

SPEER STREET FLEX

105 SPEER STREET | AZLE, TEXAS 76020

FOR LEASE



Richard Bates

Richard@BellaireNorth.com

817.996.0072

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

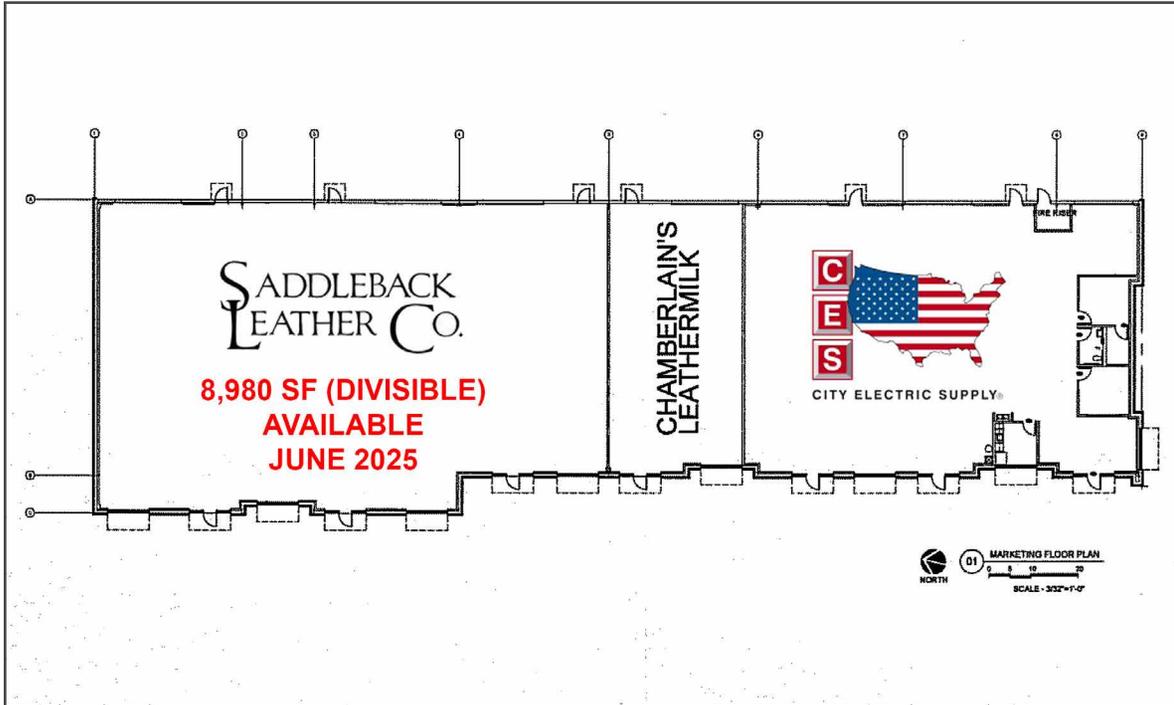


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PROPERTY OVERVIEW

- 17,296 SF building with quick access to Jacksboro Highway
 - Divisible to as small as 2,100 SF
- Unique product for the rapidly growing Azle market
- Across the street from the new City of Azle City Hall and Justice Center
- Cross Access with Ranchview Village Shopping
- 14' x 12' Rear entry overhead doors; 18' clear span ceiling; Bay depths of 66' and 75'
- Concrete parking

AVAILABLE

Fully Leased

- 8,890 SF Available June 2025

AREA RETAILERS



TRAFFIC COUNTS

Jacksboro Hwy (TX-199): 32,261 VPD ('23)

DEMOGRAPHICS

- The City of Azle has a trade area population of 184,483 people

	1 Mile	3 Mile	5 Mile
2024 Population	5,265	23,066	39,552
Daytime Population	8,113	21,595	33,185
2029 Population	5,267	23,648	40,576
Average HH Income	\$92,088	\$108,478	\$120,023
Total Households	2,010	8,717	14,884
Median Home Value	\$250,000	\$325,421	\$376,343

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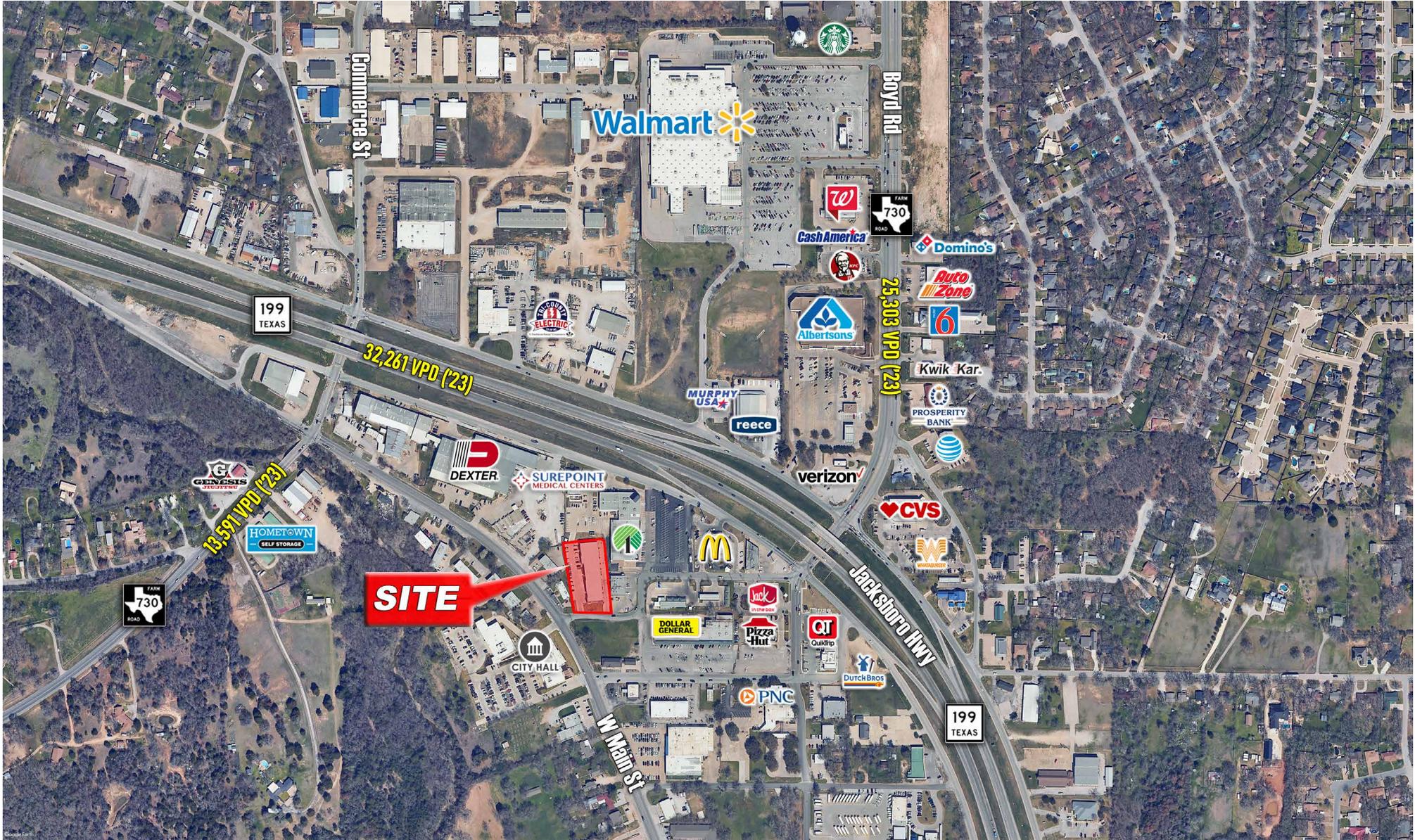


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