

Bedford Medical Office for sale



Details

- **Flexible Zoning & Use Potential:** Zoned for **Medical**, Office, Retail, and Retail Specialty
- **Prime location:** Just one block from Highway 183/121, offering fast access to Dallas, Fort Worth, and DFW International Airport
- **Well Kept property:** Built in 2004 as a medical office, with ample space, 0.358 acres, 2,446 SF, Abundant Parking
- Building & Monument **Signage Available**



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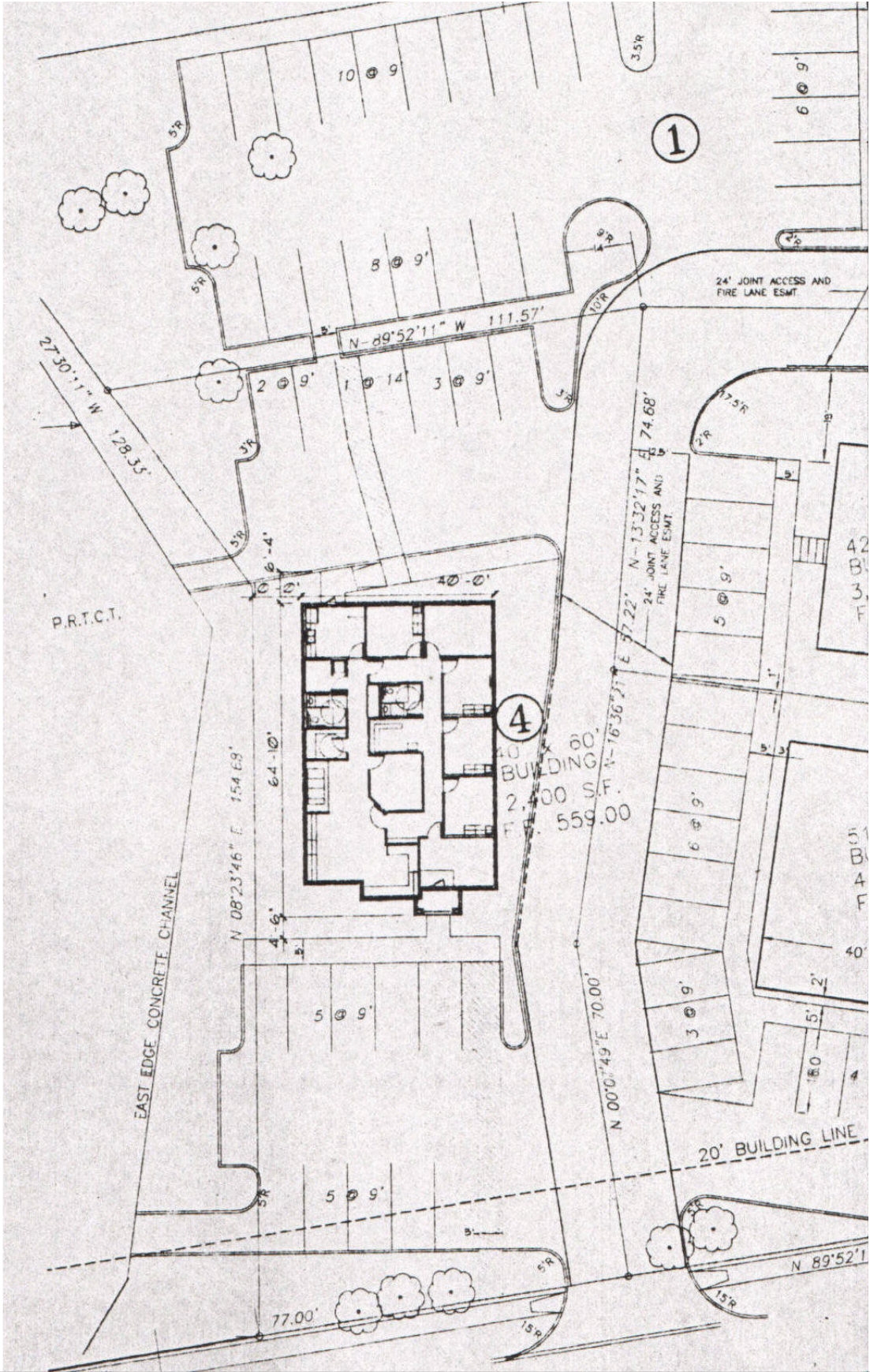
GALLERY | 1609 Circle Lane, Bedford, TX 76022



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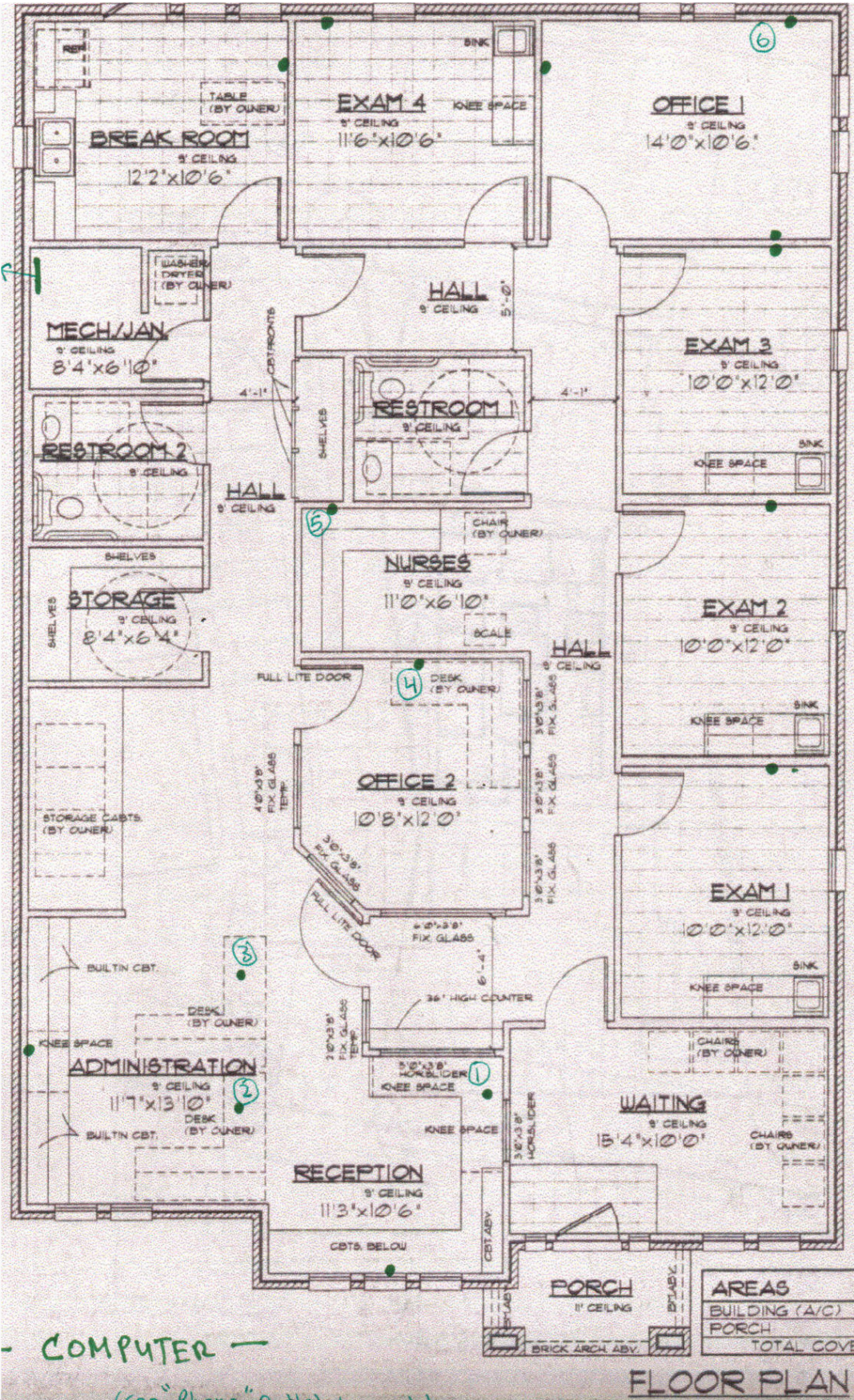
SURVEY | 1609 Circle Lane, Bedford, TX 76022



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FLOOR PLAN | 1609 Circle Lane, Bedford, TX 76022

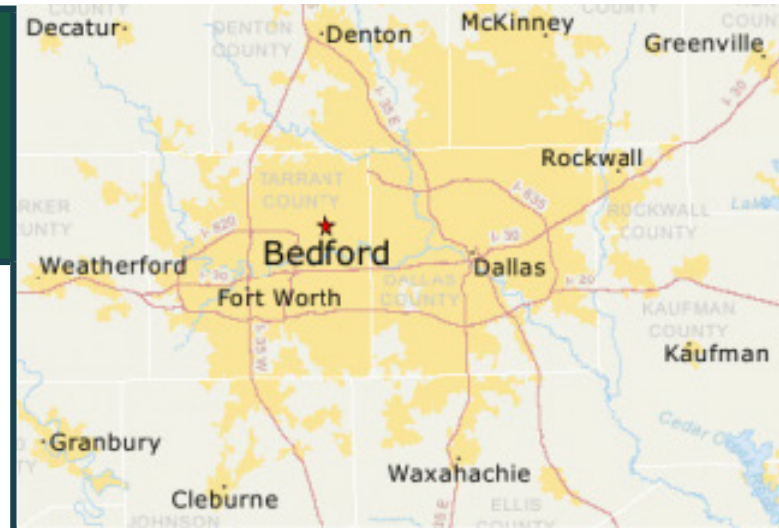


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Bedford Texas

- Bedford is a centrally located city within the Dallas-Fort Worth Metroplex,, which is the fourth largest metropolitan area in the U.S. and is positioned just minutes from DFW International Airport and equidistant to both Dallas and Fort Worth via Highways 121 and 183.
- As part of the Hurst-Euless-Bedford (HEB) corridor, Bedford benefits from a strong residential base, and strategic access to the region's major business centers.
- The property at 1609 Circle Lane is situated in a professional and medical office district, surrounded by established practices, retail developments, and ongoing revitalization efforts such as the Campus West redevelopment and the new H-E-B grocery anchor nearby.
- With continued growth and redevelopment in the area, Bedford offers exceptional opportunities for healthcare providers, professional services, and investors seeking quality real estate in a thriving submarket.



Some of the companies that call Bedford home

- Texas Health Harris Methodist Hospital
- HEB
- Carter BloodCare
- HEB ISD
- State National Companies
- Warrantech
- Daystar Television Network
- Walmart
- Kroger
- Alberstons



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Bedford Amenities

- **Restaurants, Coffee, and Quick Eats:** Babe's Chicken Dinner House, Cheddar's Scratch Kitchen, BJ's Restaurant & Brewhouse, Twisted Root Burger Co., First Watch, Chipotle Mexican Grill, Starbucks, Panera Bread, Whataburger, Chick-fil-A, In-N-Out Burger, Raising Cane's, Taco Casa, Jason's Deli, McAlister's Deli, Fuzzy's Taco Shop, Cane Rosso, Smoothie King, Wingstop, Subway, Andy's Frozen Custard, Dutch Bros Coffee, Dunkin Donuts
- **Retail, Shopping & Services:** Target, Walmart Supercenter, Kroger, Albertsons, Sprouts Farmers Market (coming soon), Tom Thumb, CVS Pharmacy, Walgreens, HomeGoods, Dollar Tree, Five Below, PetSmart, AutoZone, The UPS Store
- **Entertainment & Attractions:** Movie Tavern Bedford, Pennington Field (stadium events), Bedford Splash Aquatic Center, Texas Star Golf Course (nearby in Euless), Historic Downtown Grapevine (15 minutes away), NRH2O Family Water Park (10–15 minutes away)
- **Parks & Outdoor Spaces:** Generations Park at Boys Ranch, Central Park, Bedford Trails Linear Park, Brook Hollow Park, Carousel Park, Monterrey Park
- **Fitness & Wellness:** The Bedford Center YMCA (multi-generational fitness & aquatics), LA Fitness, Planet Fitness, Orangetheory Fitness, Hotworx, Anytime Fitness, Bedford Senior Center, Elite Fitness HQ
- **Community & Services:** Bedford Public Library, HEB ISD Schools & Facilities, City of Bedford Animal Shelter, Texas Health HEB Hospital, Carter BloodCare, Daystar Television Network, City Hall & Municipal Complex



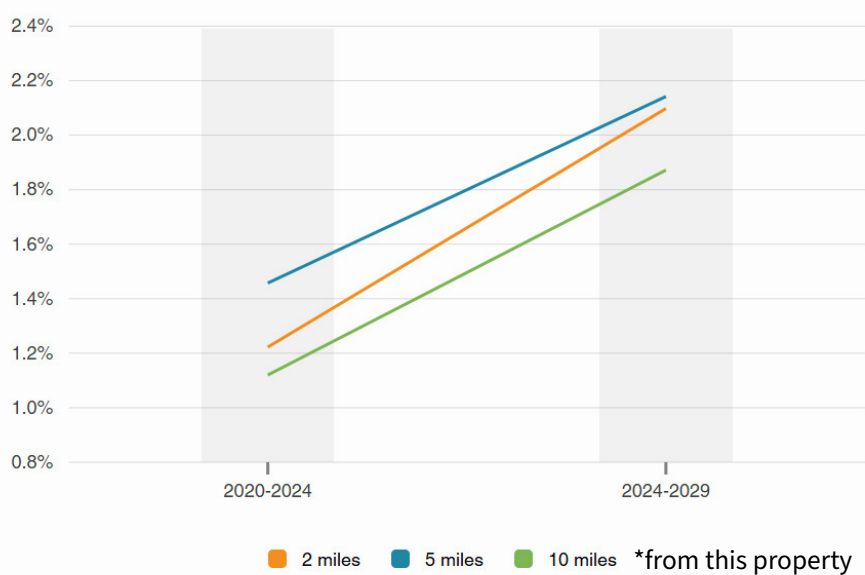
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Bedford, TX Demographics (2024)

- **5 mile Population:** 264,076
- **Median Age :** 40.2 years
- **Female:** 50.8%
- **Male:** 49.2%
- **Median Household Income:** \$78,652
- **Per Capita Income:** \$40,000
- **Poverty Rate:** 8.5%
- **High School Graduate or Higher:** 93%
- **Bachelor’s Degree or Higher:** 39.0%
- **5 mile Median Home Value:** \$314,918
- **Median Gross Rent:** \$1,250
- **Total Housing Units:** 22,000
- **Average Household Size:** 2.3 persons
- **Veteran Population:** 2,800 (approx. 5.8%)

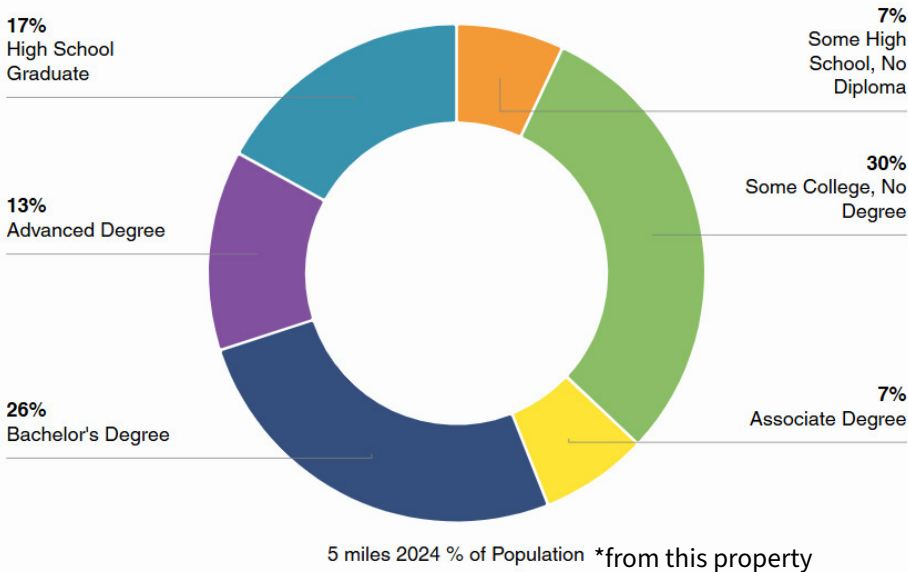
Annual Population Growth



Population By Race



Educational Attainment



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INFORMATION ABOUT BROKERAGE SERVICES



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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Regulated by the Texas Real Estate Commission

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