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— COMMERCIAL —

FOR LEASE



1721 CIMARRON TRAIL, HURST, TX 76054 | SF AREA - 2,184 & 3,502 SF | 2ND GEN MEDICAL OFFICE



HIGHLIGHTS

- ✓ Established Medical Office Setting - Medical, dental, wellness, and professional office uses.
- ✓ Strategic Hurst Location - Just off W. Harwood Road with easy SH-121/183 access.
- ✓ Established Medical Corridor - Near Texas Health HEB and Medical City North Hills.
- ✓ Fully Built-Out Suites - Existing medical layouts with minimal build-out requirements.
- ✓ ADA Accessible - Wheelchair-accessible entry and ADA-compliant features.
- ✓ Abundant On-Site Parking - Ample parking for patients, staff, and visitors.
- ✓ Flexible Leasing Opportunity - Suites 2 and 3 available at \$14.00/SF + NNN.
- ✓ **IDEAL FOR A VARIETY OF MEDICAL USES**
These professionally built-out suites offer the infrastructure and functionality to accommodate a wide range of medical, dental, healthcare, and professional office users. Existing exam rooms, extensive plumbing, private offices, reception areas, and patient lobby space provide an opportunity for practices seeking functional, purpose-built space with minimal build-out requirements.



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FACTS



- ✓ \$14.00 PSF + NNN
- ✓ Suite 2 : 3,502 SF
- ✓ Suite 3 : 2,184 SF
- ✓ ADA-Compliant
- ✓ Wheelchair Ramp Access
- ✓ Efficient Medical Office Layout
- ✓ Abundant Parking for Patients and Staff

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SITE



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OVERVIEW

AREA RETAILERS



1721 Cimarron Trail offers recently improved, turnkey medical and professional office space in an established Hurst location with convenient access to SH 121/183 and the surrounding Mid-Cities market. Available suites feature professional finishes, ample on-site parking, and flexible configurations to accommodate a variety of users. The property is located near Texas Health HEB Medical Center and surrounded by established medical, professional, and retail uses, providing a convenient setting for businesses seeking accessible office space in an established commercial area.

DEMOGRAPHICS:	2 MILE	5 MILE	10 MILE
2025 Population	52,845	263,885	970,663
2025 Average HH Income	\$105,580	\$117,023	\$111,340
2025 Total Households	21,158	102,103	363,591

TRAFFIC COUNT:

Precinct Line Rd: 47,850 VPD

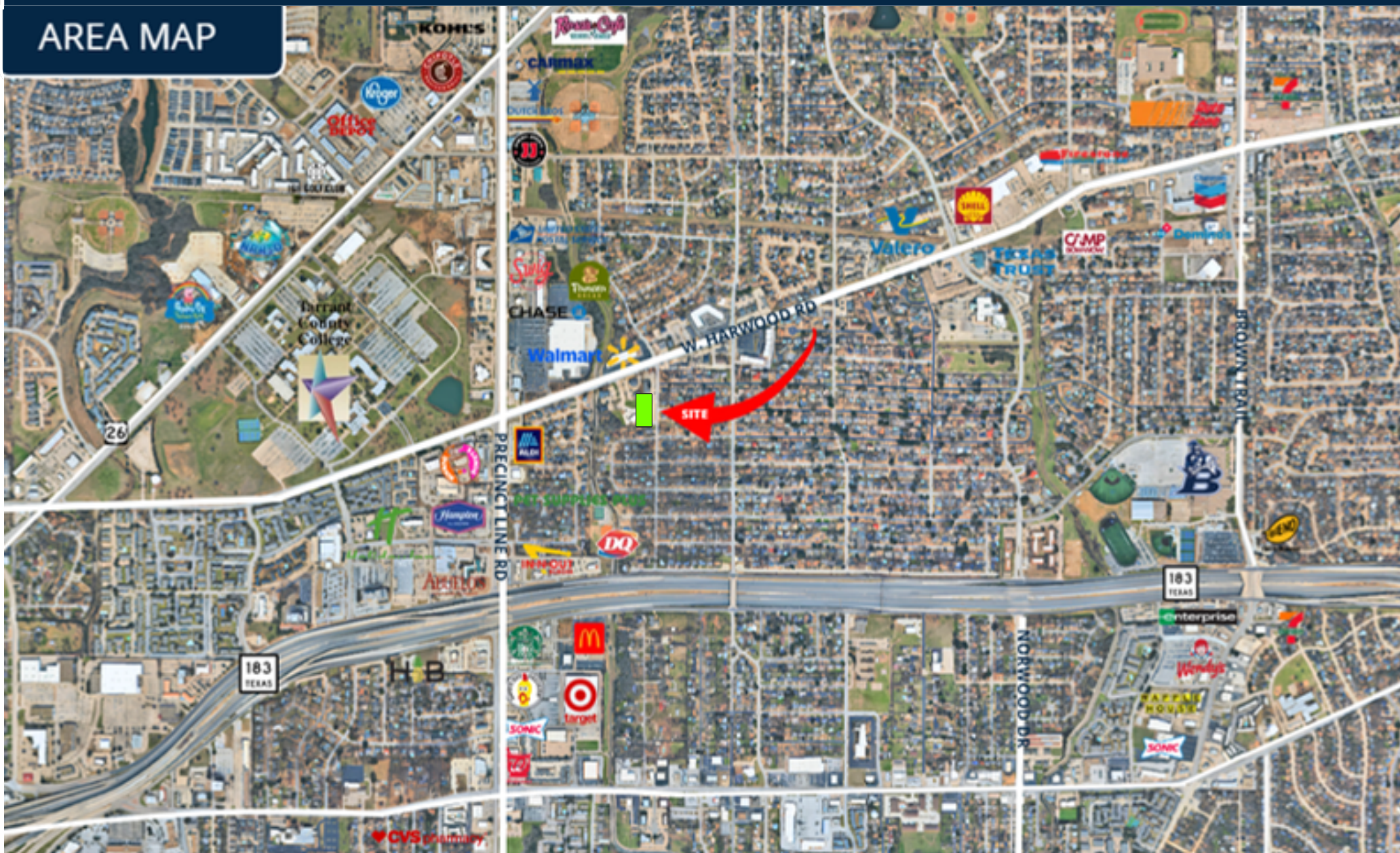
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AREA MAP



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SUITE 2



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SUITE 2



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SUITE 2



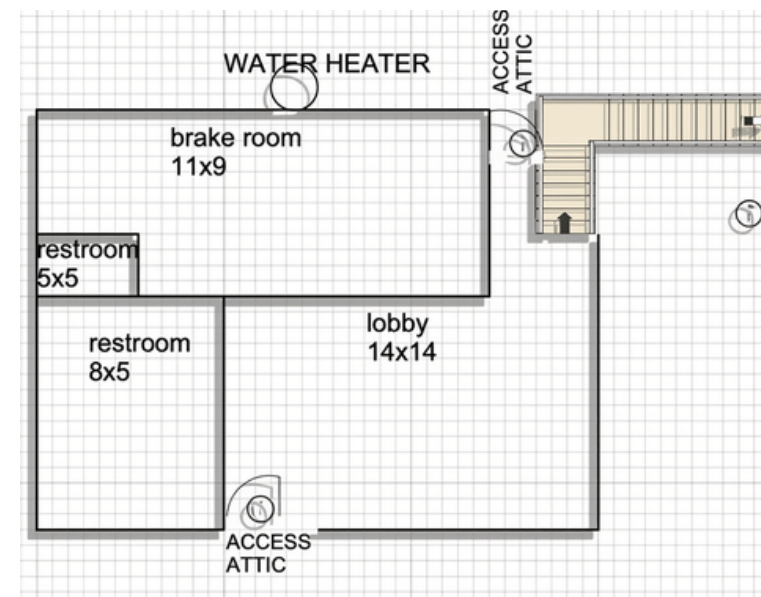
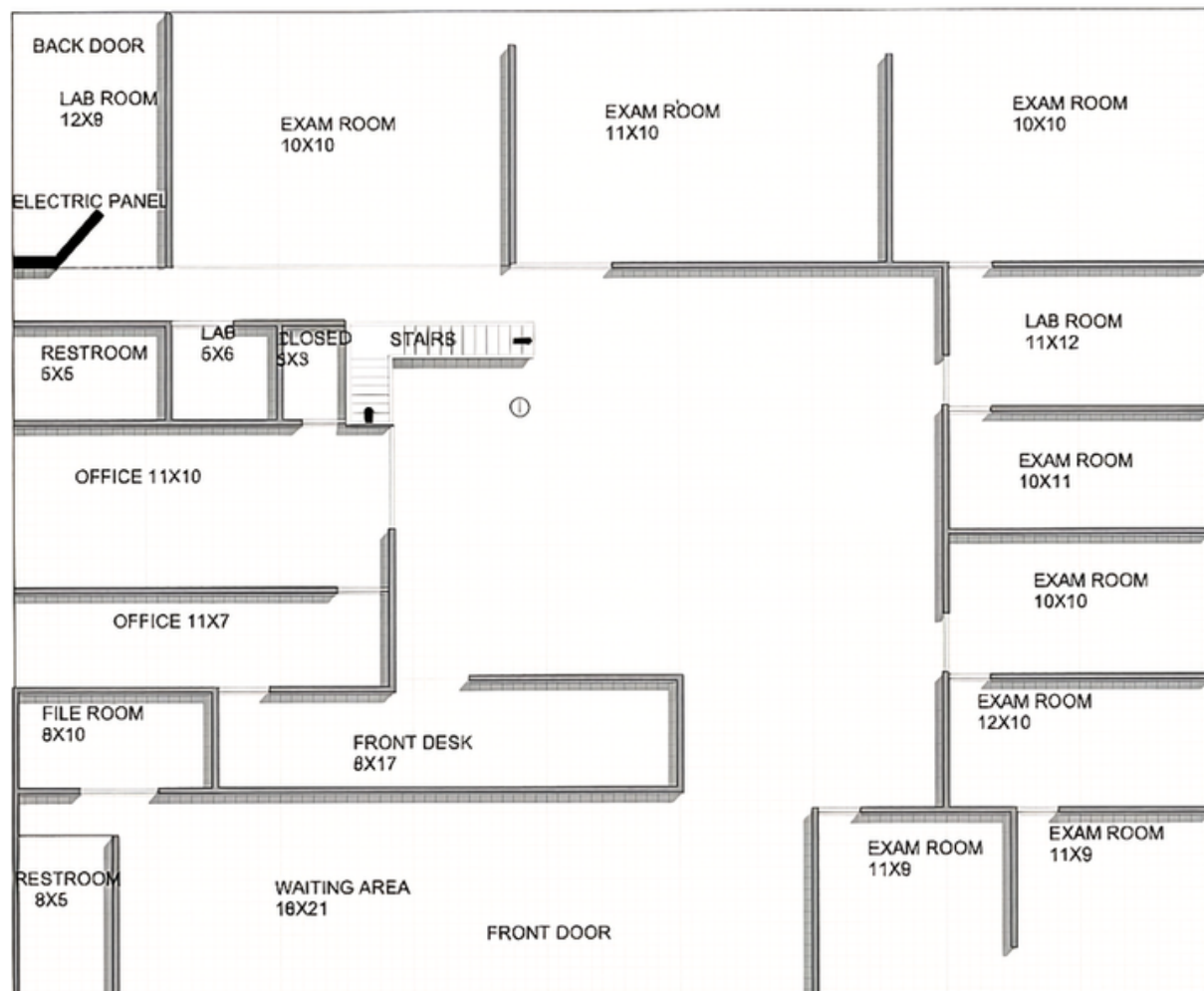
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#2 FLOOR PLAN



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SUITE 3



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SUITE 3



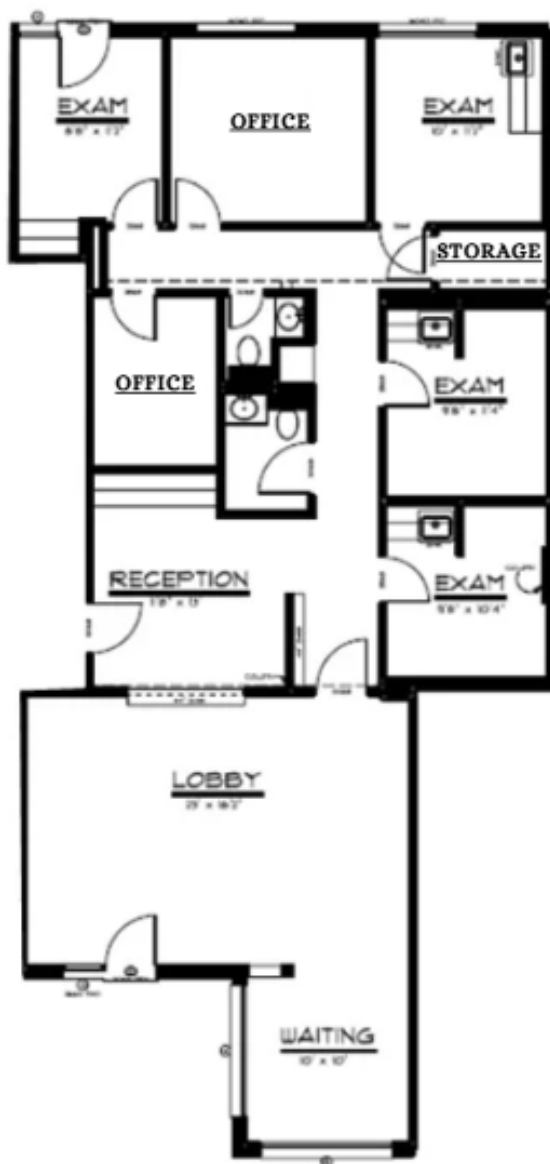
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#3 FLOOR PLAN



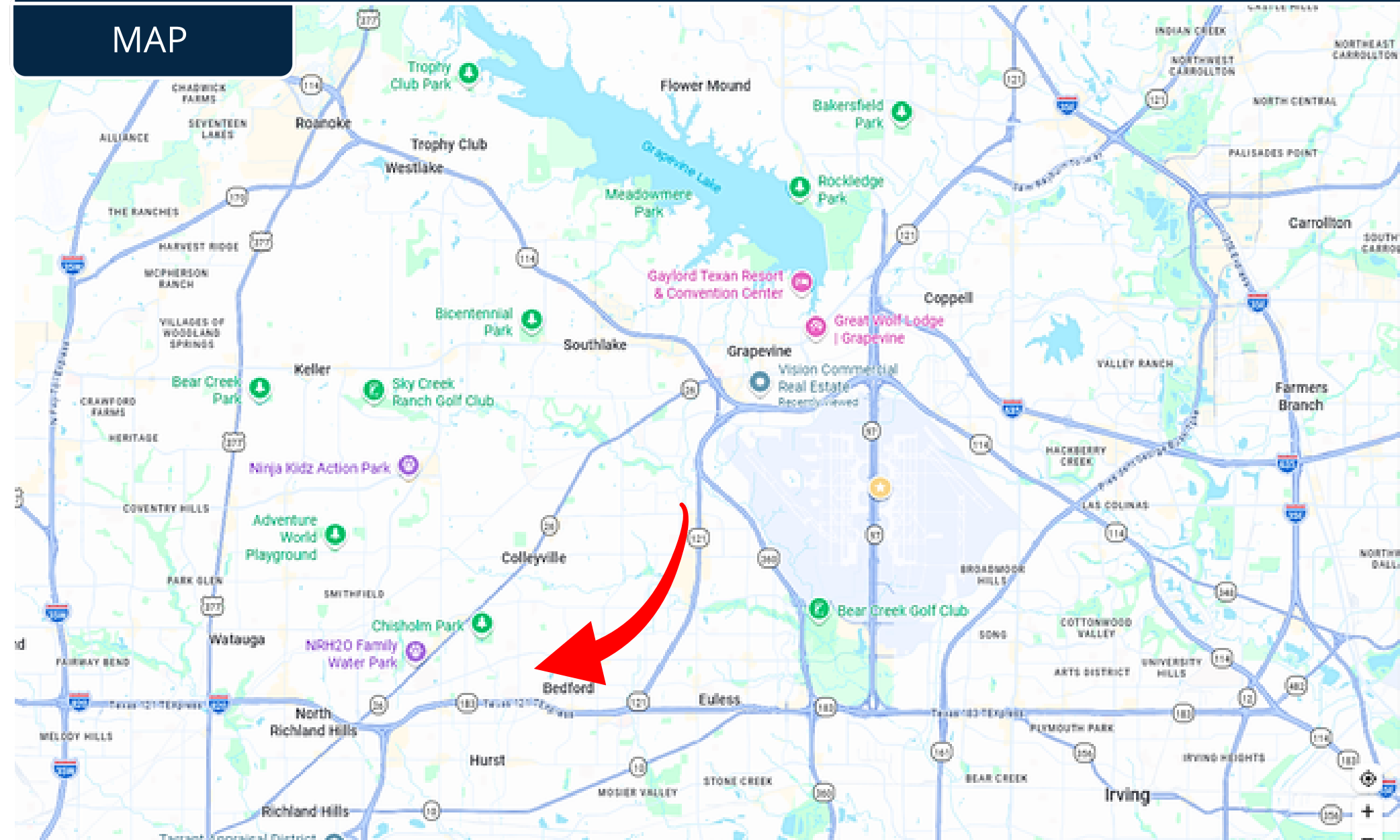
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MAP



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TREC
Texas Real Estate Council

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