



## RETAIL/OFFICE BUILDING FOR SALE

6148 Precinct Line Rd  
Hurst, TX 76054

PRICING  
**\$1,449,000**

This versatile 5,795 SF single-story retail or office building at 6148 Precinct Line Road in Hurst, TX, offers a prime opportunity for investors or owner/users. Strategically located near major highways, including State Highway 183, State Highway 121, and Interstate 820, the property ensures seamless connectivity throughout the Dallas-Fort Worth metroplex. Its flexible layout accommodates various professional or retail uses, appealing to businesses seeking a dynamic, high-traffic location. Situated amidst strong demographics and a mix of residential and commercial developments, this property represents a compelling investment in a thriving market.

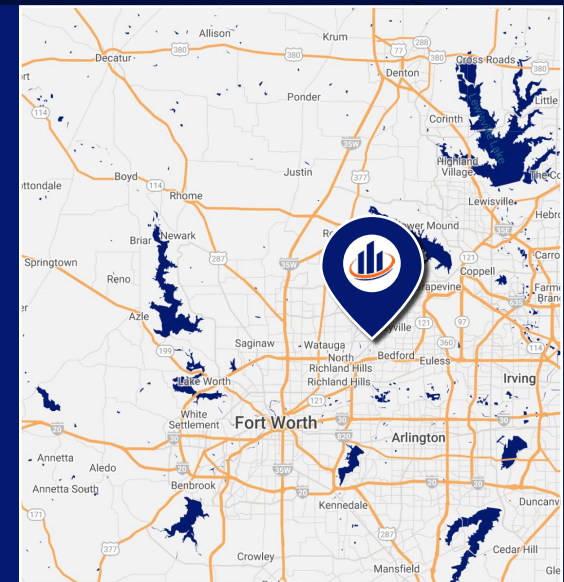
AVAILABLE:  
**5,795 SF**

### FEATURES

**Building SF:** 5,795 SF  
**Lot Size:** 0.615 Acres  
**Year Built:** 2015

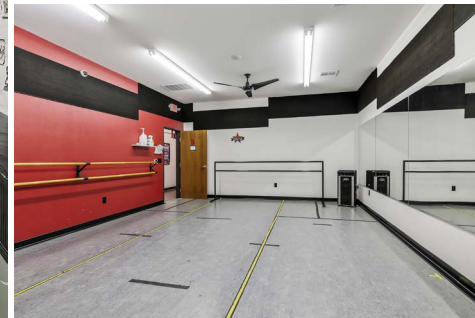
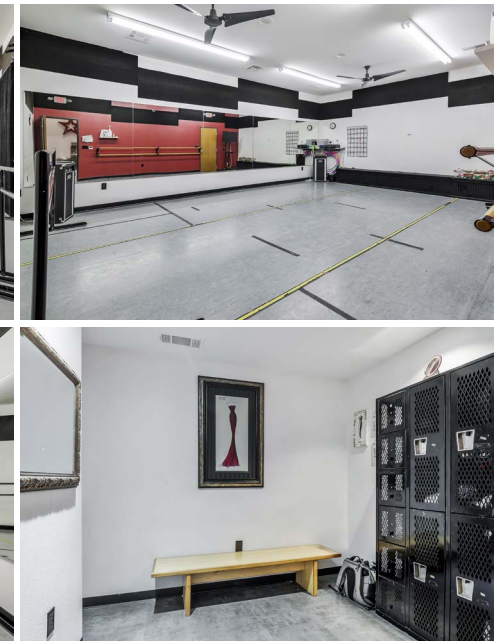
### HIGHLIGHTS

- » Located near major highways, offering excellent connectivity throughout the DFW metroplex.
- » Suitable for retail or office use, providing flexibility for various business needs.
- » Situated on Precinct Line Road, a high-traffic area with strong visibility and accessibility.



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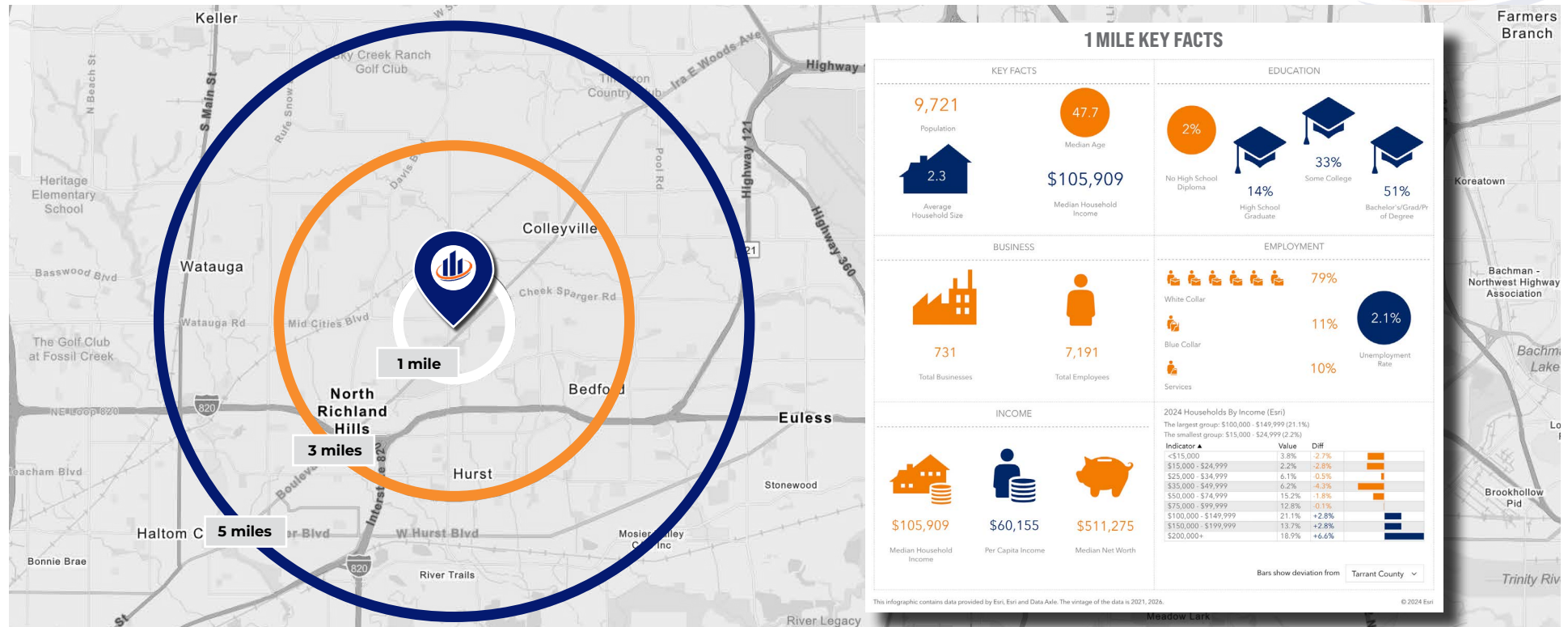
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This property is located along Precinct Line Road in Hurst, TX, with excellent visibility and accessibility near the intersections of State Highway 183 and Interstate 820. Surrounded by a thriving mix of retail, office, and residential developments, this versatile building offers a prime opportunity for businesses or investors seeking a strategic location in one of the most vibrant submarkets within 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
<b>Population</b>	9,721	103,215	282,594	9,788	103,196	280,330
<b>Households</b>	4,210	40,666	108,017	4,324	41,009	108,046
<b>Families</b>	2,799	27,788	74,703	2,823	27,689	73,948
<b>Average Household Size</b>	2.28	2.52	2.60	2.24	2.50	2.58
<b>Owner Occupied Housing Units</b>	2,949	27,663	71,749	3,056	28,419	73,284
<b>Renter Occupied Housing Units</b>	1,261	13,003	36,268	1,268	12,590	34,761
<b>Median Age</b>	47.7	41.8	40.2	48.6	42.9	41.2
<b>Median Household Income</b>	\$105,909	\$92,371	\$95,847	\$117,258	\$104,033	\$106,816
<b>Average Household Income</b>	\$142,298	\$124,345	\$134,635	\$160,732	\$140,749	\$151,239



# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>DFW Trinity Advisors, LLC</b>	<b>9004520</b>	<b>sfithian@visionsrealty.com</b>	<b>817-288-5525</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfithian@visionsrealty.com</b>	<b>817-288-5524</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfithian@visionsrealty.com</b>	<b>407418</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matt Matthews</b>	<b>667871</b>	<b>matt.matthews@svn.com</b>	<b>972-765-0886</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date