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PROPERTY HIGHLIGHTS

- Freestanding building on almost 1/2 acre lot with monument sign
- 4 offices, reception area, break room, conference room & 2 restrooms
- Class A finish out, can be divided into two suites
- Ample parking with large fenced yard for variety of uses
- Located 1/2 mile from Hwy 183/121; Minutes from DFW Airport

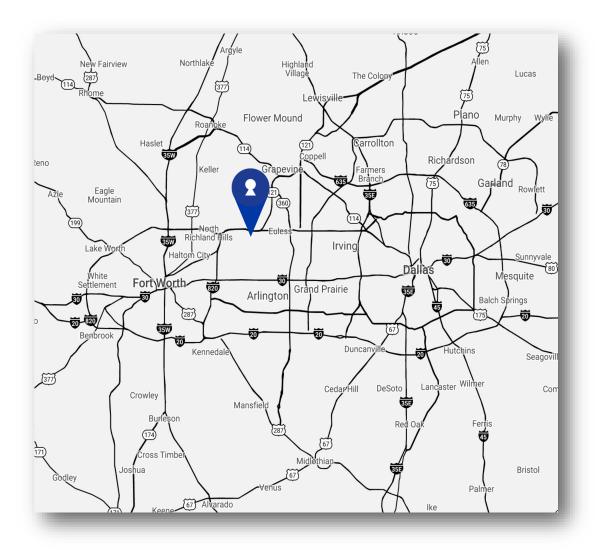
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	16,768	61,799	113,255	256,263
DAYTIME POPULATION	13,430	62,177	115,051	251,856
AVG HH INCOME	\$70,129	\$70,152	\$78,049	\$88,885

^{*}STDBonline.com 2024

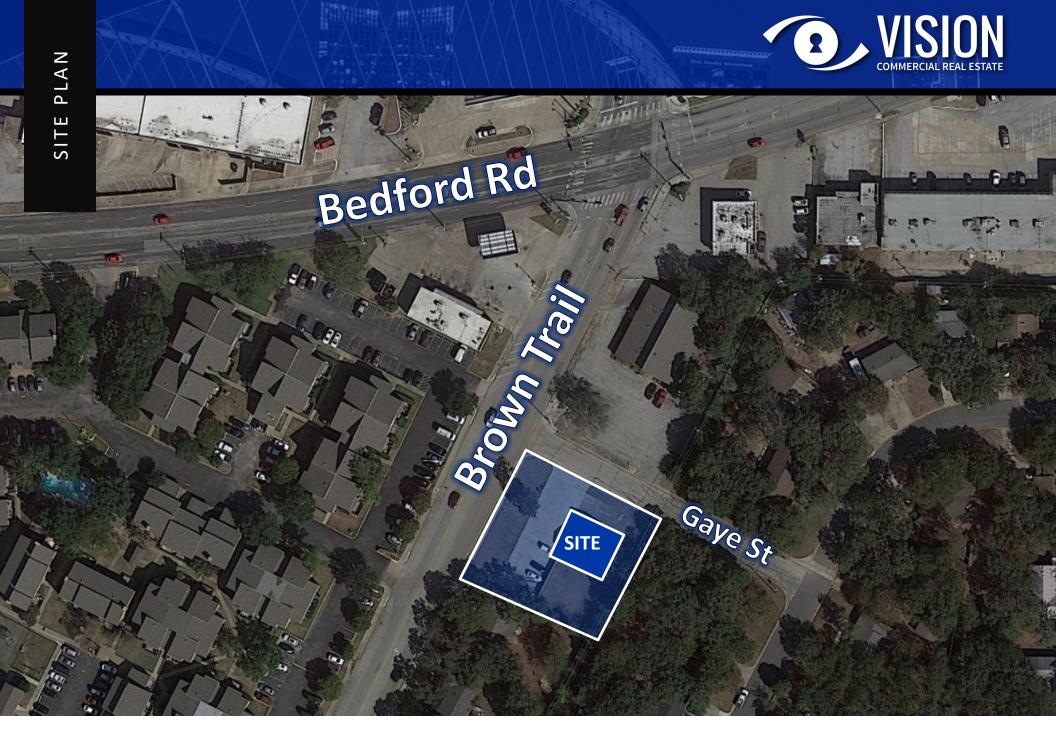
TRAFFIC COUNT

27,493 VPD on Bedford Rd and Brown Trl























COMMERCE

250+ Major Companies & Headquarters 70+ announced in 2020 & 2021 to Expand or Relocate to DFW















Kimberly-Clark

in the country for 3-year job growth (185,600 jobs)

in the country for job recovery to prepandemic high (3,951,900 jobs)

BLS, Dec. 2021

1,302,041

added in 2010-2020

11,200,000 Population by 2045

Global 500 Companies Fortune, 2021

World's Most Admired Companies Fortune, 2022

Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of **277,600 jobs** as of July 2022

+328 people per day (2020)

7,694,138

TOTAL POPULATION

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- **Dallas Love Field**
- **Alliance**

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care **32 MAJOR HOSPITALS 23** HEALTHCARE SYSTEMS



HIGHER EDUCATION







Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions



15 Major Universities Including:



INFORMATION ON BROKERAGE SERVICES



2-10-2025



TREC

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 ac vi es, 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 par es to a real estate transaction on 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 dues above and must inform the owner of any material information about the property or transaction on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material information on about the property or transaction on 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 par es the broker must first obtain the written agreement of each party to the transaction on. 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.

- Must treat all par es to the transaction on 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
- 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 on 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 on 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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