



**2247 Central Drive
Bedford, Texas 76021**

FOR SALE
8,397 SF
FOR LEASE
3,000 SF

NAI Robert Lynn **/Office**

BUILDING FEATURES + MAP + DEMOGRAPHICS

BUILDING SIZE FOR SALE: 8,397 SF



Available for Lease:
- Suite A: 3,000 SF



Ample Parking:
- Parking Ratio: 5/1,000



One (1) Auto Garage



High End Finishes



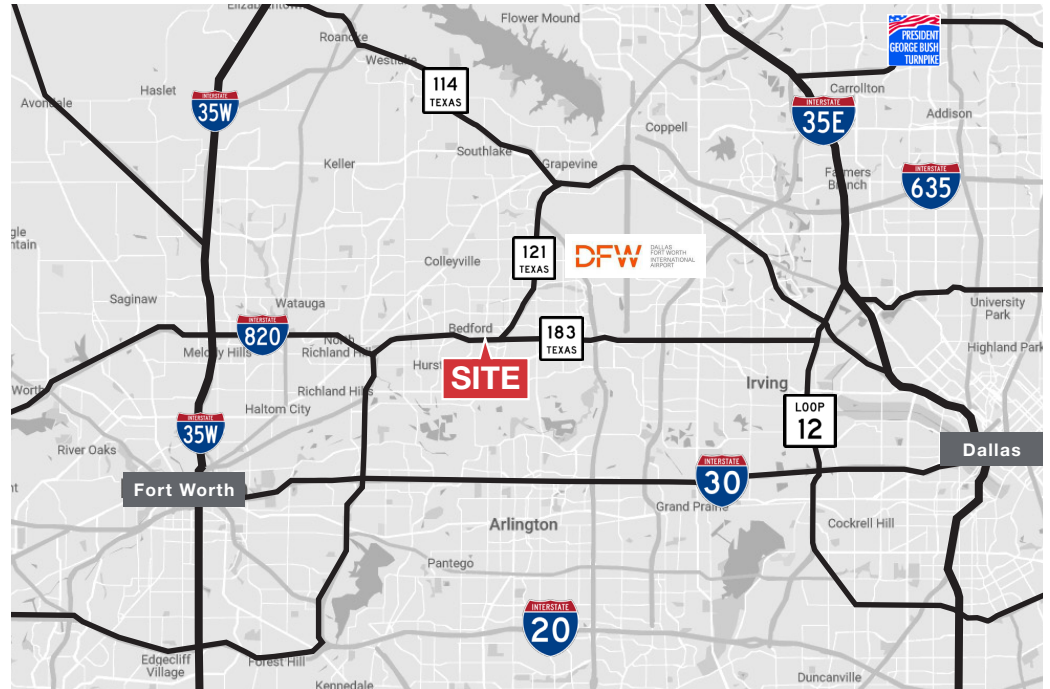
9 Miles from DFW International Airport



Close Proximity to 183 TEXAS 121 TEXAS



Lease Rate: \$20.00/SF + NNN (NNN=\$8.00/SF)
Sale Price: \$2,060,000.00



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,755	114,101	262,092
TOTAL HOUSEHOLDS	8,531	45,480	105,151
AVERAGE HOUSEHOLD SIZE	2.00	2.50	2.40
AVERAGE HOUSEHOLD INCOME	\$73,248	\$97,265	\$105,952

HWY 121
177,476 VPD

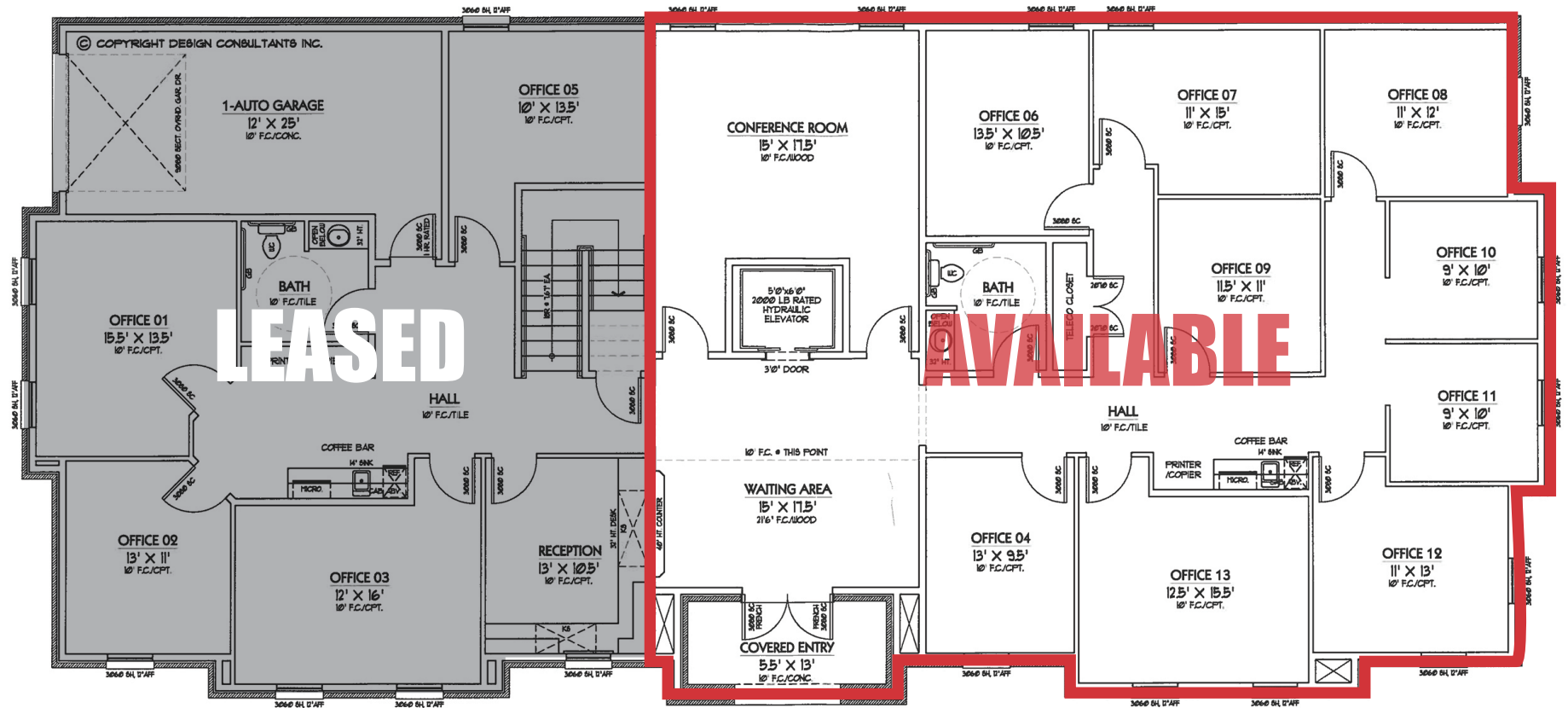
CENTRAL DR
22,087 VPD

Source: CoStar 2024

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GROUND FLOOR PLAN



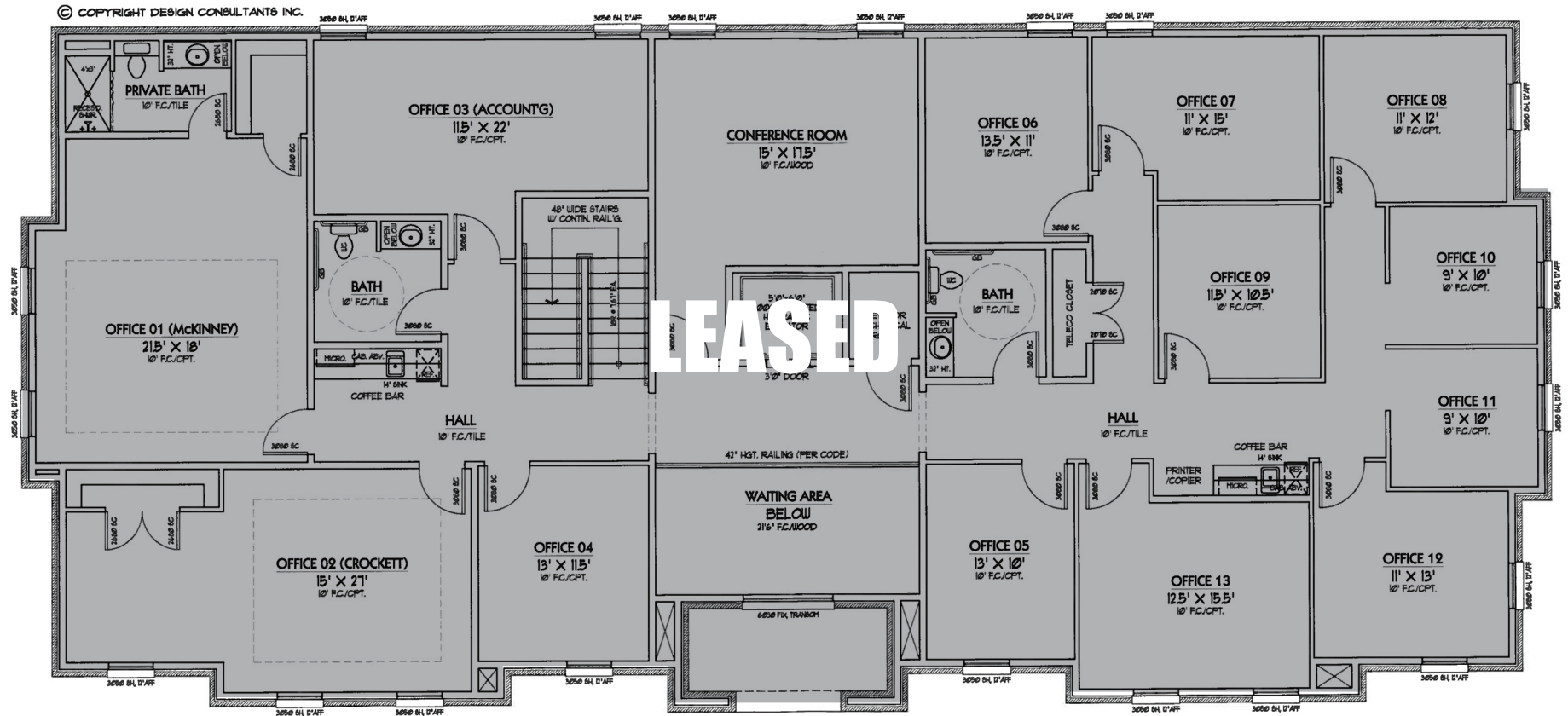
TOTAL BUILDING SPACE

GROUND LEVEL (A/C) SPACE:	3,963 SQ. FT.
UPPER LEVEL (A/C) SPACE:	3,996 SQ. FT.
TOTAL (A/C) SPACE:	7,949 SQ. FT.
COVERED ENTRY SPACE:	98 SQ. FT.
GARAGE SPACE:	350 SQ. FT.
AREA UNDER ROOF:	8,397 SQ. FT.
GROSS SLAB:	4,411 SQ. FT.

- GROUND LEVEL FLOOR PLAN -

CAPITAL PLUS OFFICE PARK
 CAPITAL PLUS BUILDING
 2247 CENTRAL DRIVE
 LOT: 3 BLOCK: 1
 HARVEY PLAZA ADDITION
 BEDFORD, TEXAS

UPPER LEVEL FLOOR PLAN



- UPPER LEVEL FLOOR PLAN -

CAPITAL PLUS OFFICE PARK
 CAPITAL PLUS BUILDING
 2247 CENTRAL DRIVE
 LOT: 3 BLOCK: 1
 HARVEY PLAZA ADDITION
 BEDFORD, TEXAS

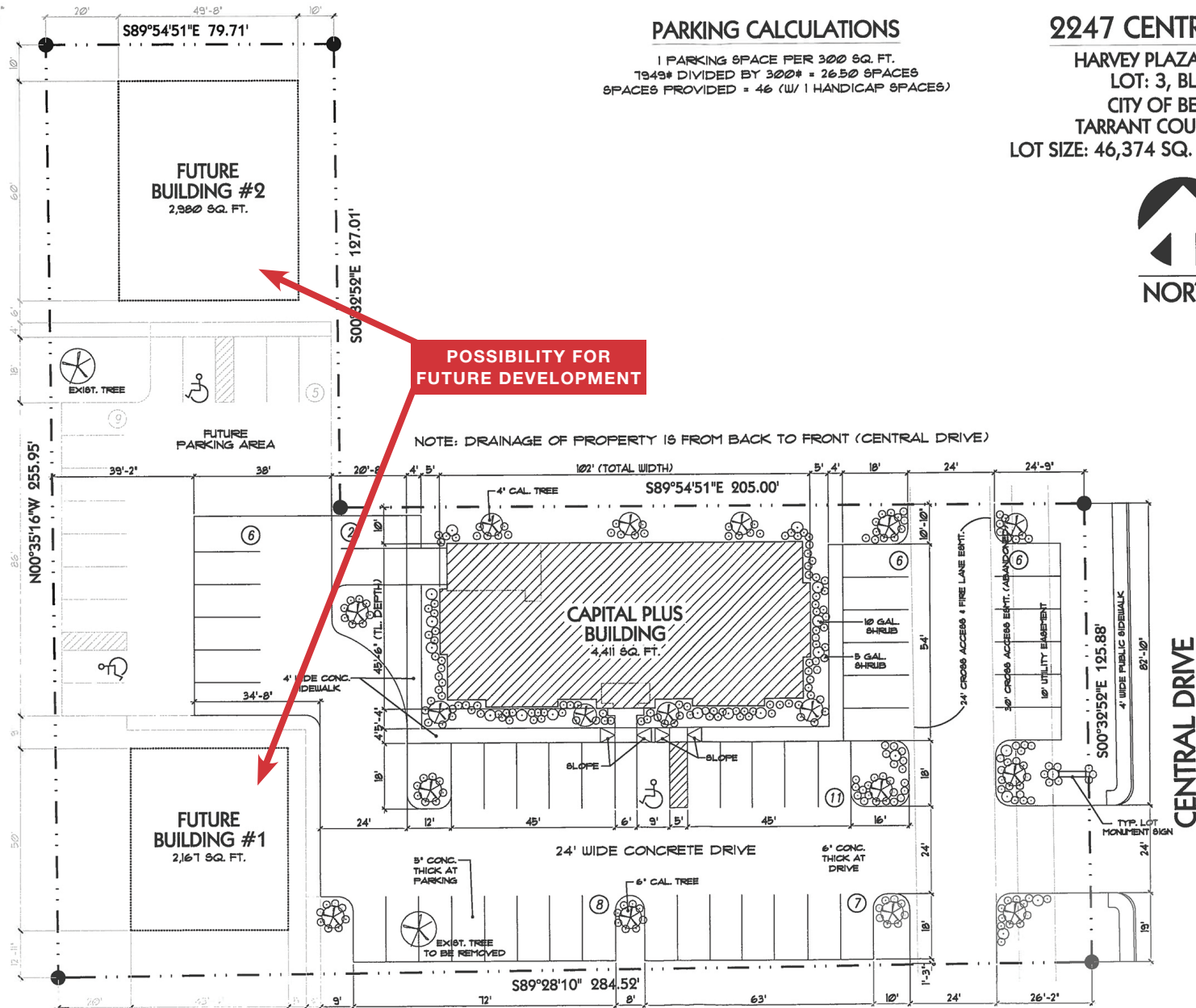
2247 CENTRAL DRIVE

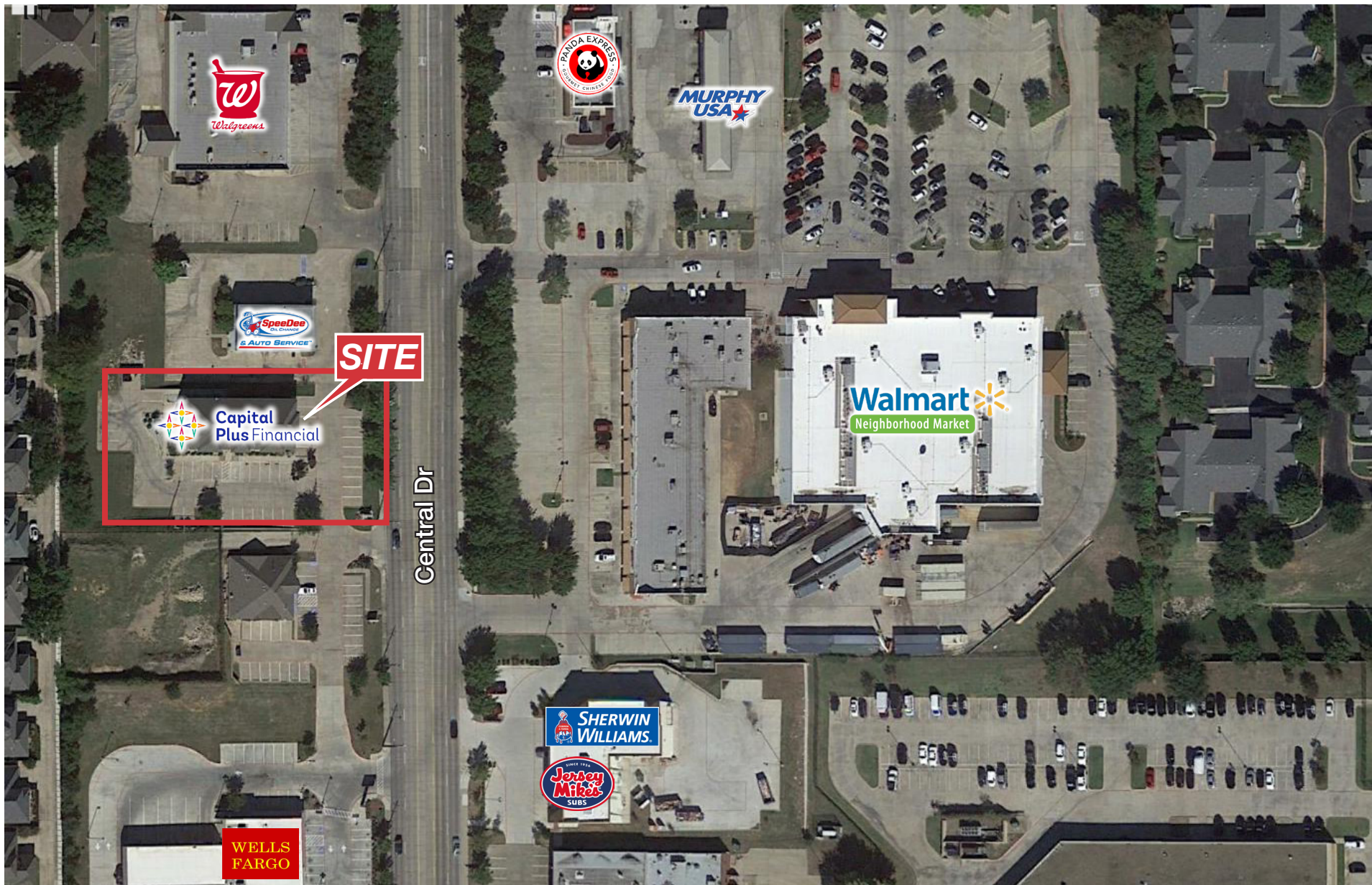
HARVEY PLAZA ADDITION
 LOT: 3, BLOCK: 1
 CITY OF BEDFORD
 TARRANT COUNTY, TEXAS
 LOT SIZE: 46,374 SQ. FT. OR 1.06 ACRES



PARKING CALCULATIONS

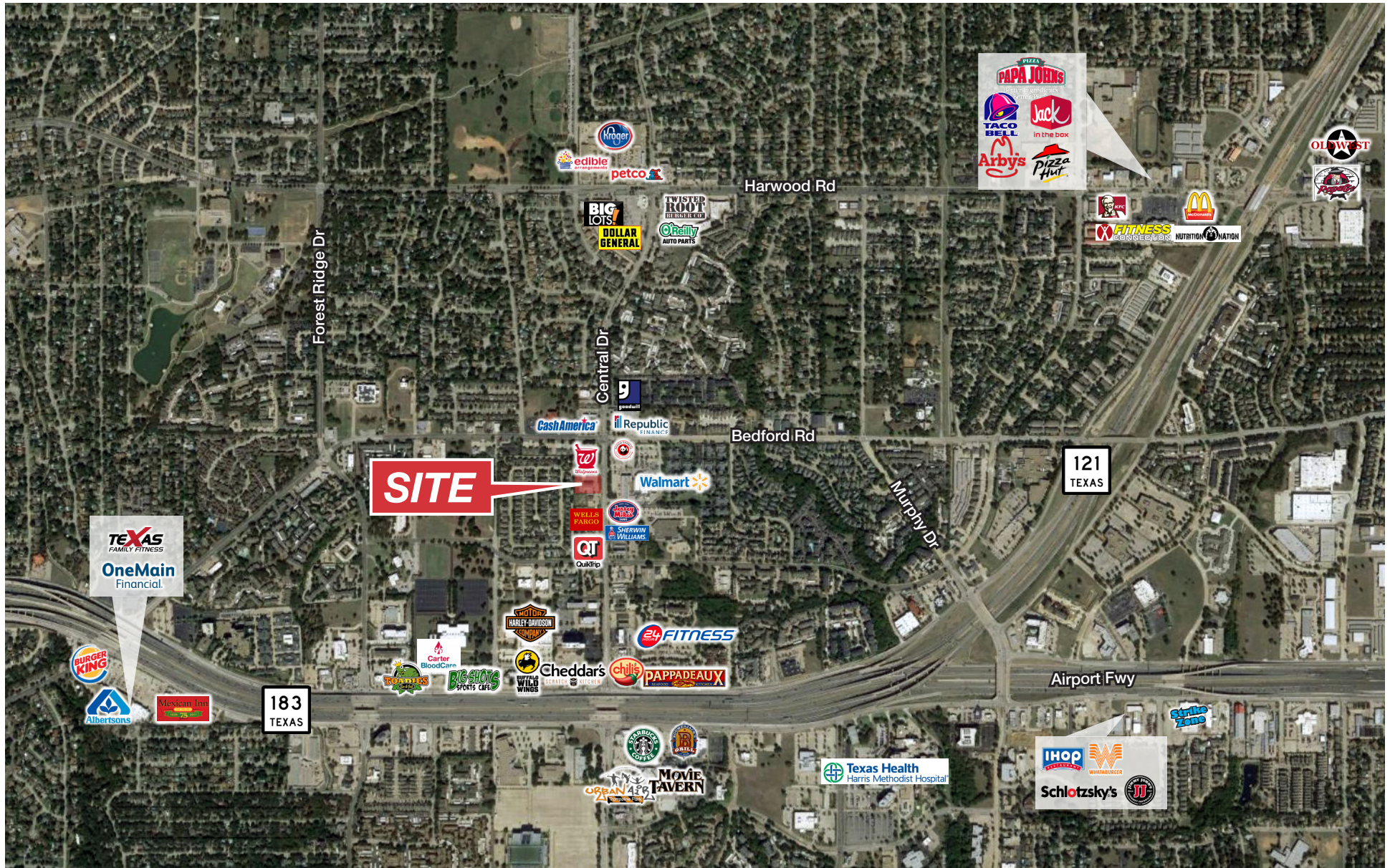
1 PARKING SPACE PER 300 SQ. FT.
 1349# DIVIDED BY 300# = 26.50 SPACES
 SPACES PROVIDED = 46 (W/ 1 HANDICAP SPACES)





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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.

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