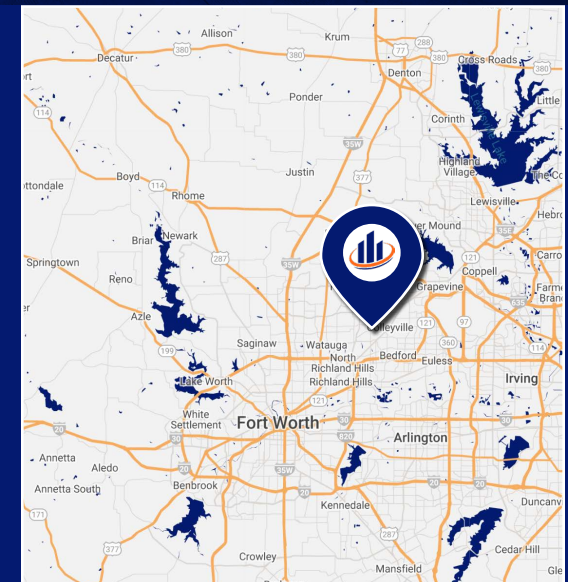




OFFICE BUILDING WITH HIGH-END FINISHES FOR SALE

935 W Glade Rd
Hurst, TX 76054

AVAILABLE:
3,665 SF



PRICING
\$985,000

This beautiful 3,665 SF single-story office building presents an excellent opportunity for a potential owner/user investment property. Its strategic location facilitates smooth connectivity to major highways, airports, and other pivotal transportation hubs, thus making it an ideal spot for companies that require access to various cities and markets. Additionally, the property boasts of robust demographics, and the upscale finishes and private patio set amidst a park-like ambiance further enhance its appeal. This property is a fantastic investment opportunity for those seeking a professional workspace.

FEATURES

- Building SF:** 3,665 SF
- Lot Size:** 0.35 Acre
- Year Built:** 2007
- Parking:** 14 Spaces
- Zoning:** F1 - Commercial

HIGHLIGHTS

- » Improvements include, high-end finishes and a private patio located within a park-like setting.
- » The office space is well suited to accommodate any professional services business.
- » Surrounded by parks, shopping centers, restaurants and other business offices.
- » Located in one of the fastest-growing & vibrant regions

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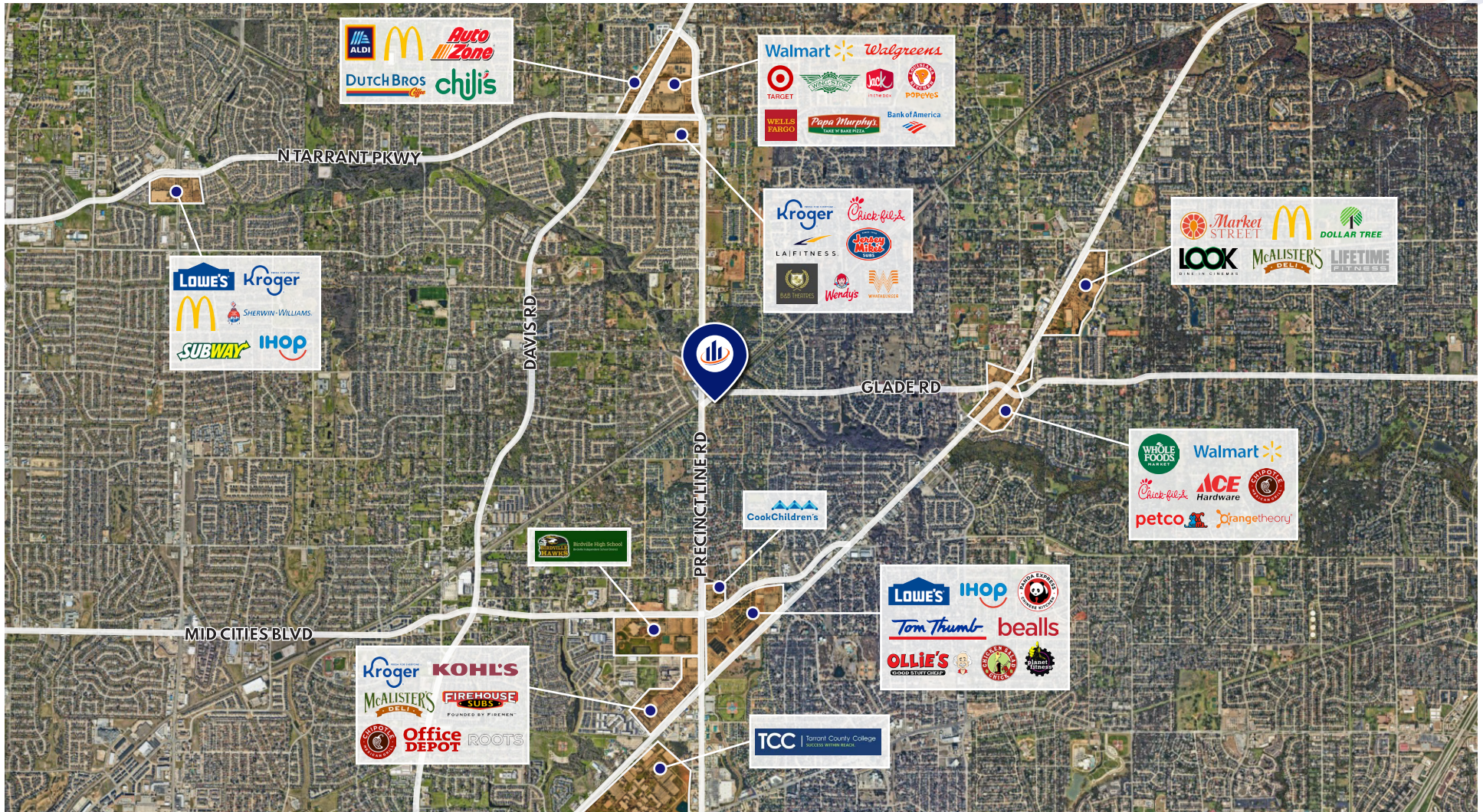
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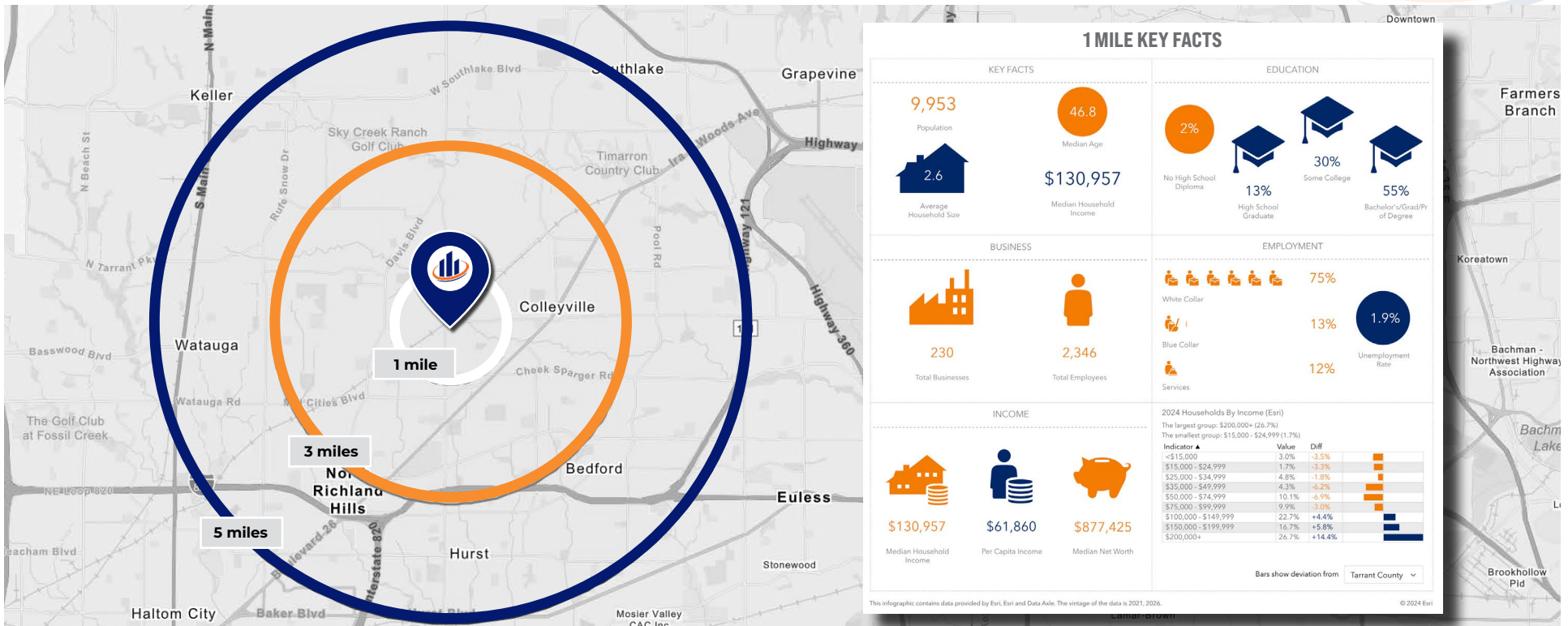
935 W Glade Rd | Hurst, TX 76054



This property is located near the prominent corner of W Glade Rd and Precinct Line Rd in Hurst, TX, offering prime frontage on W Glade. Surrounded by a variety of thriving businesses, both established and emerging, this office building provides a promising opportunity for investors or businesses seeking a professional space in one of the most dynamic submarkets in the Dallas-Fort Worth area.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	9,953	88,972	275,137	9,848	88,225	272,912
Households	3,731	33,920	104,062	3,727	33,968	104,150
Families	2,982	25,333	73,643	2,957	25,121	72,963
Average Household Size	2.64	2.61	2.63	2.62	2.59	2.61
Owner Occupied Housing Units	3,348	26,553	71,423	3,379	26,995	72,832
Renter Occupied Housing Units	383	7,367	32,639	348	6,973	31,317
Median Age	46.8	44.0	41.0	47.7	45.0	41.9
Median Household Income	\$130,957	\$116,546	\$102,515	\$153,111	\$132,692	\$113,618
Average Household Income	\$165,353	\$160,283	\$146,050	\$188,229	\$179,866	\$163,214



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date