



For Lease | *Call for Pricings*

SUMIN SEO

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PROPERTY HIGHLIGHT

209 Bedford Rd, Bedford, TX 76022 is a prime commercial retail property located in the heart of Bedford, Texas, offering excellent visibility and accessibility in a well-established retail corridor. Positioned along Bedford Road, this property benefits from strong daily traffic counts and convenient access to SH 121, SH 183, and Highway 360, making it an ideal location for retail, restaurant, or service-oriented users.

The property is surrounded by dense residential neighborhoods and a strong mix of national and local retailers, providing consistent consumer traffic and long-term leasing stability. Its central location within the Mid-Cities (DFW) allows businesses to efficiently serve Bedford, Hurst, Euless, and surrounding North Texas markets. With flexible space configurations and high visibility signage opportunities, 209 Bedford Rd is well-suited for a variety of commercial uses including retail, food & beverage, medical, professional office, and neighborhood services.

- **Highly Visible** Frontage along Bedford Rd
- **Strong Traffic Exposure** in a proven retail corridor
- **Convenient Access** to SH 121, SH 183, and Hwy 360
- **Mid-Cities Location** serving Bedford, Hurst, and Euless
- **Surrounded by Established Neighborhoods** and daily-needs retail
- **Flexible Floor Plans** accommodating multiple commercial uses



PROPERTY OVERVIEW

BUILDING TYPE	Retail/office
LEASE RATE	Call for pricings
PROPERTY SIZE	Suite #175 - 4,676 sf (2nd Gen Restaurant) Suite #135 - 3,291 sf Suite #125 - 2,543 sf Suite #100 - 1,546 sf Suite #165 - 1,305 sf

PROJECT OVERVIEW

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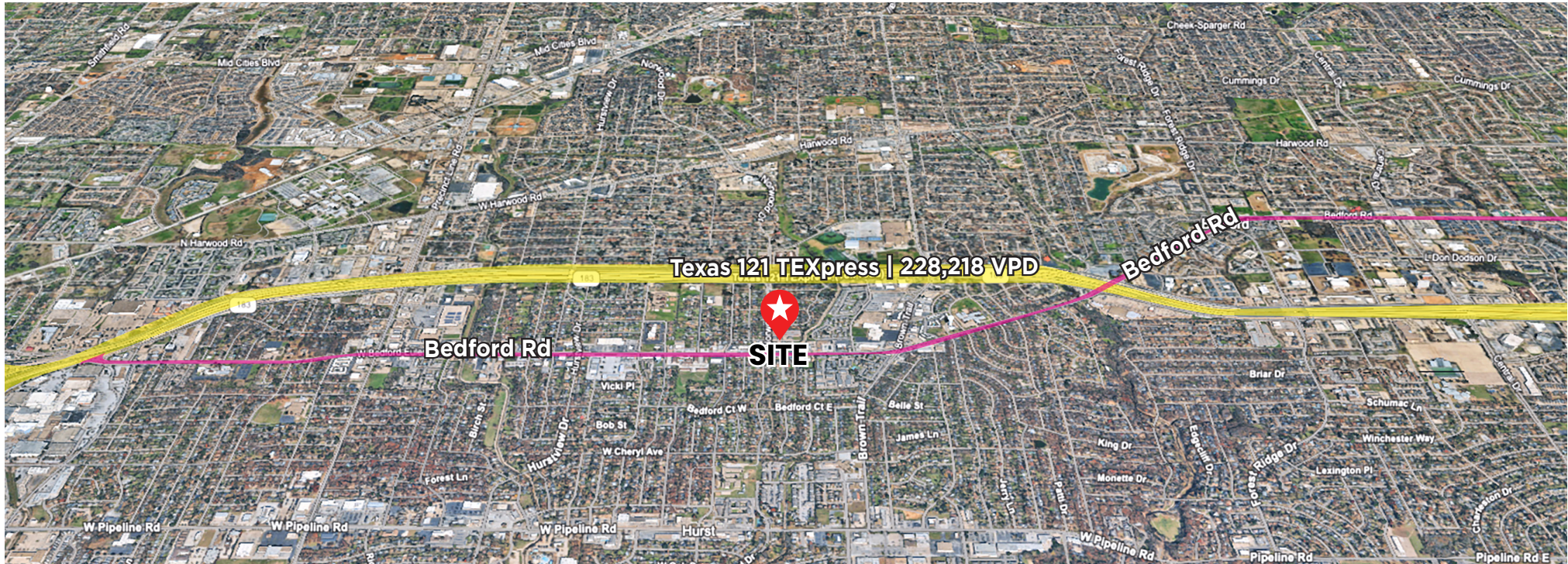
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DEMOGRAPHICS

1 Miles

3 Miles

5 Miles

2024 Population (Pop.)

15,972

116,951

254,170

2024 Households (HH)

5,974

47,048

99,069

2024 Avg. HH Income

\$77,856

\$91,028

\$103,787

5-Yr. Pop. Growth (Total %)

5.15%

5.28%

5.46%

TRAFFIC COUNTS

Texas 121 TEXpress

228,218 VPD

Bedford Rd & Valley View Ct

13,898 VPD

Bedford Rd & Gentrys Walk

13,657 VPD

Brown Trl & Phyllis St

11,833 VPD

DEMOGRAPHICS

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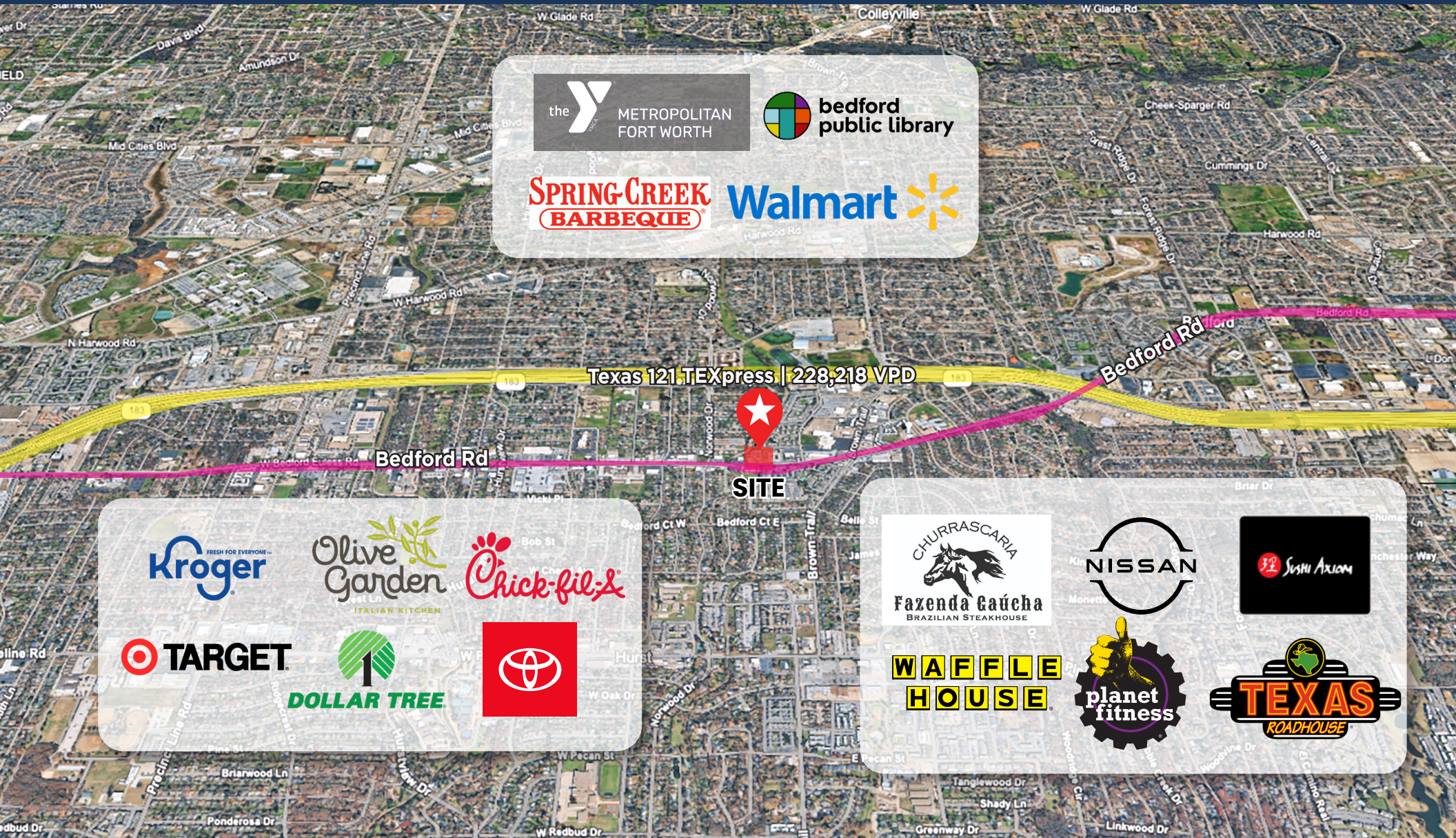
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AERIAL PHOTOS

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EXTERIOR PHOTOS

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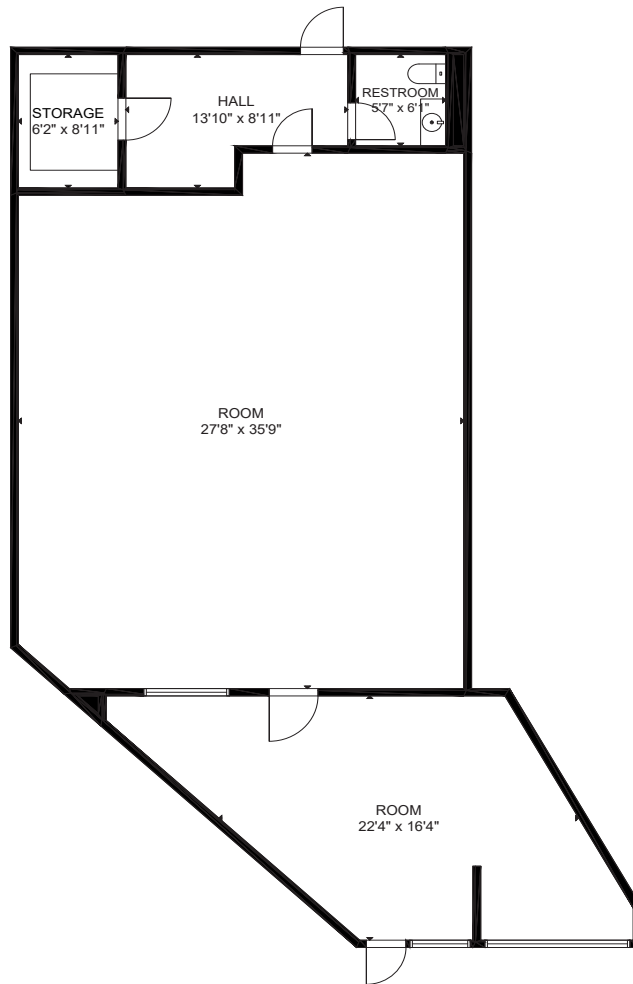
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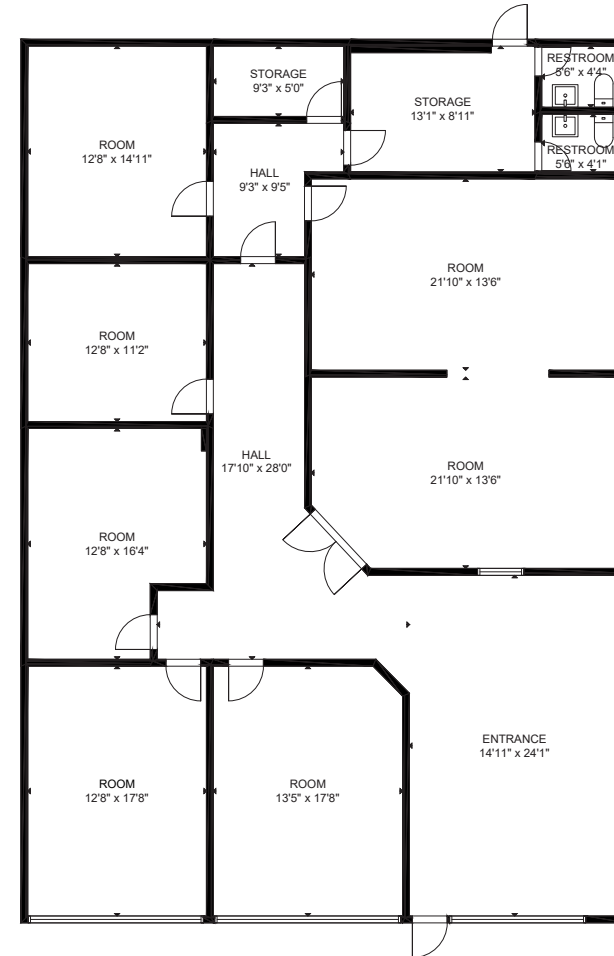
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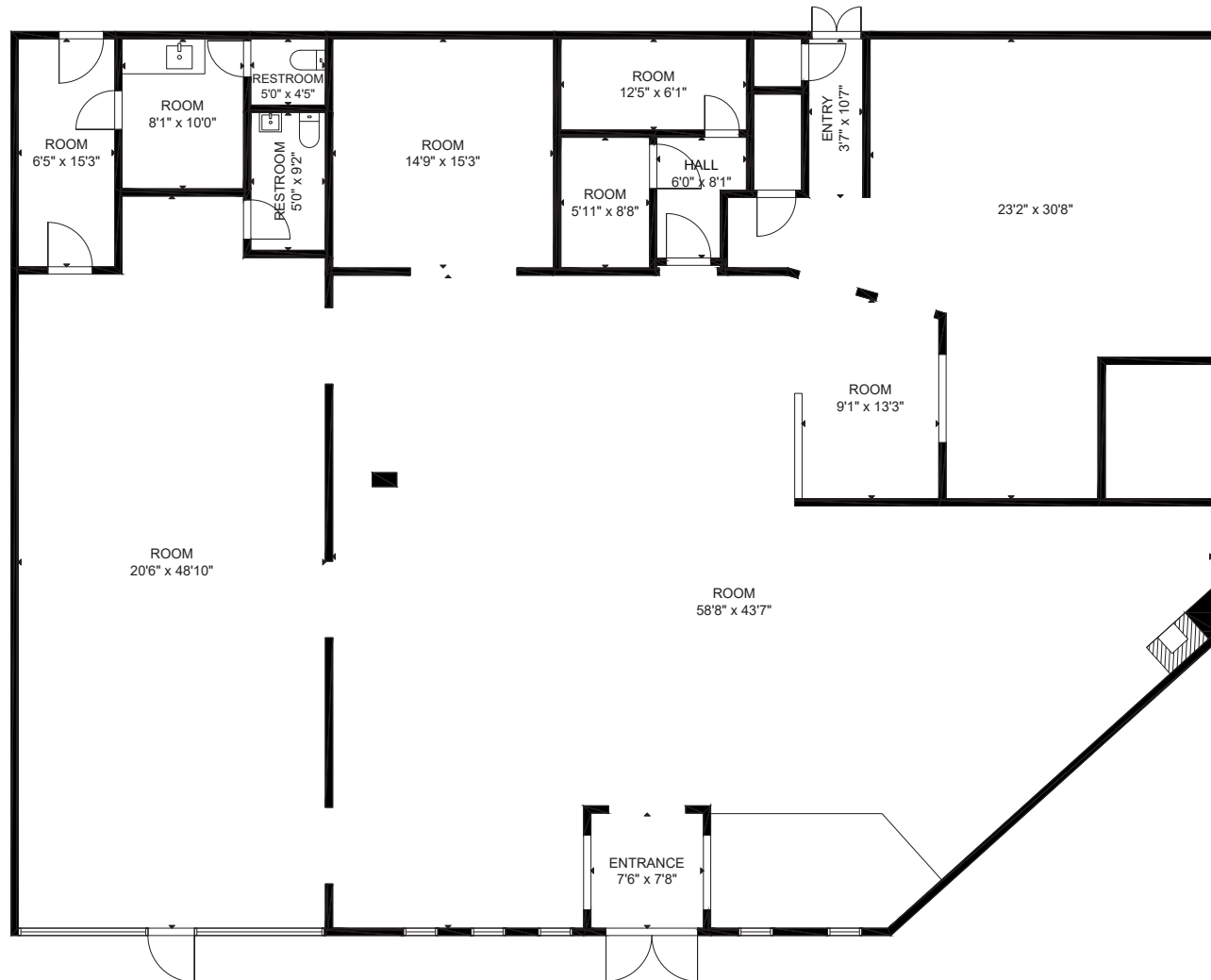
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Suite 100 - 1,546sf



Suite 125 - 2,543sf



Suite 175 - 4,676sf (2nd Gen Restaurant)



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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Texas Legacy Realty	9013728	rafe.song@txlegacyrealty.com	(469)855-4430
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rafe Song	712965	rafe.song@txlegacyrealty.com	(469)855-4430
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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