to major highways
- Ample on-site parking

**Spencer George**  
*Director*  
817.803.3287  
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### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN + \$7.80 PSF)
Available SF:	2,400 SF
Building Size:	4,500 SF

SPACES	LEASE RATE	SPACE SIZE
6138 Precinct Line Rd #200	\$17.00 SF/yr	2,400 SF

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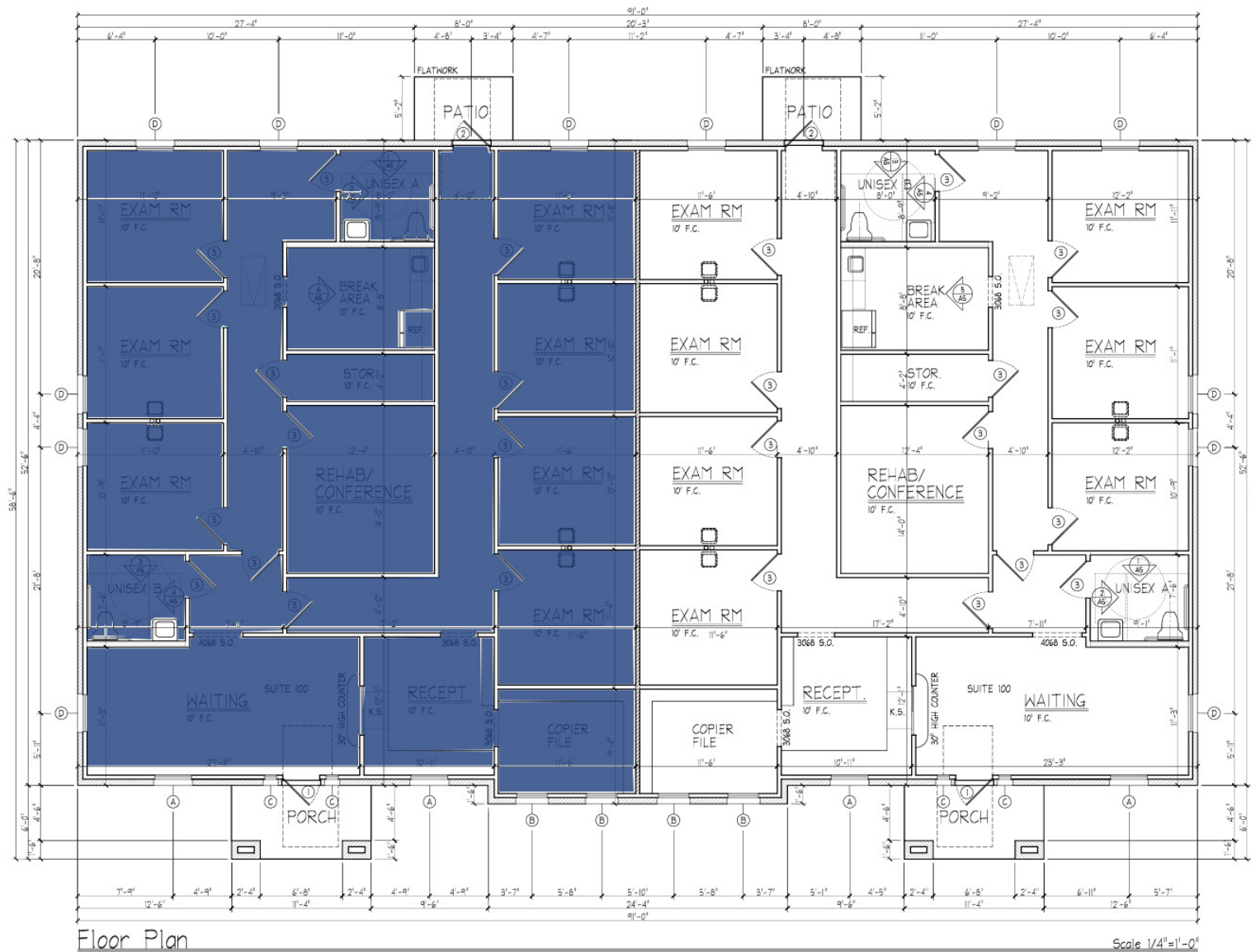
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,769	104,170	291,474
Average Age	46	42	41
Average Age (Male)	44	41	40
Average Age (Female)	48	44	42

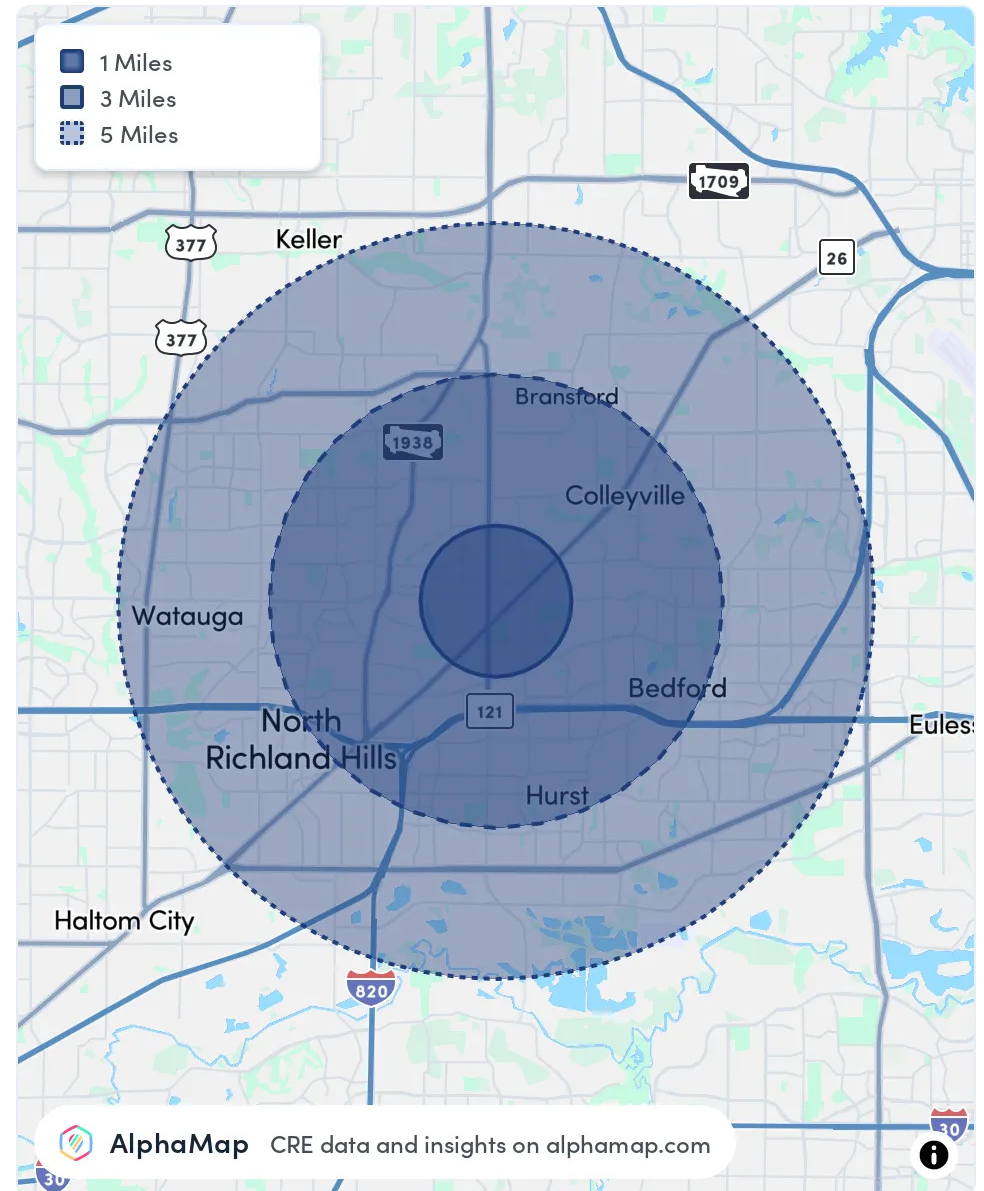
  

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,058	40,859	110,738
Persons per HH	2.4	2.5	2.6
Average HH Income	\$133,037	\$117,703	\$132,254
Average House Value	\$461,146	\$396,392	\$425,771
Per Capita Income	\$55,432	\$47,081	\$50,866

Map and demographics data derived from AlphaMap

## VEHICLES PER DAY

12,002 VPD on Precinct Line Rd



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## Information About Brokerage Services

2-10-2025



*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 on 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. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on 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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 on. 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 on 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 on 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 on 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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