

# OFFICE PROPERTY

2,894 SF OFFICE WITH EXCELLENT ACCESSIBILITY AND PARKING  
2124 PARKWOOD DRIVE BEDFORD, TX 76021



**TRANSWORLD®**  
Commercial Real Estate



FOR SALE PRICE:  
\$775,000

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



## PRESENTED BY:

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# PROPERTY SUMMARY

Office Property  
2124 Parkwood Drive | Bedford, TX 76021



## Property Summary

|                |           |
|----------------|-----------|
| Price:         | \$775,000 |
| Square Feet:   | 2,894 SF  |
| Property Type: | Office    |
| Year Built:    | 1998      |
| Renovated:     | 2023      |
| Parking:       | 14        |
| Generator:     | Yes       |
| Total AC:      | 0.37 AC   |
| City:          | Bedford   |
| County:        | Tarrant   |

## Property Overview

This single-story Class B office building was constructed in 1998 and fully renovated in 2023. The office building offers roughly 2,894 sq ft of space on a 0.37-acre lot. The property is well-suited for professional services-oriented tenants, but its dynamic floor plan of office and meeting rooms and demisable split unit potential makes it attractive for many different users. The property features 3 master offices, 2 conference rooms, 5 additional offices, 2 bathrooms, a kitchen, and a detached 2 car garage.

## Location Overview

Situated in the Hurst-Euless-Bedford (HEB) submarket of the Dallas-Fort Worth metroplex, 2124 Parkwood Dr occupies a strategic commercial corridor just north of Highway 183 and east of Highway 121. This area benefits from high visibility and easy access to regional transportation arteries, making it attractive for small- to mid-sized businesses. The surrounding landscape is typified by low-rise Class B office buildings, reflecting a mature and stable business environment. Proximity to local amenities, including schools and retail, further enhances the location's appeal to professional firms and visitors. capacity) further enhances the location's appeal to professional firms and visitors



# PROPERTY PHOTOS

Office Property  
2124 Parkwood Drive | Bedford, TX 76021





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# PROPERTY PHOTOS

Office Property

2124 Parkwood Drive | Bedford, TX 76021

1529 E I-30, STE. 103

GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10184366

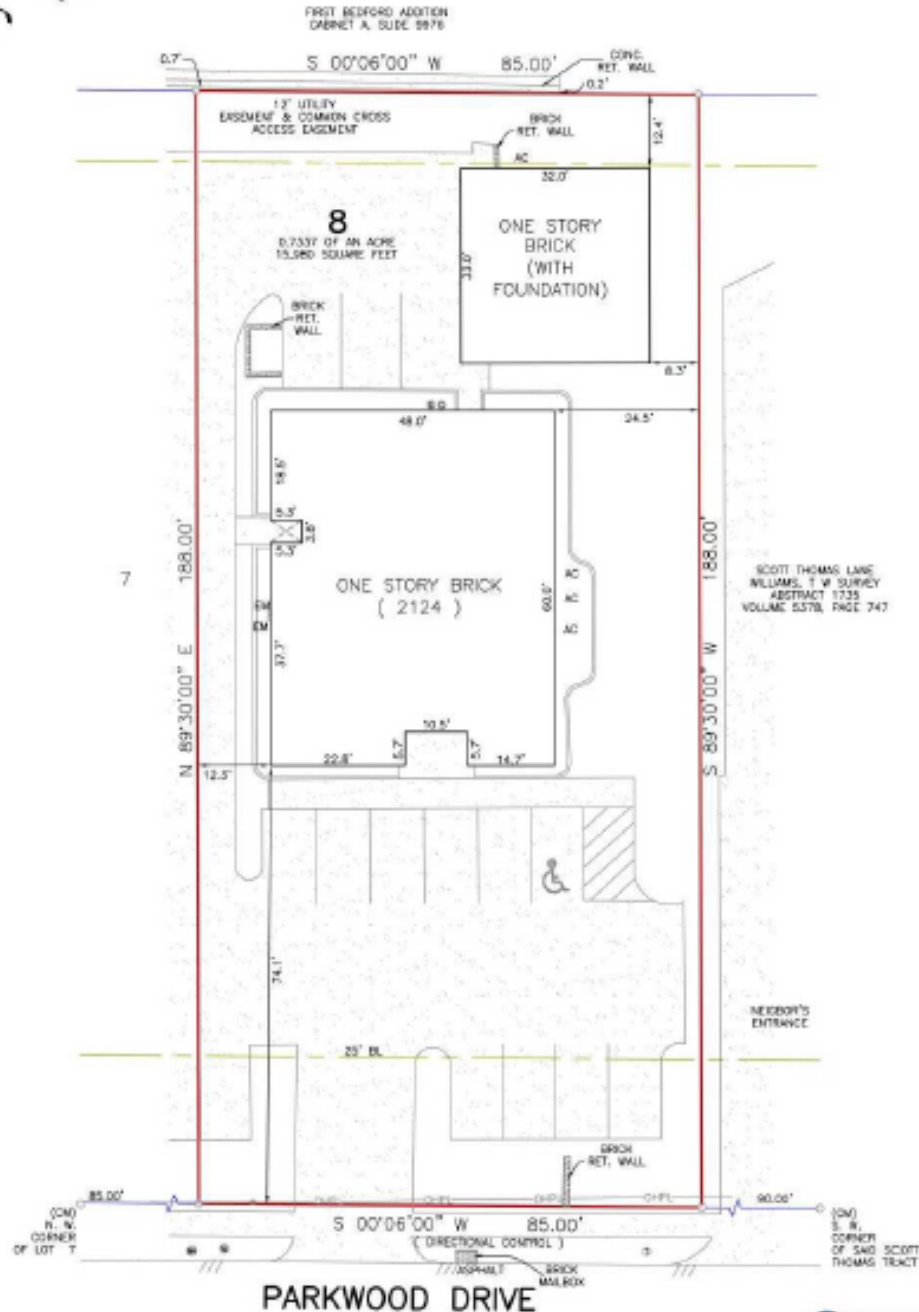
## SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 2124 PARKWOOD DRIVE in the City of BEDFORD Texas.

Being Lot 8, Block 1, of FIRST BEDFORD ADDITION, an Addition to the City of Bedford, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1715, Plat Records, Tarrant County, Texas.



PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
Volume 1402, Page 602  
Volume 2971, Page 418  
Volume 8170, Page 58

ACCEPTED BY: \_\_\_\_\_

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, title and abstracting work furnished by Commonwealth Title of Dallas. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 06/09/2023

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

G. F. No. 06-2256-226000300000

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR COMMONWEALTH TITLE OF DALLAS

Job no.: 202304915

Drawn by: CSH

| LEGEND                           |                                      |
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Commonwealth  
LAND TITLE INSURANCE COMPANY

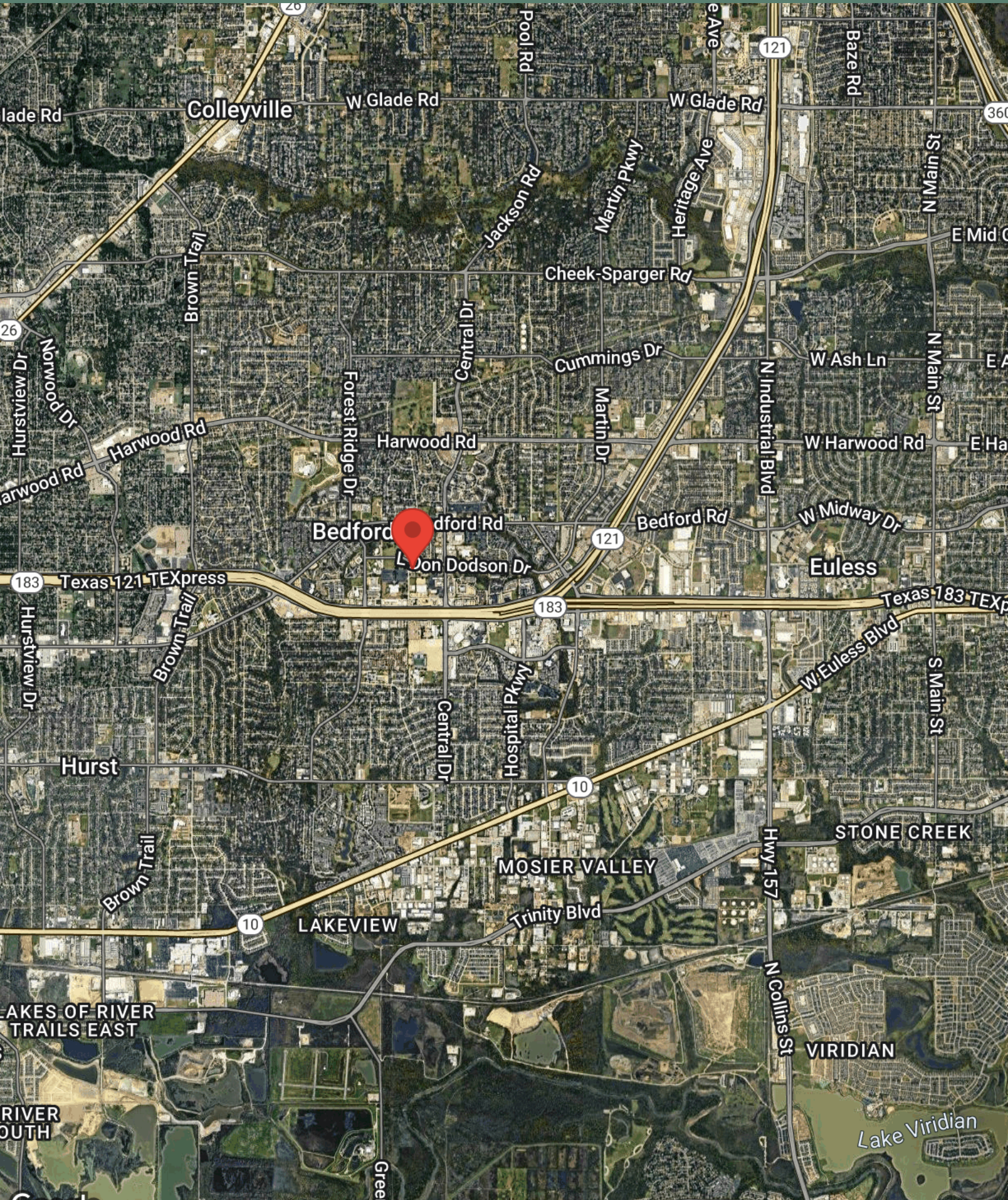


*Barry S. Rhodes*



# AERIAL MAP

Office Property  
2124 Parkwood Drive | Bedford, TX 76021






# BUSINESS MAP

Office Property  
2124 Parkwood Drive | Bedford, TX 76021



 Intersect Healthcare Solutions

st Community Hospital Heliport

ome2 Suites by Hilton Bedford DFW West

 Buffalo Wild Wings

 Walmart Neighborhood Market


Pink Star Cafe

ATM Transfund

 Carnation Auto Spa

 QuikTrip

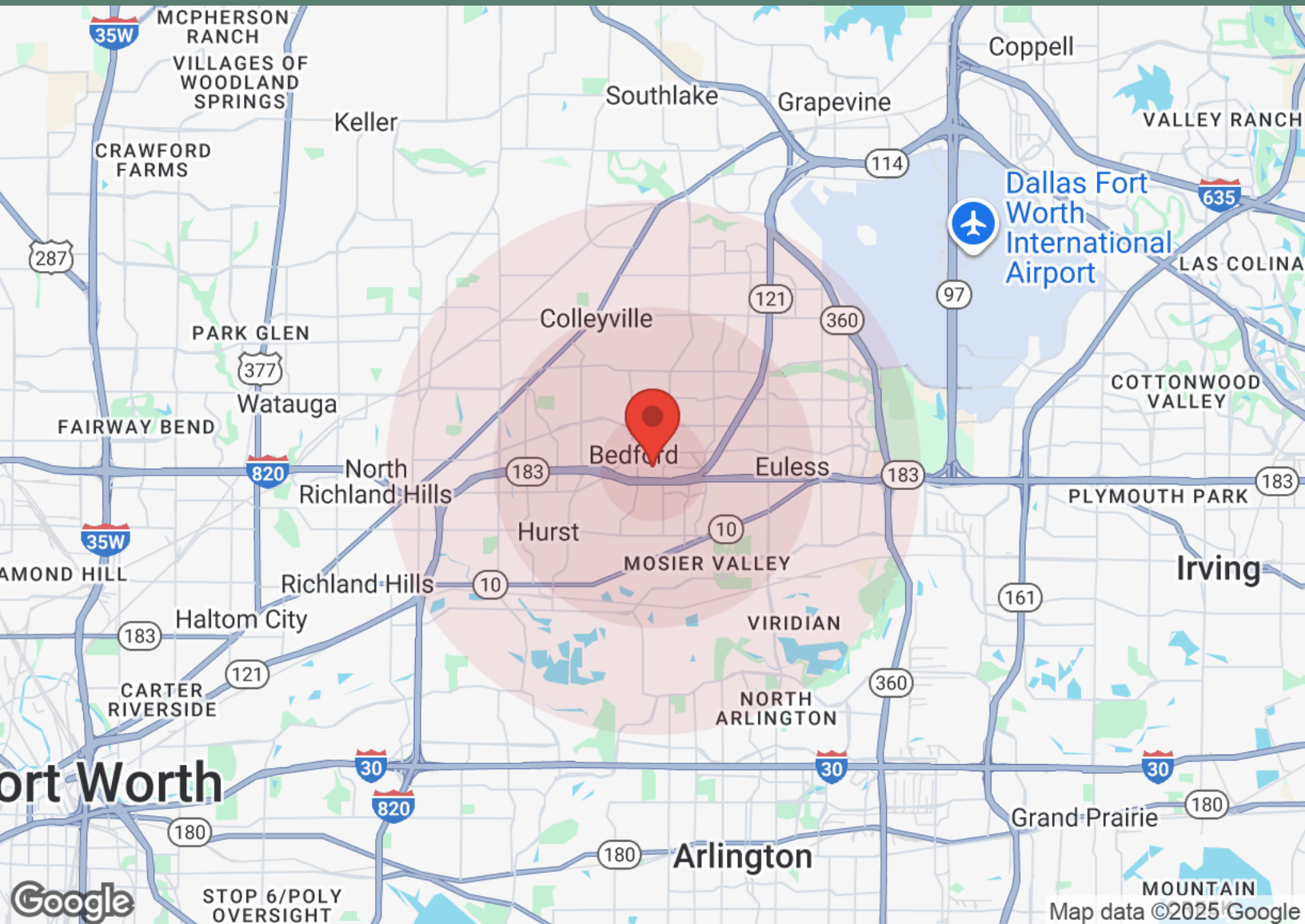
Shruti's Dance & Yoga

 Urban Air Trampoline and Adventure Park



# DEMOGRAPHICS

Office Property  
2124 Parkwood Drive | Bedford, TX 76021



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 8,283  | 53,774  | 131,466 |
| Female           | 9,032  | 56,156  | 137,104 |
| Total Population | 17,315 | 109,930 | 268,570 |
| Age              | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14        | 3,002  | 20,715  | 50,213  |
| Ages 15-24       | 1,913  | 12,557  | 31,344  |
| Ages 25-54       | 7,507  | 43,505  | 109,598 |
| Ages 55-64       | 1,886  | 13,521  | 34,390  |
| Ages 65+         | 3,008  | 19,631  | 43,025  |
| Race             | 1 Mile | 3 Miles | 5 Miles |
| White            | 8,694  | 56,933  | 137,615 |
| Black            | 3,439  | 16,358  | 41,252  |
| Am In/AK Nat     | 28     | 209     | 510     |
| Hawaiian         | 94     | 704     | 1,182   |
| Hispanic         | 3,543  | 24,437  | 56,051  |
| Asian            | 1,070  | 8,278   | 24,574  |
| Multi-Racial     | 438    | 2,935   | 7,144   |
| Other            | 10     | 88      | 215     |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$64,293 | \$84,318 | \$90,454 |
| < \$15,000          | 611      | 2,518    | 5,187    |
| \$15,000-\$24,999   | 524      | 1,973    | 4,322    |
| \$25,000-\$34,999   | 747      | 2,929    | 6,484    |
| \$35,000-\$49,999   | 995      | 4,655    | 11,342   |
| \$50,000-\$74,999   | 1,998    | 7,790    | 18,435   |
| \$75,000-\$99,999   | 1,188    | 6,095    | 14,921   |
| \$100,000-\$149,999 | 1,486    | 8,423    | 20,047   |
| \$150,000-\$199,999 | 434      | 4,699    | 12,105   |
| > \$200,000         | 410      | 5,193    | 17,144   |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 9,042  | 47,548  | 118,011 |
| Occupied        | 8,392  | 44,276  | 109,987 |
| Owner Occupied  | 2,508  | 24,673  | 59,838  |
| Renter Occupied | 5,884  | 19,603  | 50,149  |
| Vacant          | 650    | 3,273   | 8,024   |

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Transworld Commercial Real Estate



## 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:
  - 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.

|   |             |                        |               |
|---|-------------|------------------------|---------------|
| Transworld Commercial Brokers, LLC                                    | 9013356     | phil@transworldcre.com | (303)981-1936 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                  | Phone         |
| Philip Kubat  | 759206      | phil@transworldcre.com | (303)981-1936 |
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| Sales Agent/Associate's Name  | License No. | Email                  | Phone         |

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

Regulated by the Texas Real Estate Commission

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