

OFFICE FOR SALE - 11,598 SF ON 1.2 ACRES



223 Northeast Loop 820

HURST, TEXAS 76053

PROPERTY DETAILS

- 11,598 SF, 2-story office building – vacant and immediately available for occupancy
- Ideal for owner/user or investor – potential medical/retail or office use
- Second Generation office build-out – all remaining furniture/fixtures available
- Built in 1974, recently renovated and well-maintained
 - Full HVAC Replacement (2024)
 - Renovated Office Interiors (2024)
 - White Exterior Paint (2026)
- Fenced property line with exterior lighting & security system
- Secured parking lot with 2 automatic gates
- 6.0 per 1,000 RSF parking ratio / 73 total parking spaces
- 2-car, drive-thru garage in 1st floor connected to building
- Zoned “GB – General Business District” by the city of Hurst which permits an extensive variety of commercial uses, including but not limited to: office, retail, automotive maintenance, medical and dental offices, hospitals and research laboratories.



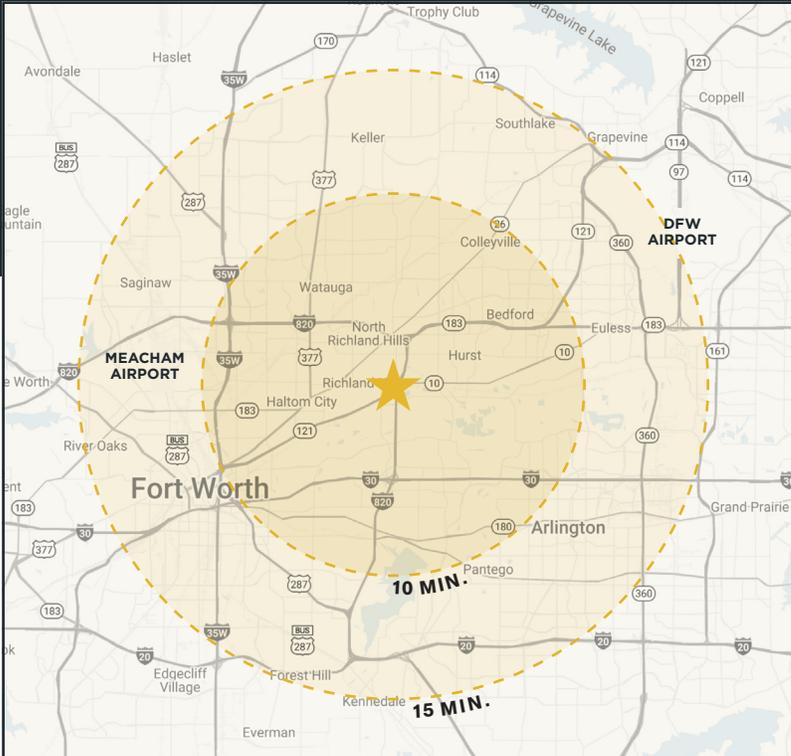
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STREAM

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LOCAL DEMOGRAPHICS

	10-MIN. DRIVE	15-MIN. DRIVE	30-MIN. DRIVE
POPULATION	165,242	559,846	2,951,067
AVG. HOUSEHOLD INCOME	\$91,393	\$100,350	\$114,186

LOCATION HIGHLIGHTS

2.95M

Total population within a 30-min. drive

15 min.

Distance to DFW International Airport

~20,000

Health-related workers within a 15-min. drive

11 min.

Distance to downtown Fort Worth

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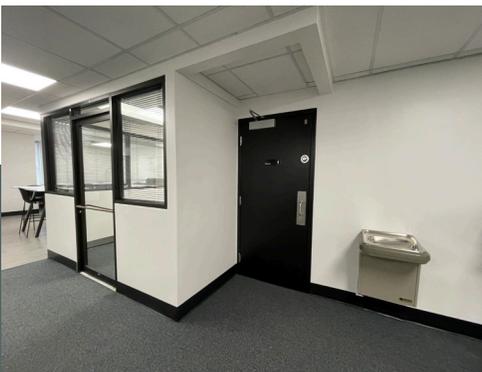
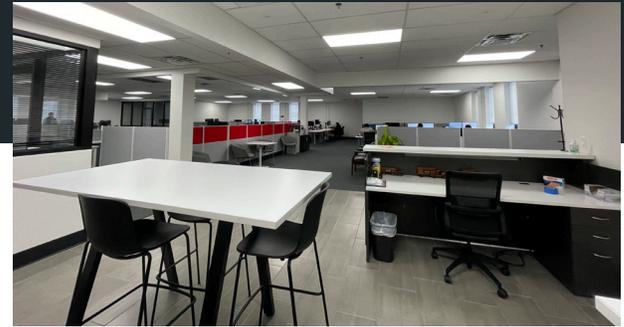
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1ST FLOOR

- Reception / open seating area
- 2 Conference Rooms
- Large open area for workstations
- Break area with fridge, sink and dishwasher
- 2 restrooms
- IT closet / data room
- 2 drive-thru bays and storage garage

2ND FLOOR

- 7 private offices with windows
- 2 large conference rooms with windows
- Large open area for workstations
- Break area with fridge, sink and dishwasher
- 2 restrooms



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