

LEASE

Southridge Ct. Office/Medical Building

1237 SOUTHRIDGE CT.

Hurst, TX 76053

PRESENTED BY:

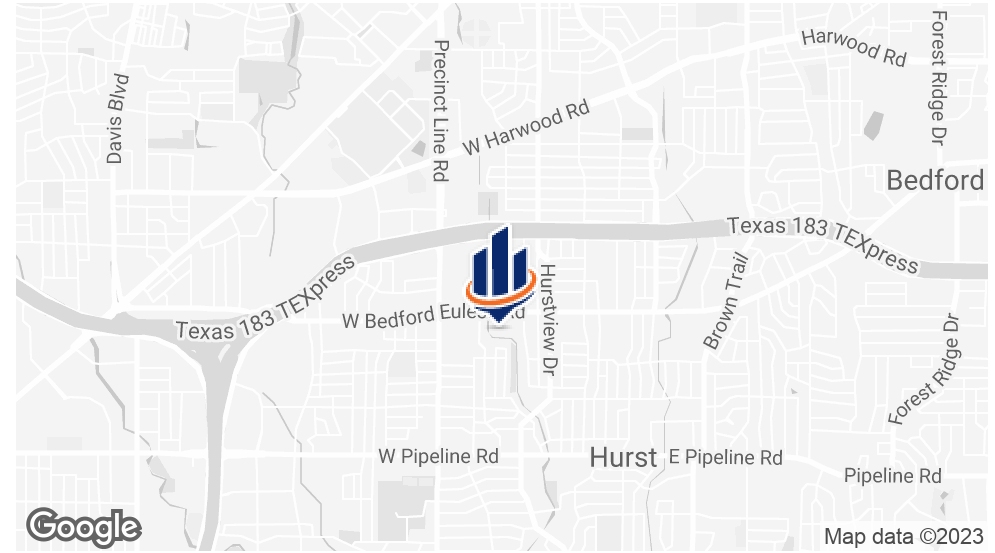
JOHN JONES

O: 817.713.2708

john.jones@svn.com

na Adams, LMT
Global Technology
Communities, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 365.00 SF/yr (MG; Full Service)
BUILDING SIZE:	13,034 SF
AVAILABLE SF:	150 - 900 SF
YEAR BUILT:	1988
OCCUPANCY:	97%
ZONING:	F1 - Commercial

PROPERTY OVERVIEW

This multi-tenant office complex offers a great opportunity for any business owner looking to lease a suite in prime location with 24/7 building access.

LOCATION OVERVIEW

This building is situated in a cul-de-sac just off Bedford-Eules Road, with easy access to Airport Freeway HWY 183/121.

PROPERTY HIGHLIGHTS

- Ample parking convenient to building
- Best office leasing value in the DFW marketplace
- Building Recently Updated
- Monument Signage
- Prime Location with close access to Highway 121 and 183.

JOHN JONES

O: 817.713.2708

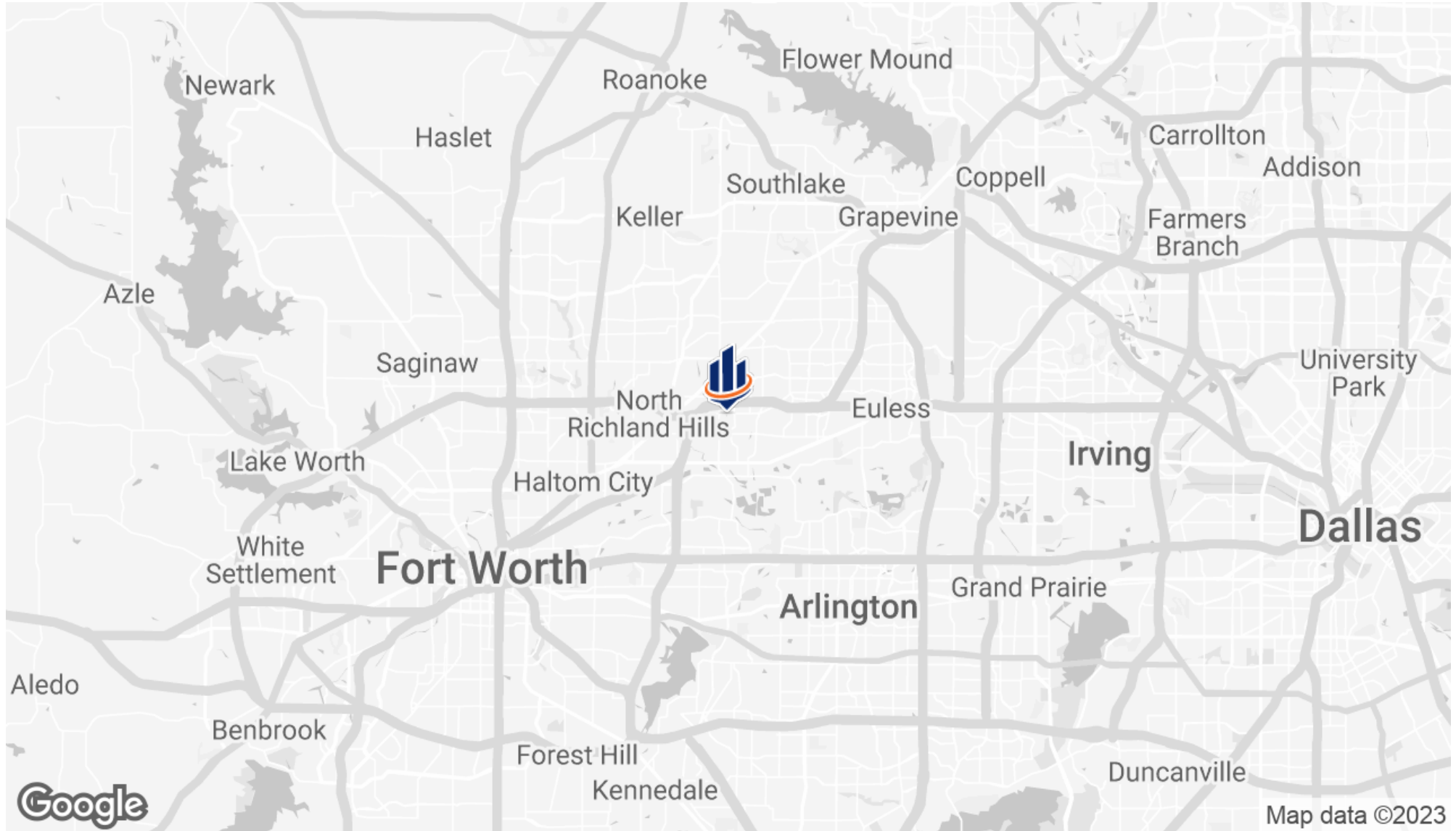
john.jones@svn.com

ADDITIONAL PHOTOS



JOHN JONES
O: 817.713.2708
john.jones@svn.com

LOCATION MAP



JOHN JONES
O: 817.713.2708
john.jones@svn.com

DEMOGRAPHICS MAP & REPORT

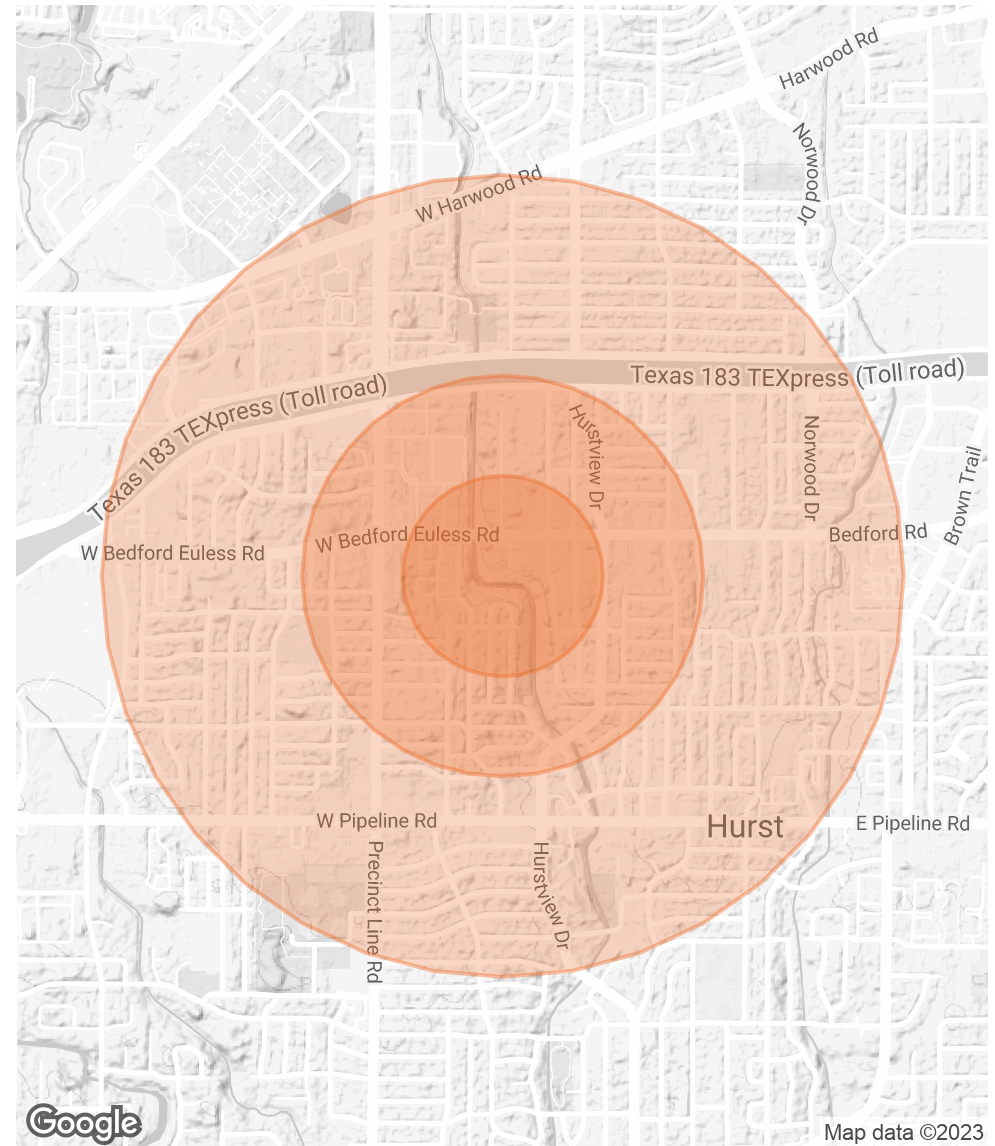
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	900	4,818	13,893
AVERAGE AGE	30.6	31.8	34.8
AVERAGE AGE (MALE)	27.4	29.8	33.5
AVERAGE AGE (FEMALE)	34.3	33.9	35.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	430	2,380	6,441
# OF PERSONS PER HH	2.1	2.0	2.2
AVERAGE HH INCOME	\$79,543	\$90,891	\$100,865
AVERAGE HOUSE VALUE	\$348,241	\$240,016	\$294,728

* Demographic data derived from 2020 ACS - US Census



JOHN JONES

O: 817.713.2708

john.jones@svn.com

ADVISOR BIO 1



JOHN JONES

Advisor / Property Manager

john.jones@svn.com

Direct: 817.713.2708

PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

SVN | Trinity Advisors
3000 Race Street, Suite 100
Fort Worth, TX 76111
817.288.5525

JOHN JONES

O: 817.713.2708

john.jones@svn.com