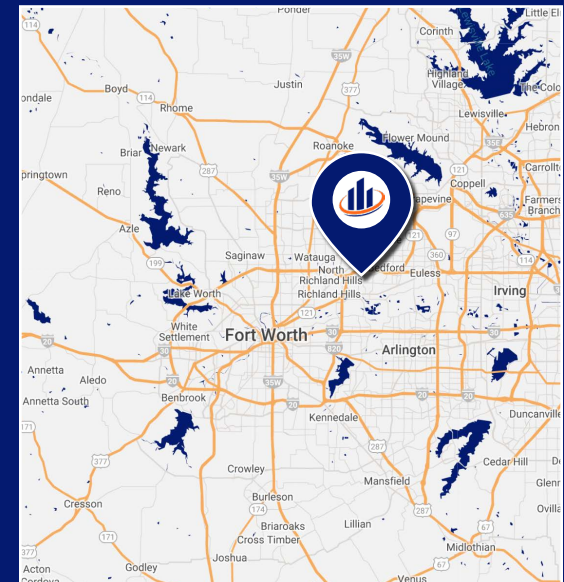




RIDGEWOOD SQUARE OFFICE PARK FOR SALE

1237 Southridge Court
Hurst, TX 76053

AVAILABLE:
13,111 SF



SALE PRICE
\$1,195,000

This two story office building has been well maintained with a stable occupancy for many years. There is upside potential with rental increases and recapture utility charges. Well suited for owner to occupy vacant spaces or to lease out at market rates. The property remained 100% occupied in 2022. Current tenant occupancy is a diverse mix of users. The property consists of a mixture of different office sizes from smaller executive offices to larger multi room office spaces. Property located off of Bedford Euless Rd, providing convenient access to Hwy 183 and Loop 820.

FEATURES

Building SF:	13,111 SF
Year Built:	1985
Price PSF:	\$91.14
Proforma Cap Rate:	9.2%
Proforma NOI:	\$109,629
2024 NOI:	\$55,398

HIGHLIGHTS

- » Priced well below replacement cost
- » Mid-Cities area location
- » 13,111 SF building, 19 lease spaces
- » Historically stable rental income
- » Accomodate up to 5,000 SF for user

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1237 Southridge Court | Hurst, TX 76053



INCOME SUMMARY	2024	*PROFORMA MARKET RENTS
GROSS INCOME	\$117,484	\$187,878
MISC INCOME	\$426	\$12,024
VACANCY COST		10% (\$19,990)
GROSS INCOME	\$117,910	\$179,912

EXPENSE SUMMARY	2024	*PROFORMA MARKET RENTS
PROPERTY TAXES	\$13,543	\$13,543
PROPERTY INSURANCE	\$15,413	\$15,413
MANAGEMENT FEE	\$5,867	\$8,996
WATER	\$5,475	\$5,746
ELECTRIC	\$9,452	\$12,024
TRASH	\$1,532	\$1,532
LANDSCAPING	\$4,442	\$4,442
JANITORIAL	\$5,865	\$6,087
ELEC REPAIRS	\$818	\$500
HVAC REPAIR	\$4,114	\$1,000
MISC REPAIR, FEES	\$1,858	\$1,000
OPERATING EXPENSE	\$62,512	\$70,283

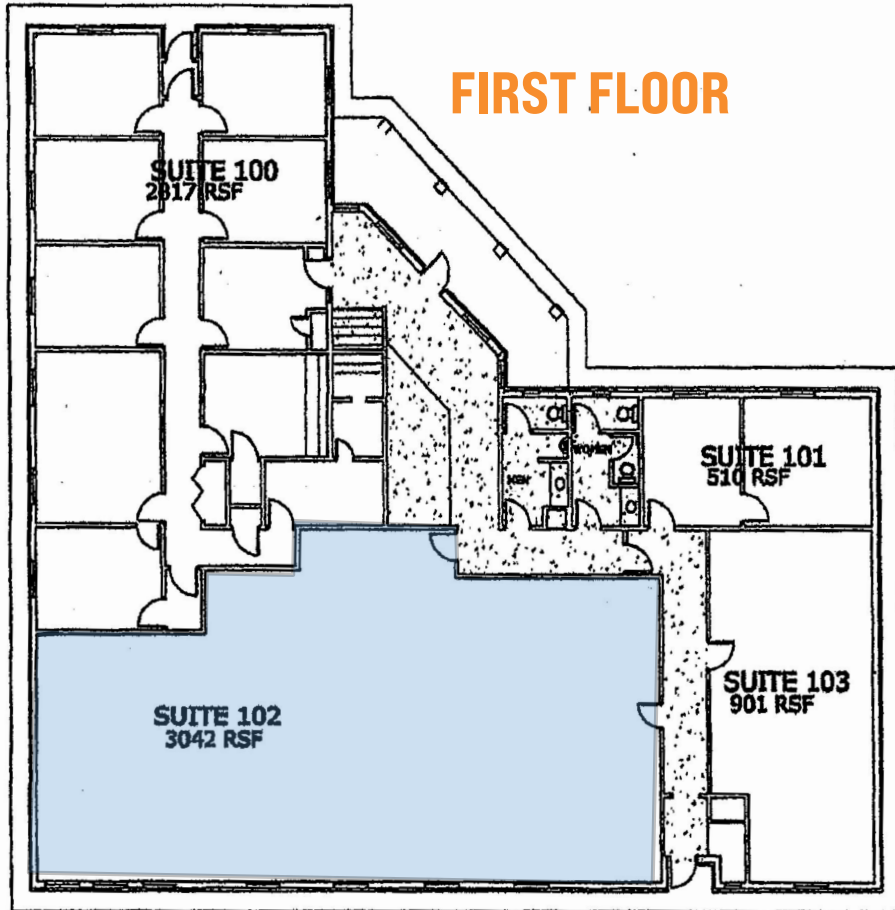
NET OPERATING INCOME	\$55,398	\$109,629
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RIDGEWOOD SQUARE OFFICE PARK FOR SALE

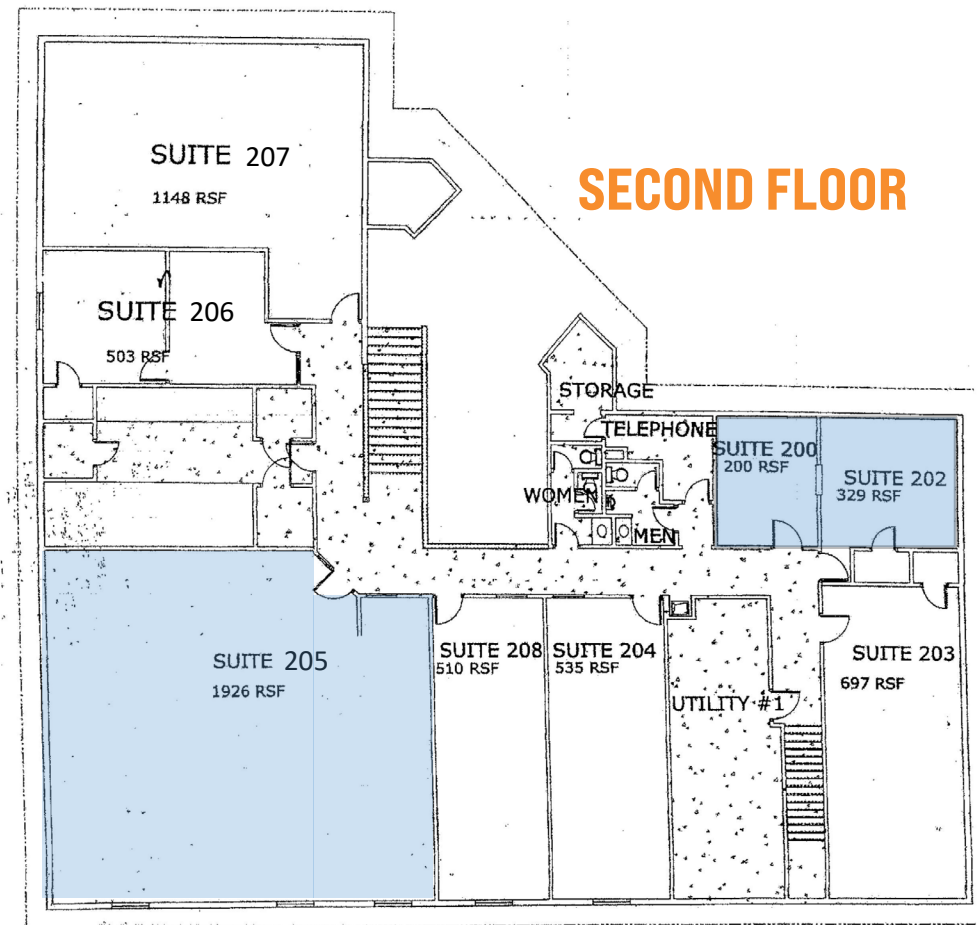
1237 Southridge Court | Hurst, TX 76053



FIRST FLOOR

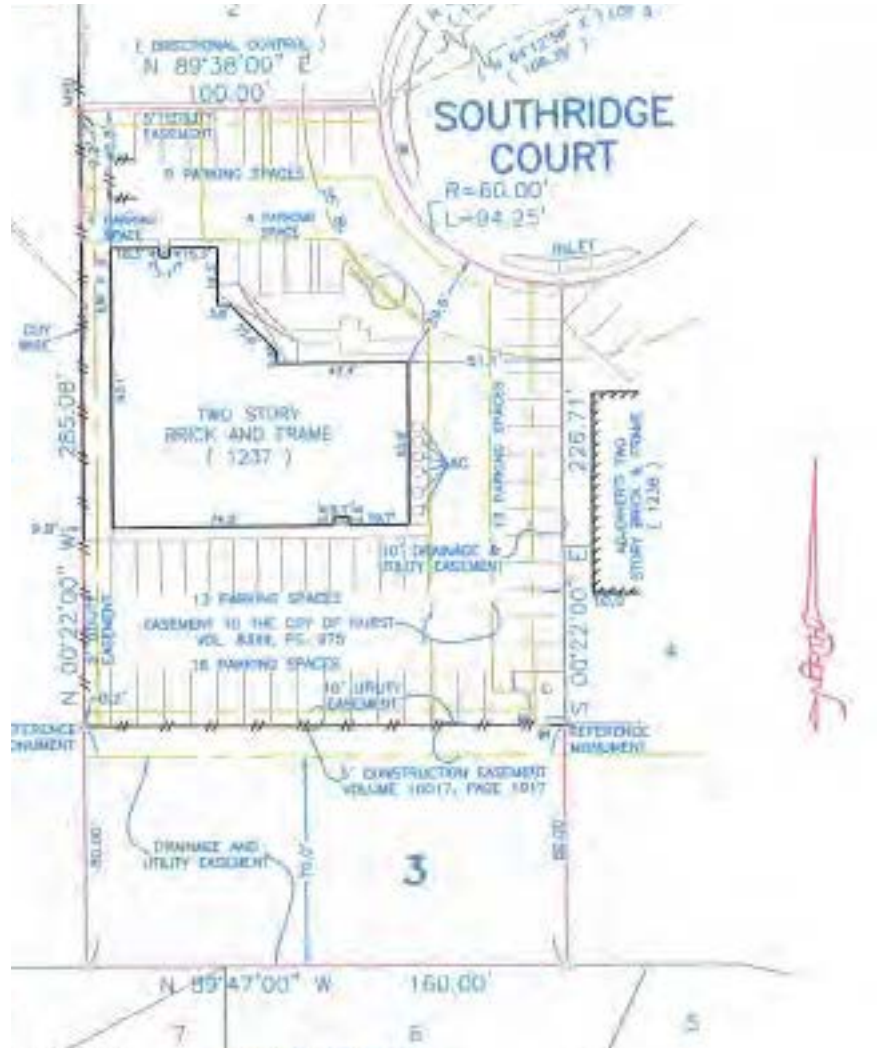


SECOND FLOOR



RIDGEWOOD SQUARE OFFICE PARK FOR SALE

1237 Southridge Court | Hurst, TX 76053



RIDGEWOOD SQUARE OFFICE PARK FOR SALE

1237 Southridge Court | Hurst, TX 76053



RIDGEWOOD SQUARE OFFICE PARK FOR SALE

1237 Southridge Court | Hurst, TX 76053



RIDGEWOOD SQUARE OFFICE PARK FOR SALE

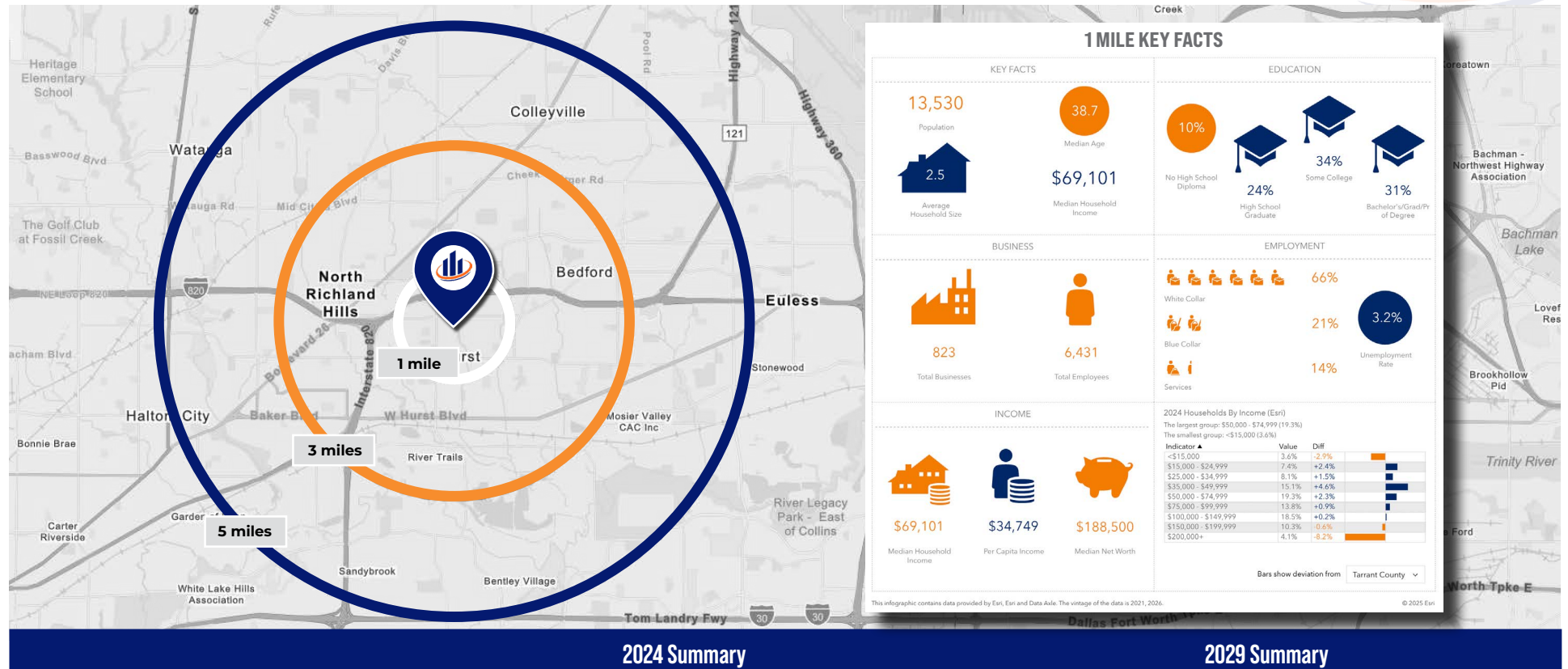
1237 Southridge Court | Hurst, TX 76053



This property boasts a highly accessible location in the heart of Hurst, TX. With quick connectivity to State Highway 183 and I-820, it offers convenience for commuters and customers alike. The surrounding area features a dynamic mix of residential neighborhoods, retail centers, and professional offices, making it an ideal setting for businesses or investors looking to establish a presence in the thriving Mid-Cities submarket of the Dallas-Fort Worth Metroplex.

RIDGEWOOD SQUARE OFFICE PARK FOR SALE

1237 Southridge Court | Hurst, TX 76053



2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	13,530	113,501	249,273	13,473	113,332	248,331
Households	5,396	44,828	98,204	5,399	45,109	98,649
Families	3,490	28,619	64,348	3,453	28,431	63,891
Average Household Size	2.50	2.52	2.53	2.48	2.50	2.51
Owner Occupied Housing Units	3,353	25,825	59,432	3,477	26,662	61,165
Renter Occupied Housing Units	2,043	19,003	38,772	1,922	18,447	37,484
Median Age	38.7	38.6	39.2	39.9	39.8	40.3
Median Household Income	\$69,101	\$77,878	\$83,252	\$78,985	\$87,396	\$93,835
Average Household Income	\$88,873	\$104,058	\$113,139	\$102,180	\$118,720	\$128,426



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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James Blake	340987	james.blake@svn.com	817-288-5508
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Blake	340987	james.blake@svn.com	817-288-5508
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

TAR 2501

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Information About

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