

Retail ★ FOR SALE

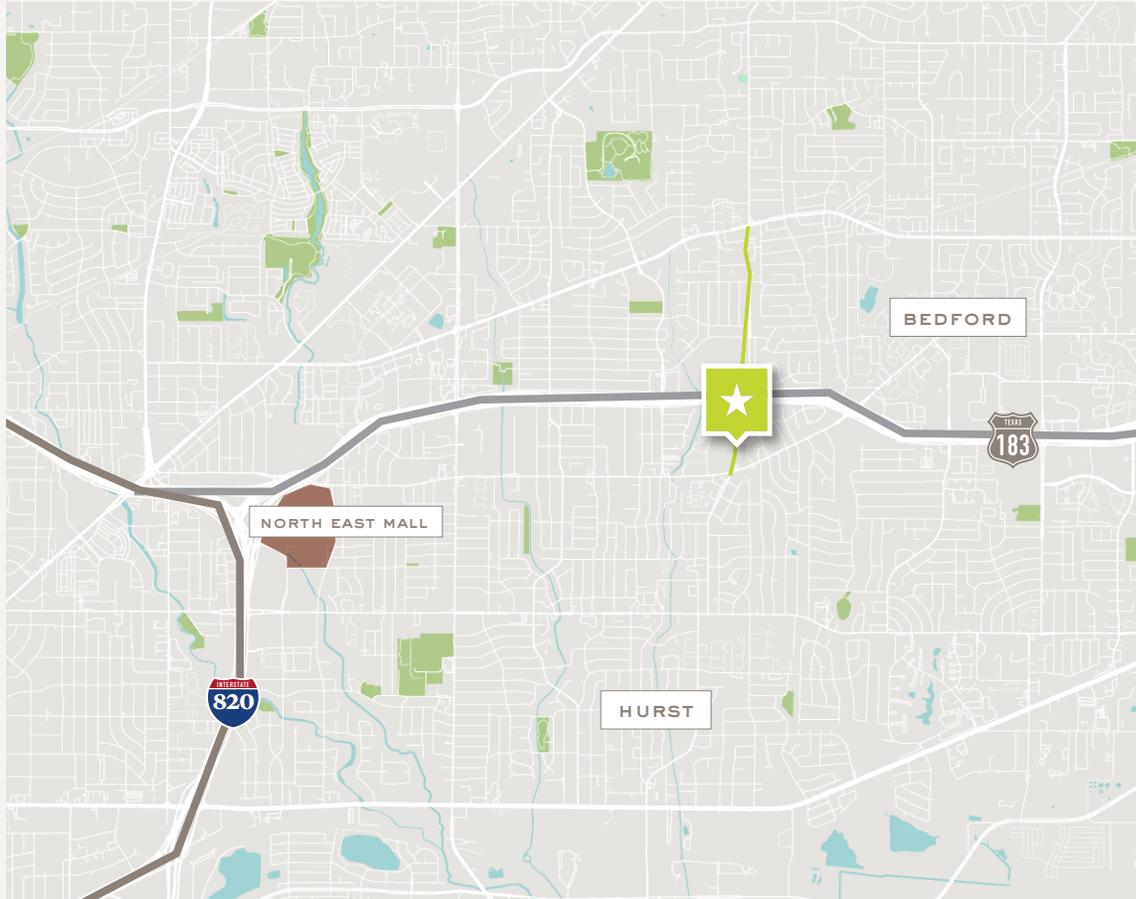
1327 BROWN TRAIL, BEDFORD, TX, 76022



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1327 BROWN TRAIL

LanCarte.com



PROPERTY FEATURES

- Bank Branch / QSR / Multi-tenant Retail
- 6,100 SF Available Building
- 0.83 AC
- Built in 1977
- Brown Trail Frontage with Dedicated Exit From 121/183
- Zoning: General Commercial
- 15 minutes to DFW & Alliance
- 30 minutes to Dallas-Love Field
- Parking: 30 Spots in Front, and 26 in Back
- Two Lane Drive-thru Available

AVAILABLE SPACES

SUITE	3,100 sf
SUITE	1,500 sf
SUITE	1,400 sf

NEARBY RETAILERS



SALE PRICE

\$1,295,000

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LOCATION OVERVIEW

This unique property in the heart of Bedford offers a 6,100 square foot freestanding building with ample parking (56 spots) ideal for retail or office. The end-cap offers a 2 lane drive-thru is ideal for a bank branch or quick serve restaurant. The property, fronting Brown Trail, is just two blocks from TEXpress 121/183 with a dedicated exit to Brown Trail. Nearby Airports include DFW and Alliance (15 mins away) and Love Field (30 mins away).

DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
15k	114k	251k

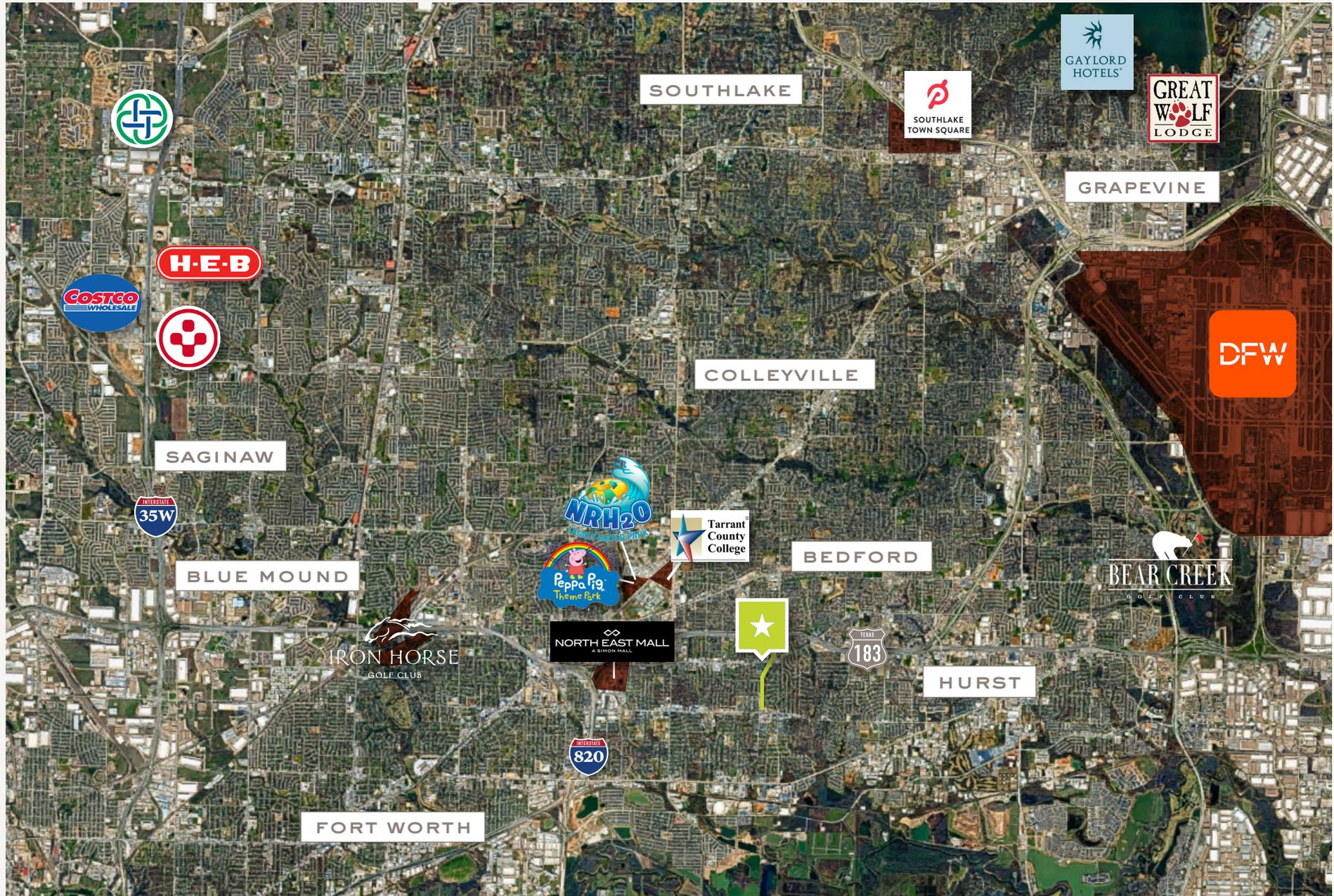
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$81k	\$92k	\$105k

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Relentlessly Pursuing What Matters

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