

OFFICE SUITE FOR LEASE

HARWOOD SUITE A

401 HARWOOD ROAD, BEDFORD, TX 76021



FOR LEASE

KW MCKINNEY
7200 W University Dr #300
McKinney, TX 75071



Each Office Independently Owned and Operated

PRESENTED BY:

JULIE SMITH
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526313, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

401 HARWOOD ROAD



Property Summary

Building SF:	2,662
Lease Rate:	\$16/mo +NNN
Lot Size:	0.30 ac
Parking Ratio:	n/a
Parking:	Approx 10 spaces
Year Built:	2001
Zoning:	Service Commercial

Property Overview

Approximately 1,348 SF recently updated professional or medical office suite with four offices, conference room, reception area with fireplace, coffee/break bar, large storage closet and ADA bathroom. (Call for more rent details.)

Location Overview

Approximately 5 minutes to Hwy 183, 15 minutes to DFW Airport, and 20 minutes to downtown Fort Worth.

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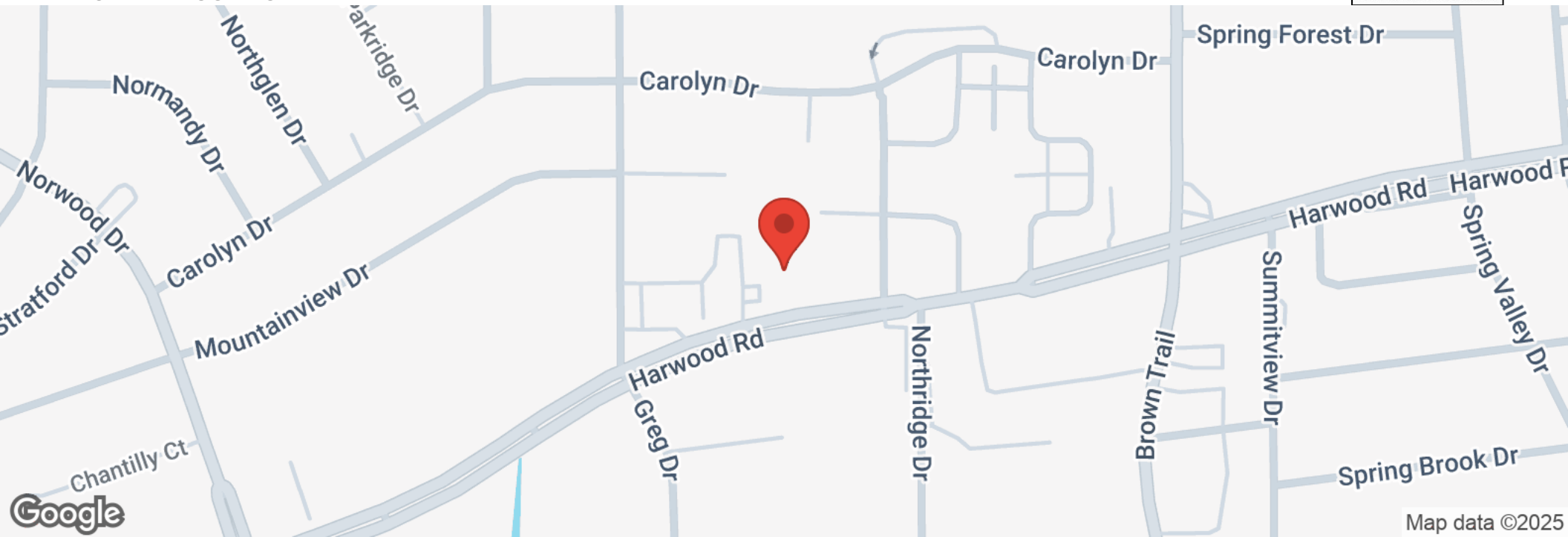


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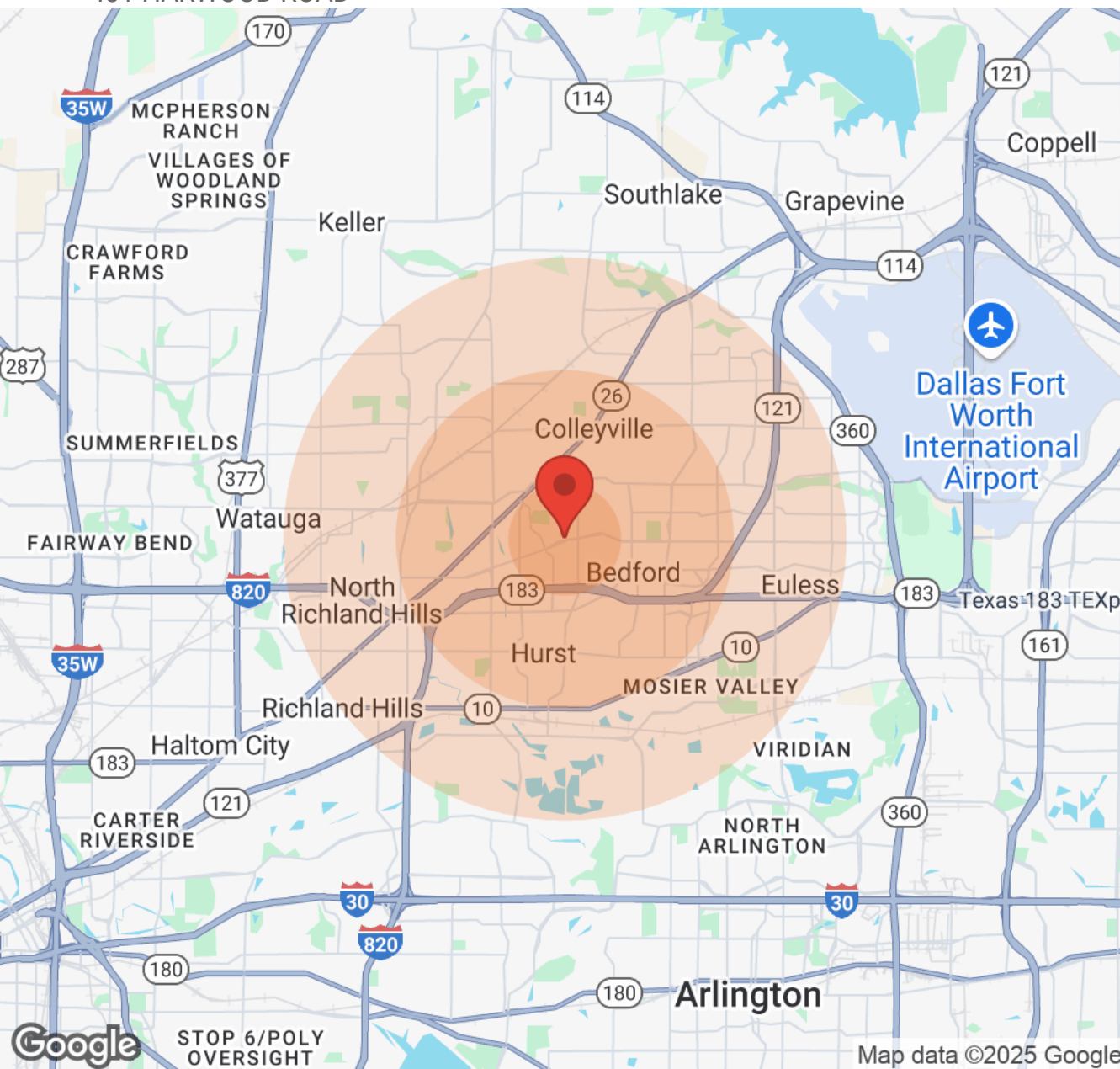
LOCATION MAPS

401 HARWOOD ROAD



DEMOGRAPHICS

401 HARWOOD ROAD



Population	1 Mile	3 Miles	5 Miles
Male	5,202	52,533	127,348
Female	5,795	55,048	131,625
Total Population	10,997	107,581	258,973

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,739	20,714	52,372
Ages 15-24	1,204	13,369	34,950
Ages 25-54	3,561	42,290	100,978
Ages 55-64	1,777	14,168	33,640
Ages 65+	2,716	17,040	37,033

Race	1 Mile	3 Miles	5 Miles
White	10,517	90,422	214,024
Black	66	6,161	14,782
Am In/AK Nat	6	176	329
Hawaiian	8	114	997
Hispanic	577	17,149	39,570
Multi-Racial	366	16,568	36,474

Income	1 Mile	3 Miles	5 Miles
Median	\$78,288	\$67,482	\$67,482
< \$15,000	143	3,173	6,504
\$15,000-\$24,999	244	4,476	8,560
\$25,000-\$34,999	251	4,831	9,294
\$35,000-\$49,999	436	6,595	13,882
\$50,000-\$74,999	741	7,825	17,913
\$75,000-\$99,999	799	5,535	13,743
\$100,000-\$149,999	1,172	7,219	17,526
\$150,000-\$199,999	492	2,631	7,004
> \$200,000	247	2,138	7,081

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,145	50,608	113,294
Occupied	4,987	47,222	106,598
Owner Occupied	4,414	28,482	70,667
Renter Occupied	573	18,740	35,931
Vacant	158	3,386	6,696

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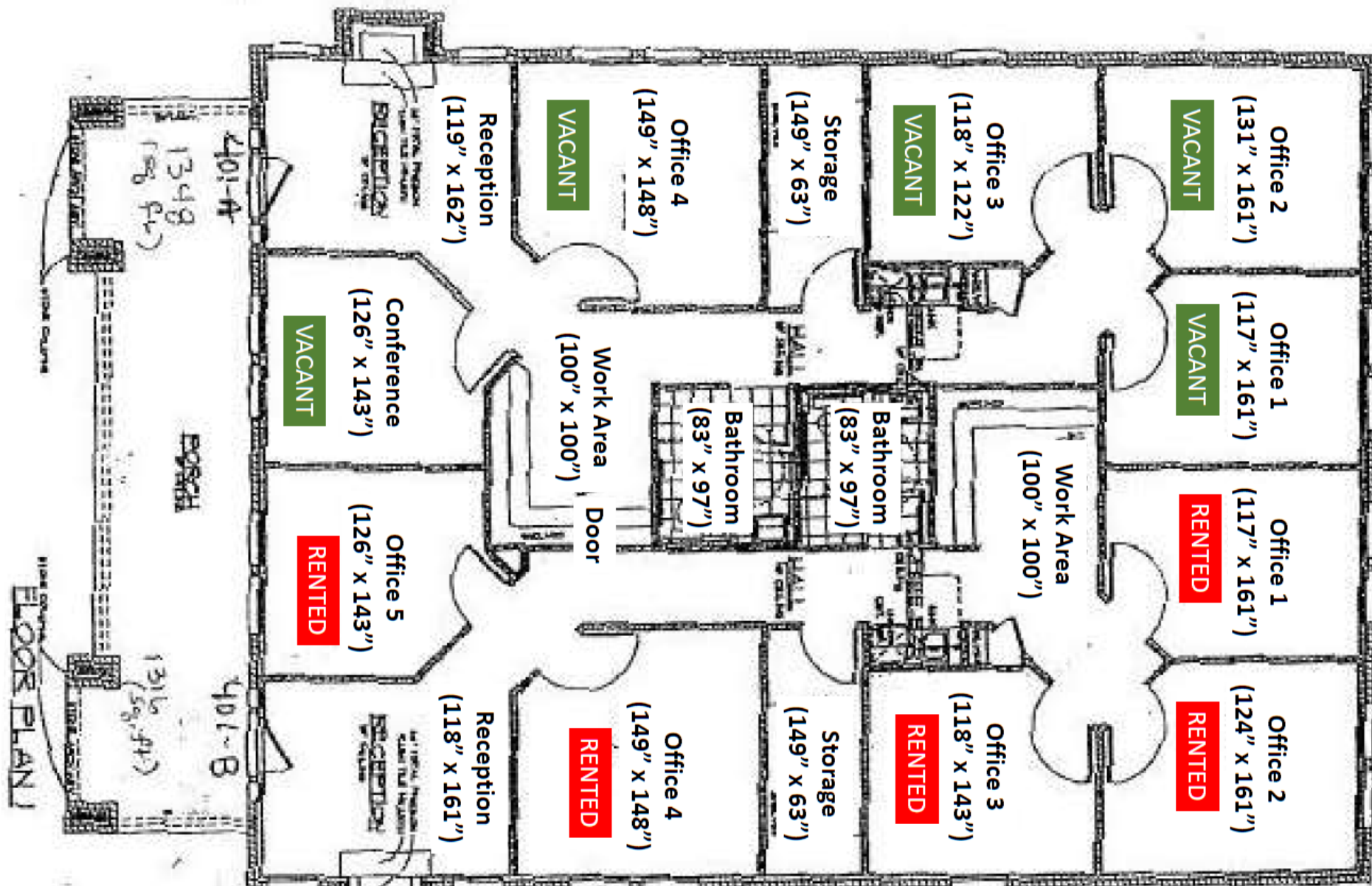
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Map data ©2025 Google

FLOOR PLAN

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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

KW McKinney	0473963	klrw86@kw.com	(972)562-8883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alvin Paulson	0501258	alvin.paulson@kw.com	(972)562-8883
Designated Broker of Firm	License No.	Email	Phone
Dawn Frentz	0639279	dawnfrentz@kw.com	(972)562-8883
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Smith	0526313	JulieSmith@kwcommercial.com	(469)556-3849
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

TXR-2501

KW McKinney, 7200 W University Dr, Suite 300 McKinney, TX 75071

Julie Smith

Information available at www.trec.texas.gov

IABS 1-0 Date

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