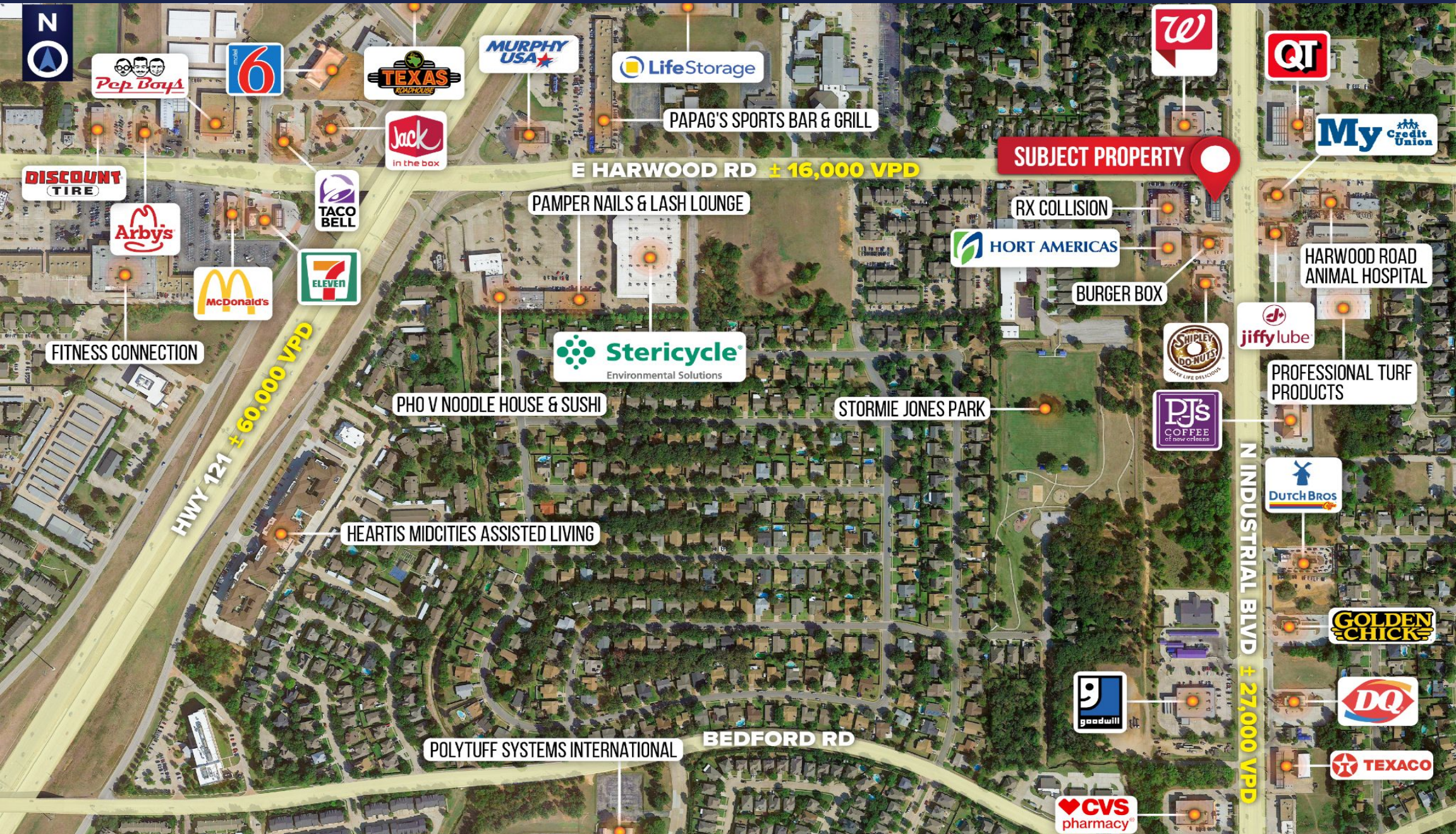


HARD CORNER FOR GROUND LEASE

1019 N Industrial Blvd | Bedford, TX 76021

INTERACTIVE
MARKETING PACKAGE



WILLIAM CARR

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License No. 706457 (TX)

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

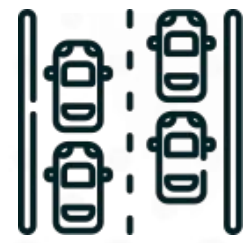


DEMOGRAPHICS:

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	13,769	214,833	943,064
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,482	89,892	362,126
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$96,553	\$100,336	\$95,483
Median Household Income	\$79,569	\$74,097	\$68,828
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	40	39	36

PROPERTY HIGHLIGHTS:

- ±0.57 AC
- Zoning: (H) Heavy Commercial
 - Schedule of Uses Chart
 - Bedford Zoning Ordinance
- Located at the lighted intersection of N Industrial Blvd & W Harwood Rd; ±0.5 miles to TX-121 (±60,000 VPD) and less than a 1-mile from TX-183 (±62,000 VPD)
- Former gas station; Currently operating as a pre-owned car dealership; Owner will vacate upon execution of a new lease
- All utilities delivered to the site
- Surrounding tenants and Traffic Driver's include: Walgreens, Quiktrip, Dutch Bros, Shipley Do-Nuts, Fitness Connection, Trinity High School, TX-121, and many other national credit retailers
- Call for pricing



N Industrial Blvd: ±27,000 VPD
W Harwood Rd: ±16,000 VPD

Lighted Intersection Hard Corner
For Ground Lease

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1019 N INDUSTRIAL BLVD
Bedford, TX 76021



HARWOOD JUNIOR HIGH
1,074 STUDENTS

TEXAS ROADHOUSE
Jack in the box
WELLS FARGO

DISCOUNT TIRE
6
TACO BELL
Arby's
Pep Boys

SUBJECT PROPERTY

W
QT

Auto Zone
planet fitness
Albertsons
Dominos
Church's

E HARWOOD RD ± 16,000 VPD

FITNESS CONNECTION

McDonald's
7 ELEVEN

Stericycle
Environmental Solutions

My Credit Union

PJ's COFFEE
jiffy lube

Kroger
Great Clips
WING-STOP

POLYTUFF SYSTEMS INTERNATIONAL

Dutch Bros
DQ
GOLDEN CHICK
TEXACO

BEDFORD RD

TRINITY HIGH SCHOOL
2,674 STUDENTS

Exxon

Starbucks
Jack in the box
BRAUM'S
O'Reilly AUTO PARTS
SONIC

LA QUINTA INNS & SUITES

Residence Inn
Holiday Inn
Marriott

Hertz

ExtraSpace Storage
CALIBER COLLISION

POPEYES

EULESS JUNIOR HIGH
1,160 STUDENTS

AIRPORT FWY ± 62,000 VPD

TEXAS HEALTH HARRIS METHODIST HEB
512 BEDS

TACO CABANA
Office DEPOT
Starbucks
Denny's
6

PREMIER NURSERY

QT
WHATABURGER
JJ
Schlottsky's
IHOP

Bowlero

ALDI
ROSS DRESS FOR LESS
GOLDEN CHICK
SKECHERS

THE HOME DEPOT

DOLLAR GENERAL
BW Best Western
LA QUINTA INNS & SUITES
FAMILY DOLLAR

McDonald's
KFC
BURGER KING
Waffle House
RaceTrac

Lighted Intersection Hard Corner
For Ground Lease

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1019 N INDUSTRIAL BLVD
Bedford, TX 76021

INTERIOR PHOTOS OF EXISTING BUILDING





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005919 License No.	transactions@matthews.com Email	866-889-0050 Phone
Kyle Matthews Designated Broker of Firm	678067 License No.	licensing@matthews.com Email	866-889-0050 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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
IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Brochure contains select information pertaining to the business and affairs of **1019 N Industrial Blvd, Bedford, TX 76021** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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