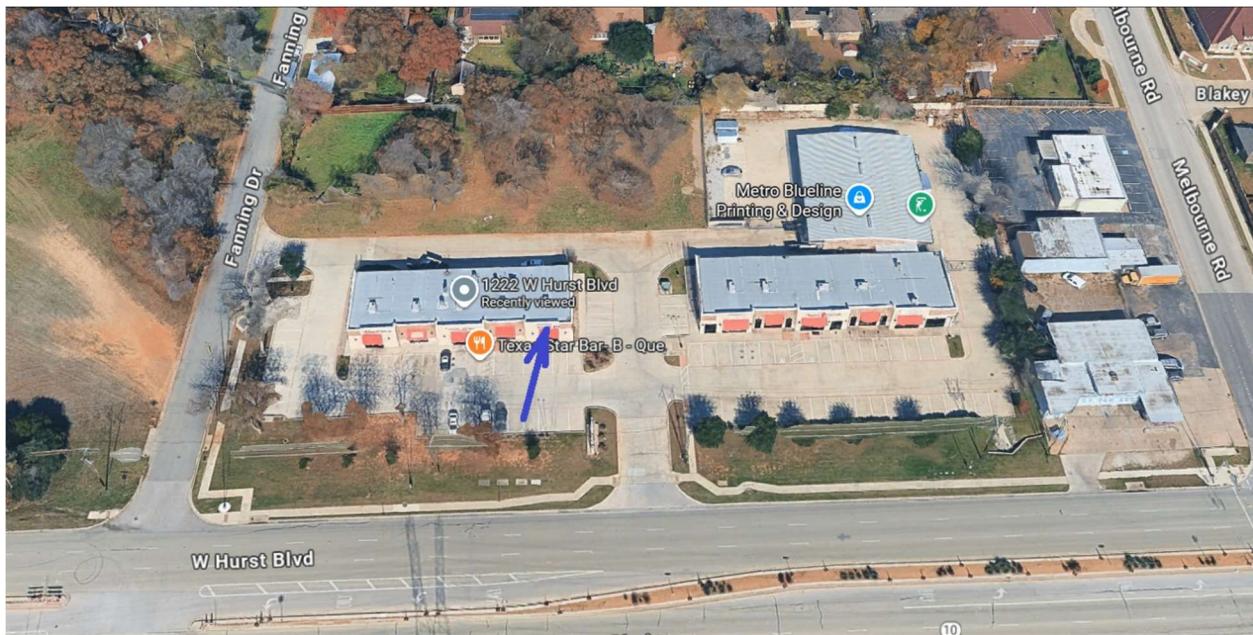


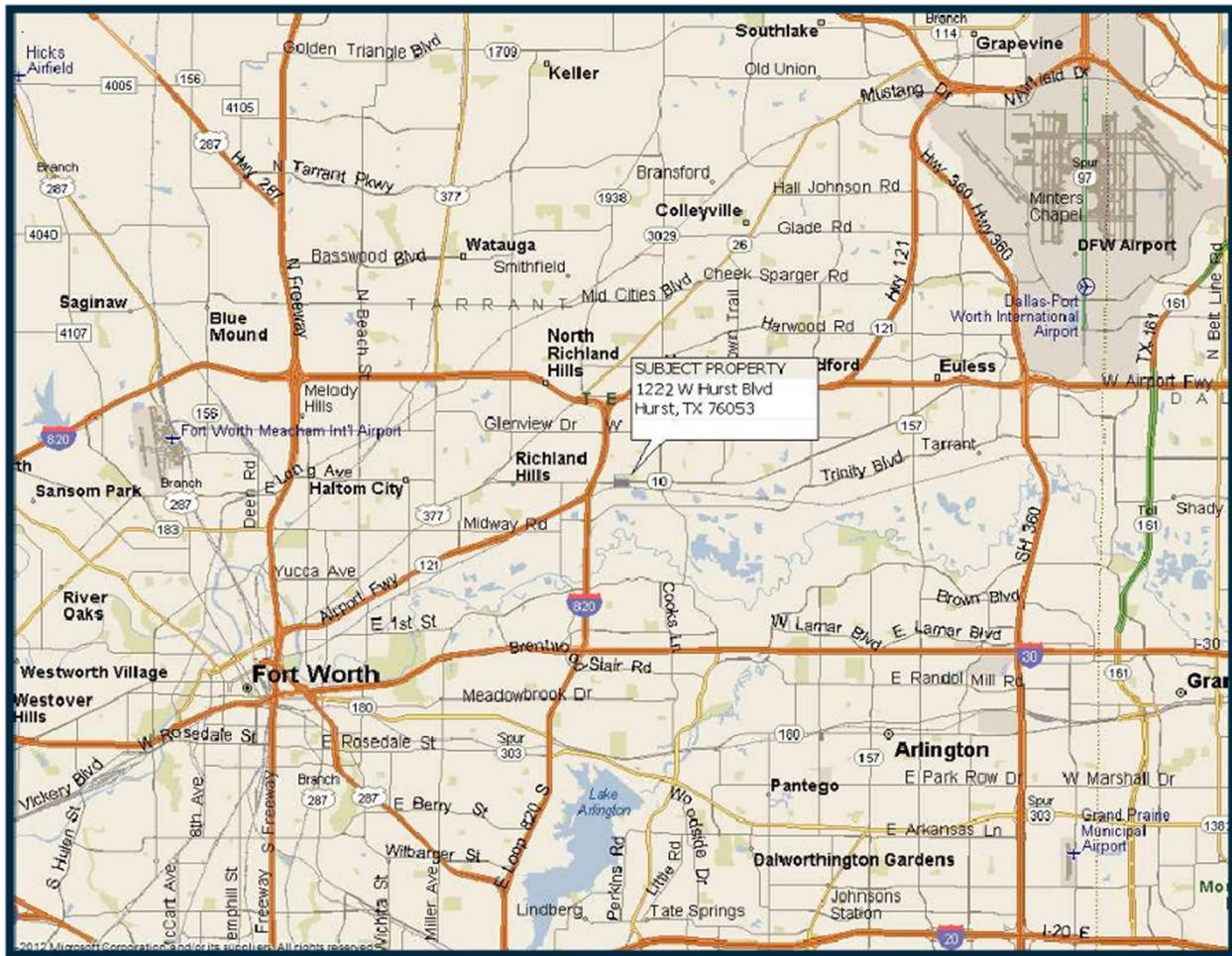
Fanning Business Park | 1222 W Hurst Blvd
Suite 100
Hurst, TX 76053
eMAVID
817-676-3647

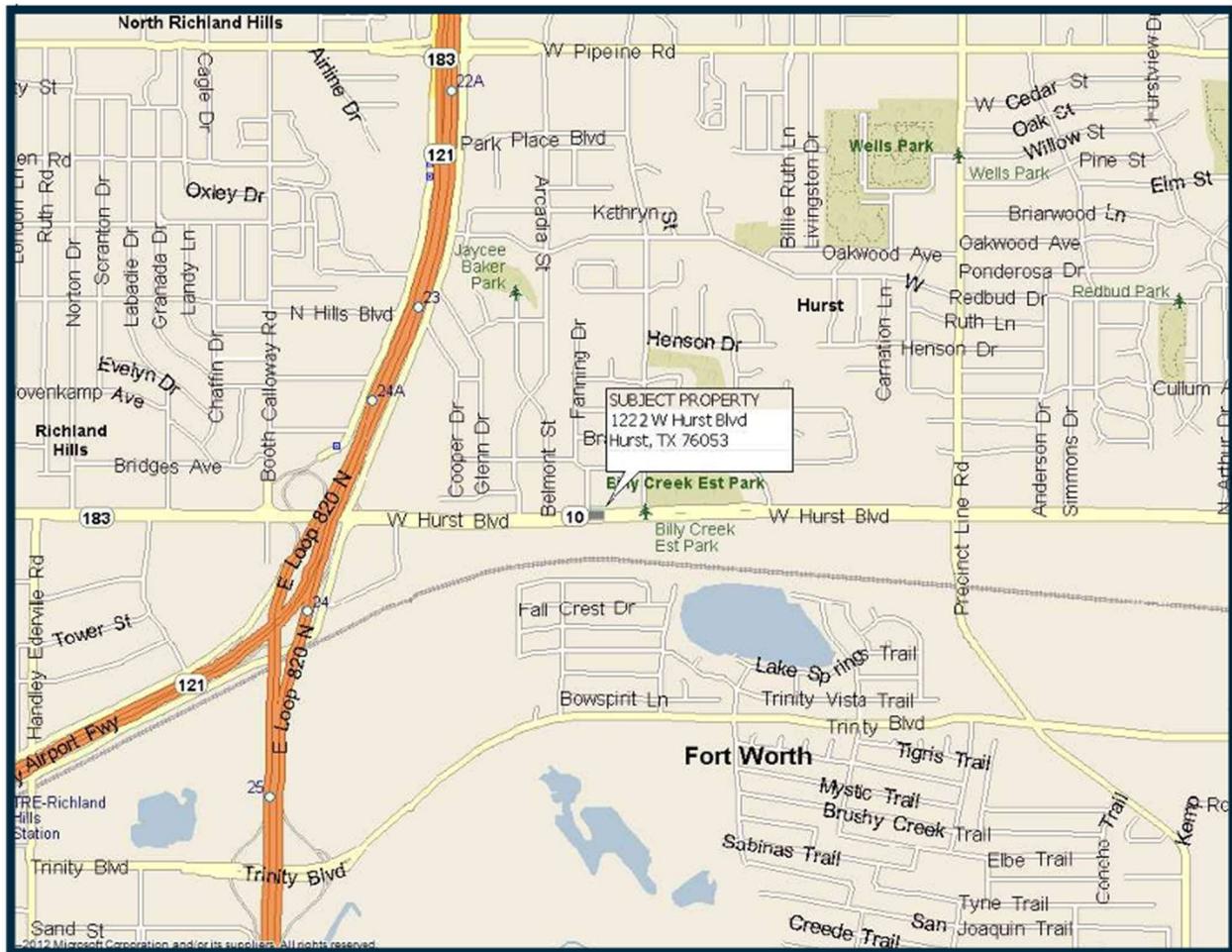


SITE PLAN



LOCATION MAP





FEATURES

Location: Hurst, Texas – Strategically positioned just $\frac{1}{2}$ mile east of NE Loop 820, 1 mile south of Highway 183, and 4 miles north of Loop 820, offering excellent accessibility and visibility.

Available Space:

Suite 100: 1,525 SF (\pm) – Suite 100 – Prime Corner Space in Fanning Business Park 1222 W Hurst Blvd, Hurst, TX 76053. Seize this outstanding leasing opportunity for a versatile, turnkey corner suite previously operated as a massage spa (Allure Day Spa). This well-maintained space is ideally suited for a barbershop, hair salon, medical or dental office, wellness center, or similar retail/service business open to the public.

Key features include:

- 5 spacious private rooms
- 2 restrooms
- Convenient break room/kitchen area
- High-visibility corner location in a bustling retail center.

Enjoy excellent exposure in a high-traffic area along W Hurst Blvd, with ample parking and established neighboring tenants such as a patisserie, restaurant, and financial services office.

Additional perks: Approximately 0.7 acres of adjacent land available for potential expansion, extra parking, or other uses (subject to negotiation). Flexible lease terms available. Contact us today to schedule a private tour and discuss how this prime space can elevate your business! Business must be retail or service-oriented and open to the public.

Property Details:

- **Land Size:** 1.5 Acres (\pm)
- **Year Built:** 2014
- **Parking:** Abundant on-site parking
- **Zoning:** GB - General Business District

Key Benefits:

- Sleek, modern space designed for tailored customization
- Prime location on a bustling arterial road with excellent visibility
- Generous parking and prime pylon signage opportunities to attract customers

Rental Rate: Base rent \$16.00 PSF (\pm), negotiable

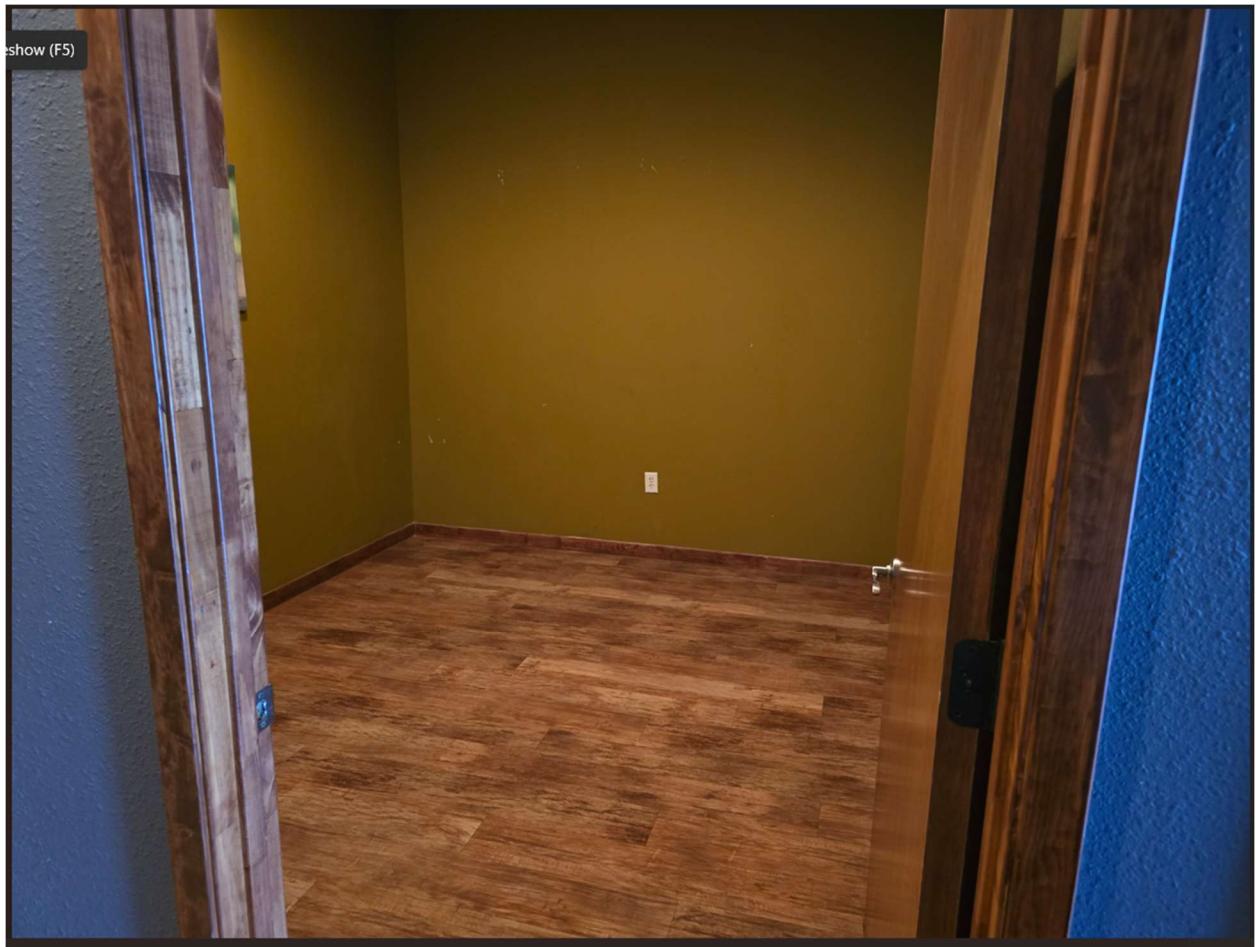
NNN Charges: \$7.00 PSF (\pm) (subject to change)

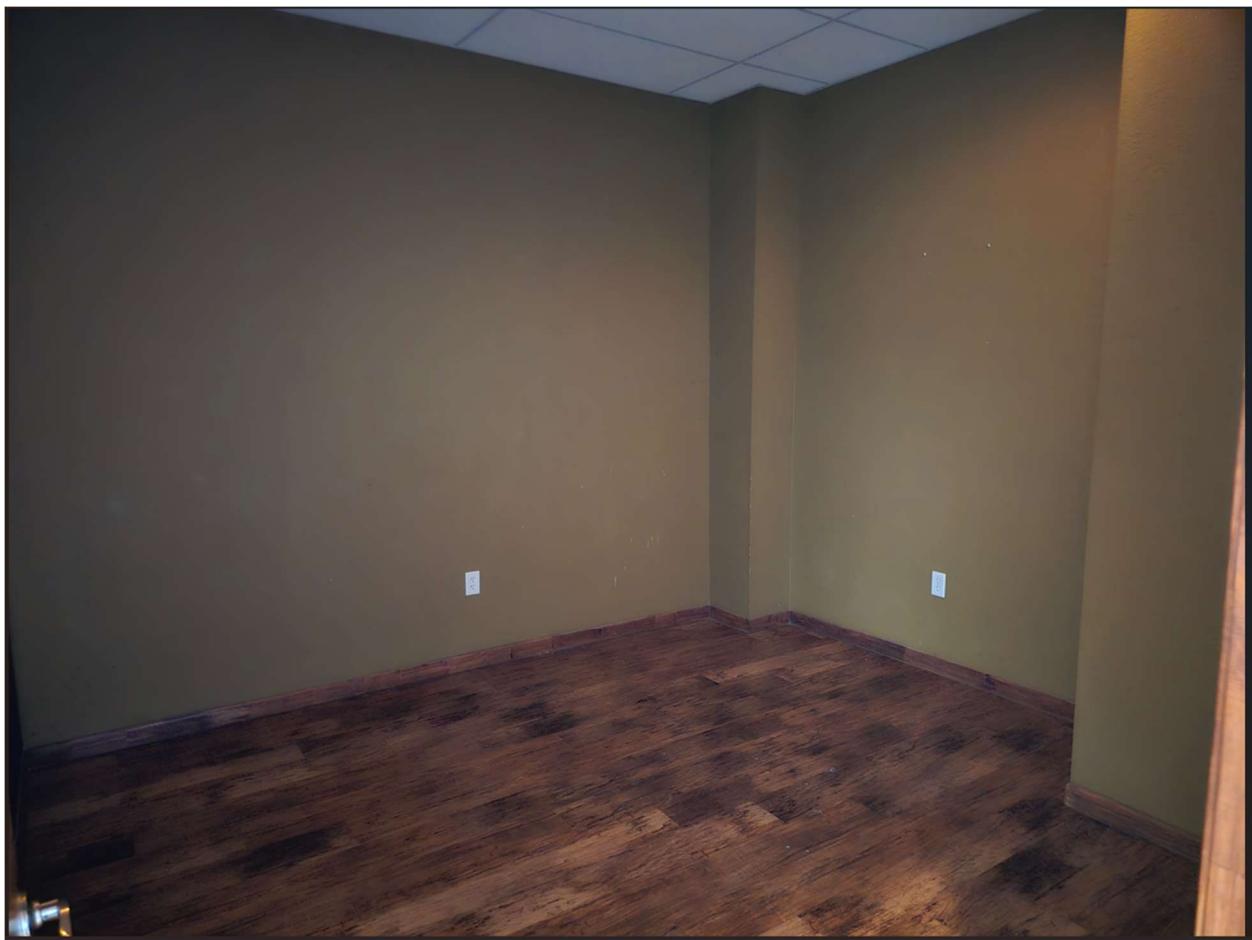
SUITE 100 PHOTOS



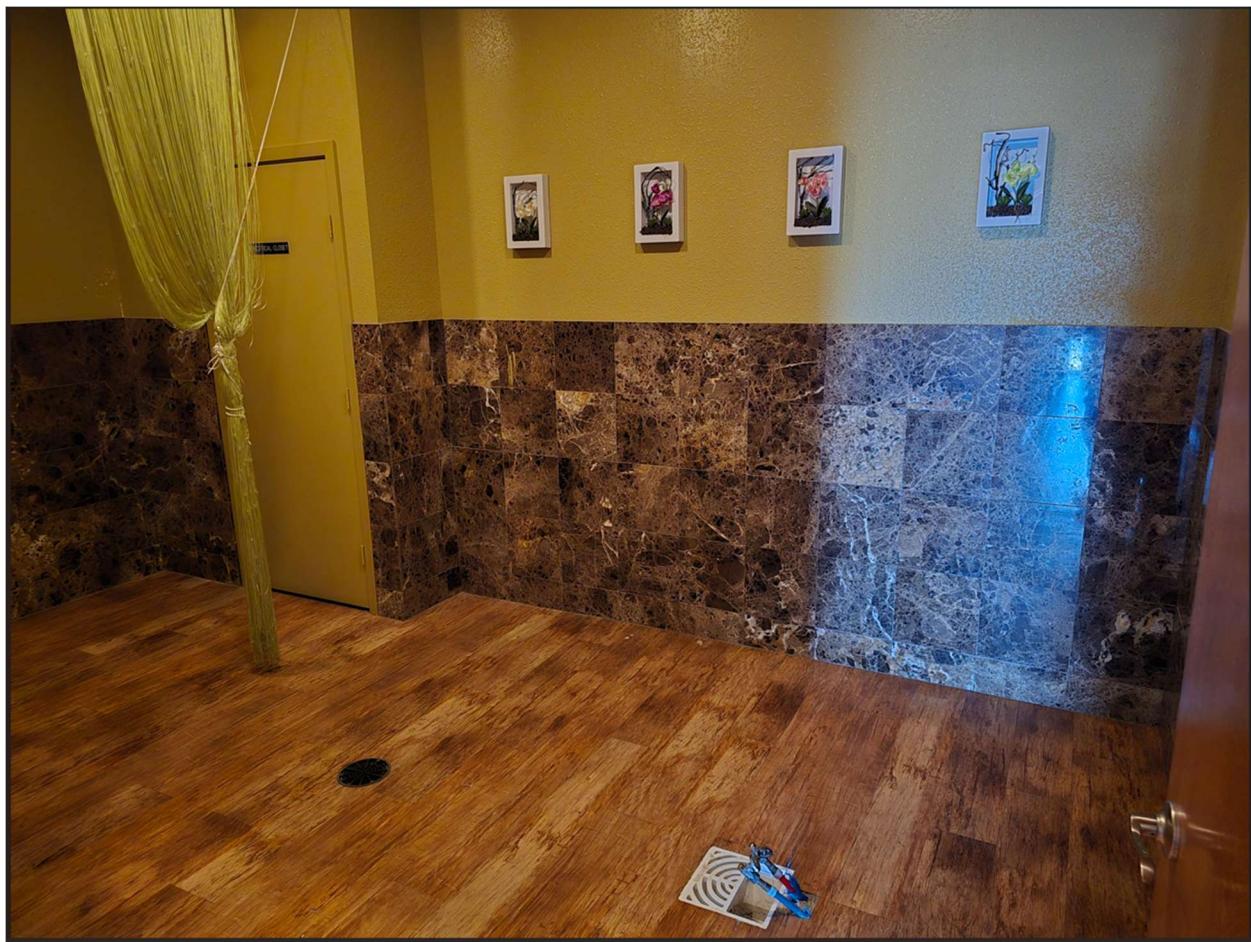
















FLOORPLAN

