

FULLY EQUIPPED RESTAURANT, LOUNGE, COMMERCIAL KITCHEN & EVENT CENTER FOR LEASE

Inside the Kozy Hotel

5,000 + SF Restaurant, Lounge & Commercial Kitchen
+ 6,000 SF Event/Meeting Center



3005 West Airport Freeway
Bedford, TX 76021

DO NOT GO ON THE PROPERTY WITHOUT AN APPOINTMENT



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PROPERTY SUMMARY

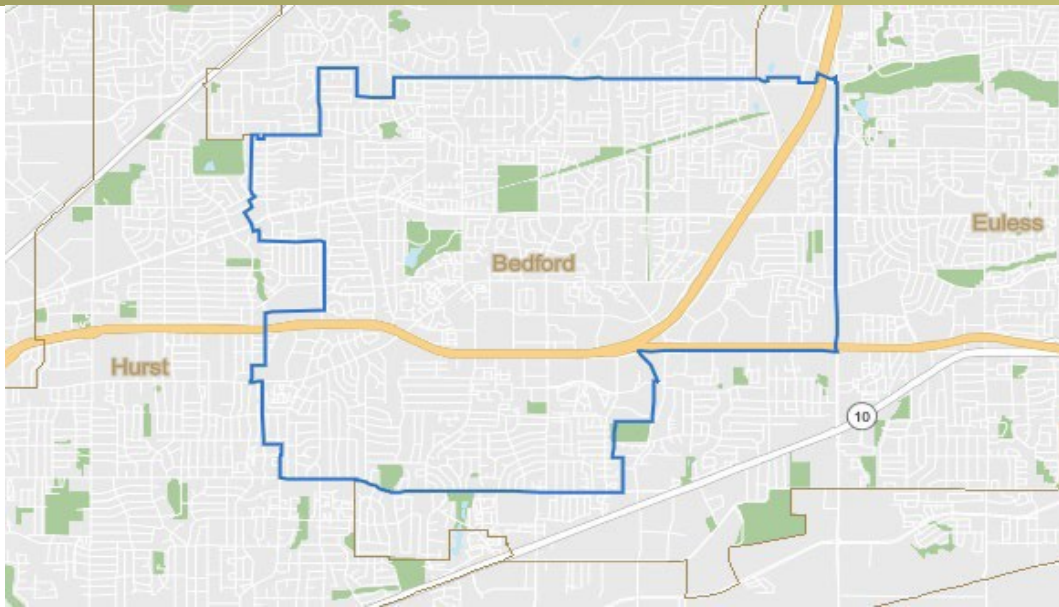


3005 West Airport Freeway | Bedford, TX 76021

County:	Tarrant
Property Type:	Restaurant, Commercial Kitchen & Event Center
No. of Buildings:	N/A
No. of Stories:	N/A
No. of Keys/Rooms:	N/A
Restaurant / Bar Lounge Area Size:	5,000 + Sq. Ft. (MOL)
Event / Meeting Space Area Size:	6,000 Sq. Ft. (MOL)
Year Built:	1985 / Renovated 2025
Availability:	Oct 1, 2025
Terms:	TBD

AREA DEMOGRAPHICS – Bedford, TX

Total Population	49,928
Employment	67%
Average HH Income	\$81,393
Median Age	37.9



PROPERTY DETAILS

Key Features:

- Turnkey restaurant and lounge space with full kitchen, bar, and inside/outside seating areas
- 6,000 sq. ft. of flexible meeting and event space ideal for corporate functions, weddings, private gatherings & catered events
- Direct access to hotel guests, local residents, and airport traffic
- Ample parking and easy freeway access
- Located in a thriving commercial corridor with strong demographics and year-round demand

Ideal For:

- Upscale dining concepts
- Cocktail lounges or wine bars
- Event and catering businesses
- Hospitality groups seeking expansion in DFW



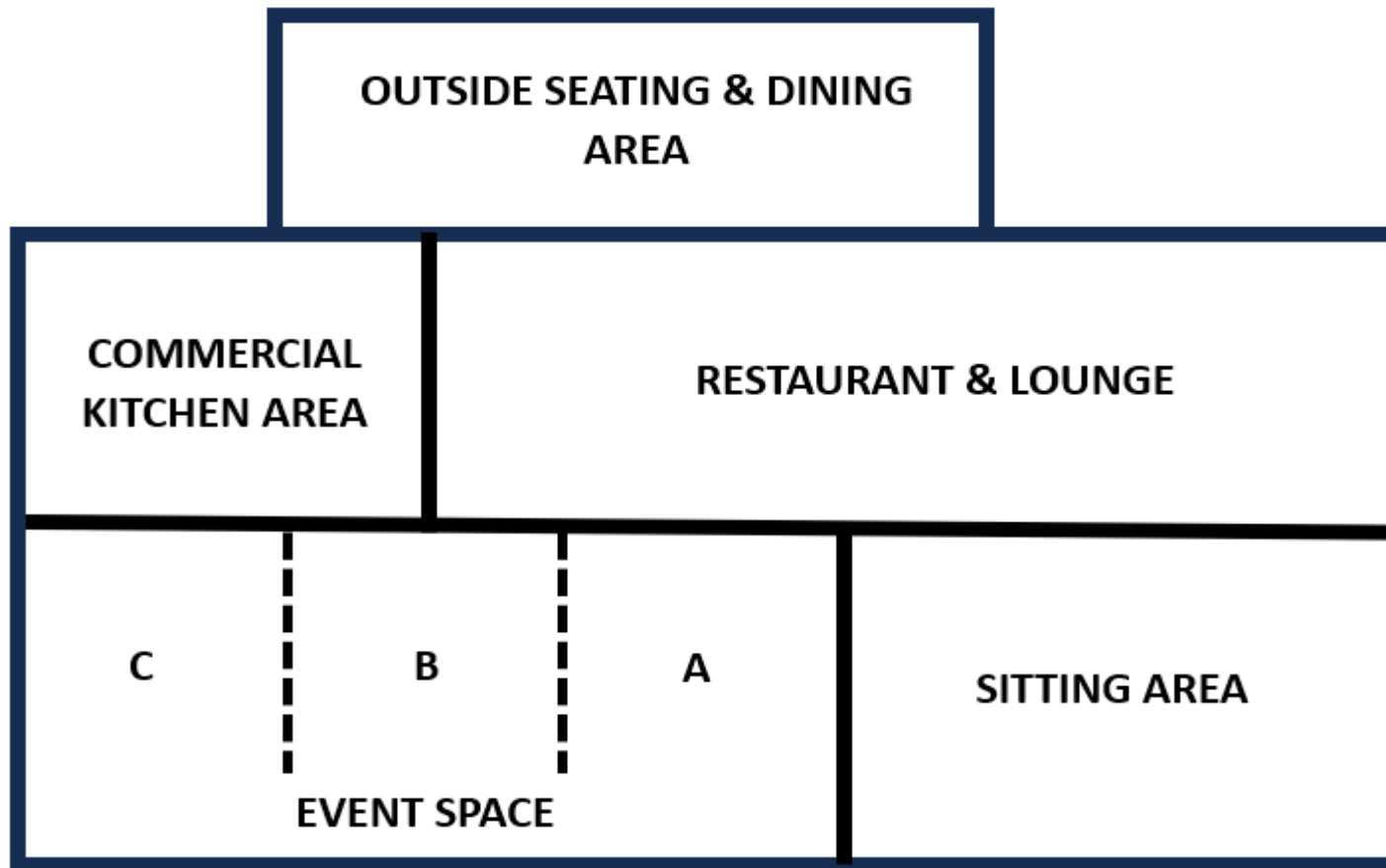
Position your brand at the center of the Dallas-Fort Worth metroplex in a high-visibility, high-traffic location just 5 minutes from DFW International Airport. This is a rare opportunity to lease a fully equipped restaurant and bar within the Kozy Hotel, a modern hospitality destination designed for both business and leisure travelers.

This is more than a lease—it's a strategic partnership opportunity in one of Texas's fastest growing markets and one of America's most dynamic hotel brands!

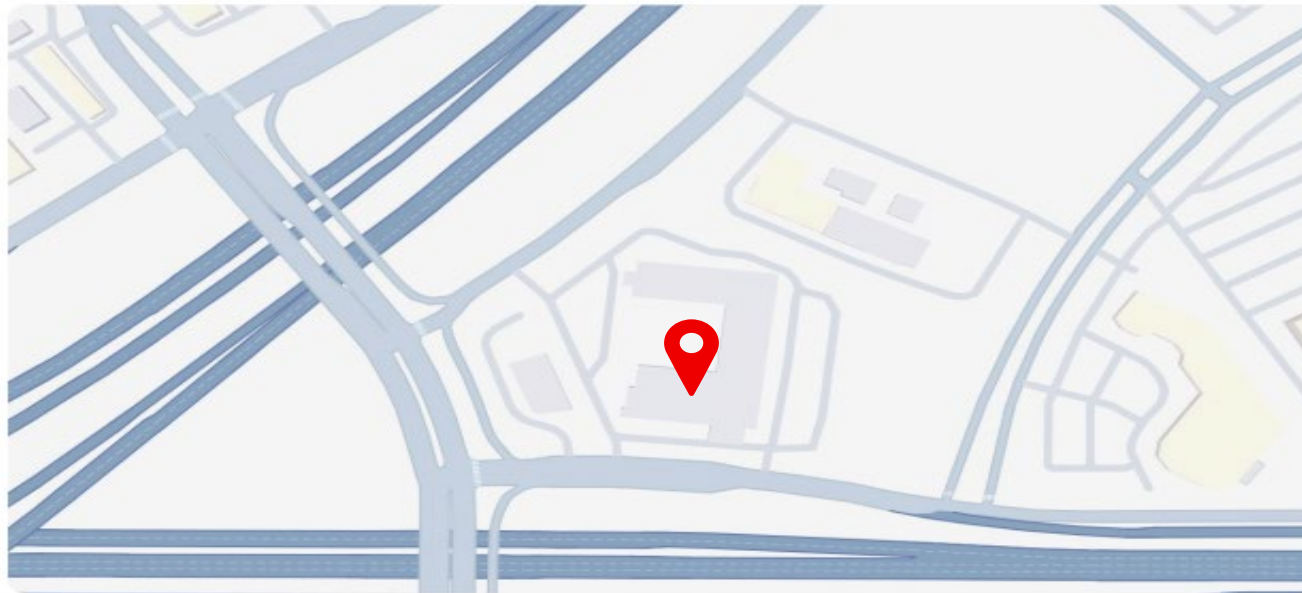
PHOTOS



FLOOR PLAN



TRAFFIC COUNT



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile of the location exceeds 221,0000 VPD

1 14,935

Airport Fwy

2 11,355

Forum Pkwy

3 25,641

Murphy Dr

4 54,630

State Hwy 183

5 41,063

Hwy 121

NOTE: Daily Traffic Counts are a mixture of actual and estimates

CONTACT



For leasing inquiries
and to schedule a
private tour, contact:

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HotelMax@aol.com



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PLANS/IMAGES NOT TO SCALE.