



1700 AIRPORT FWY

📍 Bedford, TX 76022

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QUICK FACTS



6,800 SF
Total Square Feet



1.74 AC
Lot Size



1995
Year Built

HIGHLIGHTS

- Free-Standing 2nd Gen Restaurant
- Subzero Freezers and Other Kitchen/Restaurant Equipment Remain
- Extremely High Traffic Counts
- Located in the Heart of the DFW Metroplex in the Mid-Cities- 24 Miles Northwest of Downtown Dallas and 16 Miles Northeast of Downtown Fort Worth

AREA TENANTS



TRAFFIC COUNTS



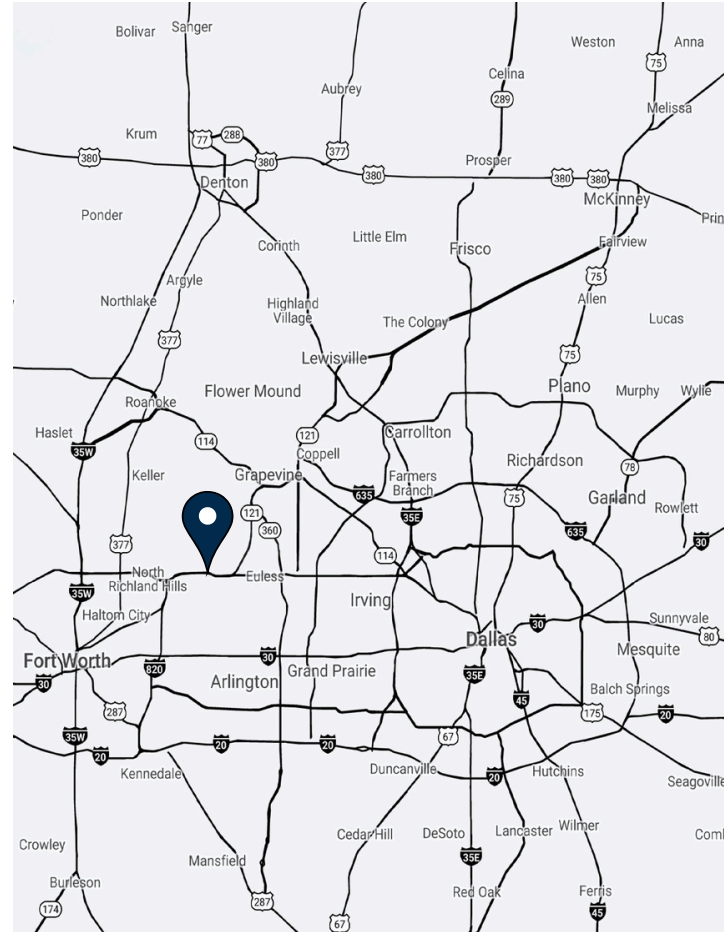
HWY 183

195,900 VPD ('22)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,665	108,111	259,637
Average HH Inc	\$87,249	\$97,818	\$104,116
Households	8,641	42,794	108,071
Daytime Pop	14,409	49,071	94,598

**2024 CoStar Estimates*



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KITCHEN EQUIPMENT

- Most Fixtures, Furniture, and Equipment are new
- Most Kitchen Equipment is new
- Fire Sprinklers have been inspected
- Beer Dispensers are new



PARKING, ROOF, OTHER

- 50' Pylon Sign with new box
- Security Cameras are new
- Approx. 1500 Gallon Grease Trap
- Roof - Good Construction, no leaks
- Parking lot- all concrete, good condition

HVAC EQUIPMENT

- 3 Trane Units - 12.5 tons each
- 1 Trane Unit - 7.5 tons *
- 1 Trane Unit - 6.0 tons *
- 2 Carrier Units - 5.0 tons *

*Trane Units ±1 Year Old

*Carrier Units ± 4-5 Years Old

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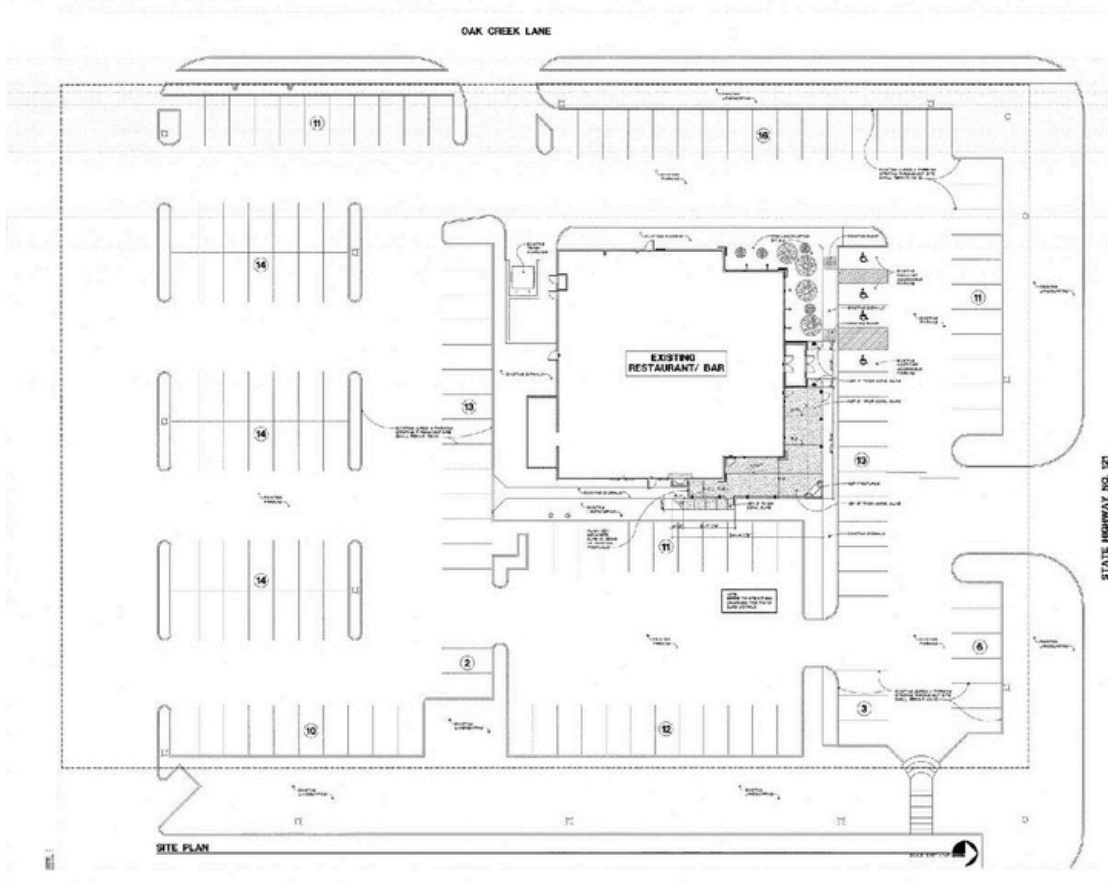
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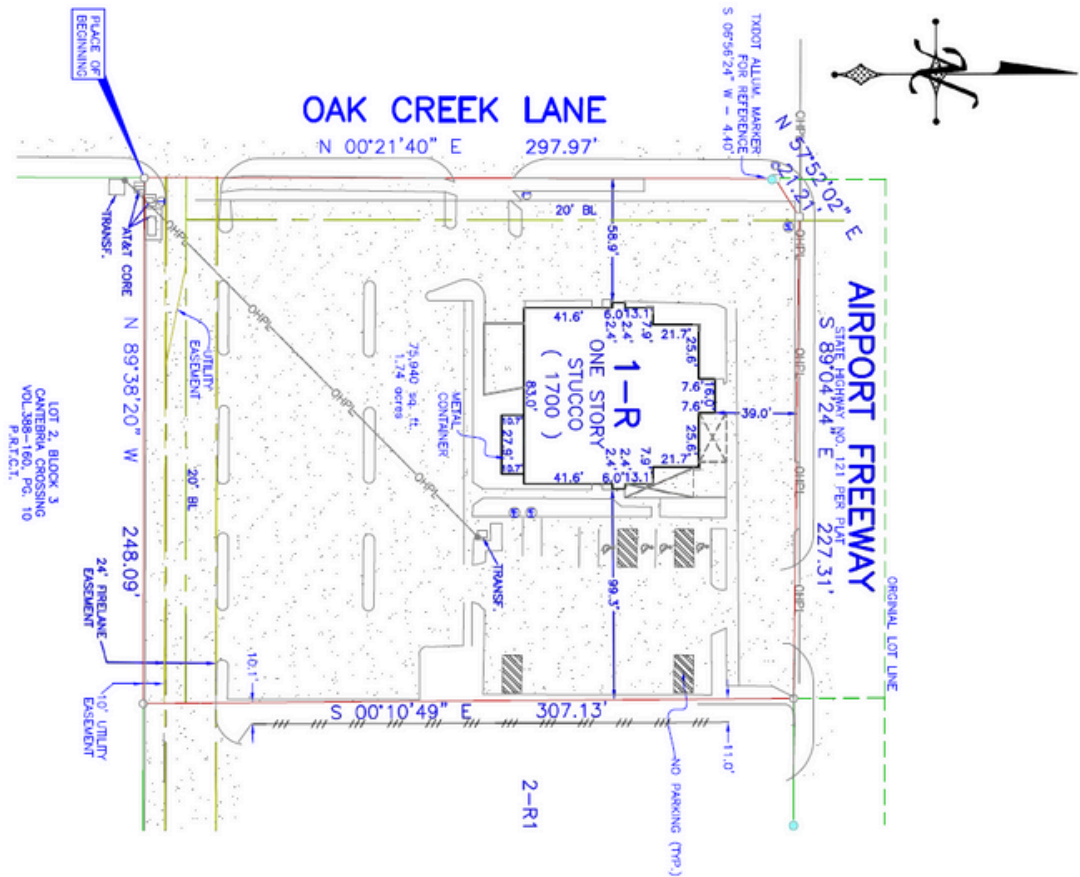
SITE PLAN



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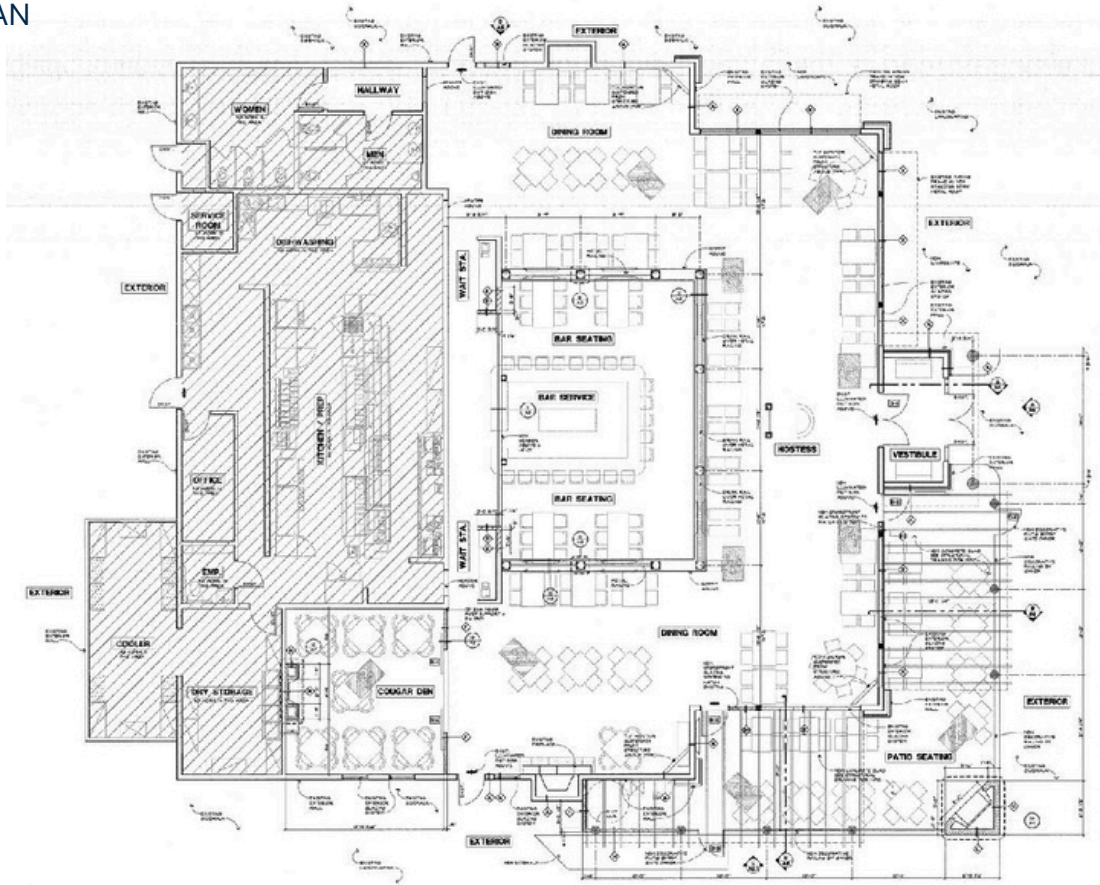
SURVEY



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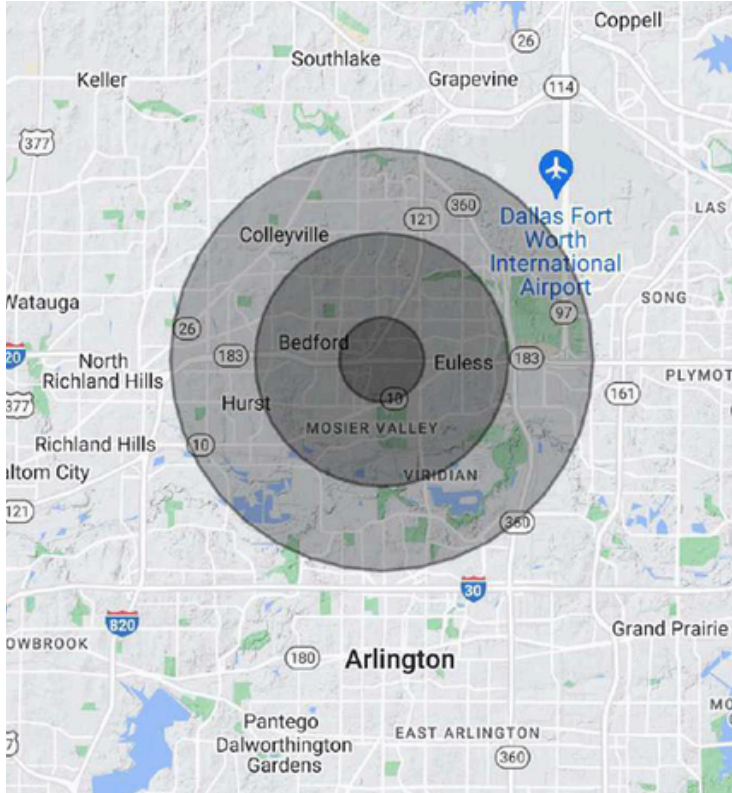
FLOOR PLAN



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,665	108,111	259,637
Average Age	39.3	39.9	39.3
Average Age (Male)	37.7	38.8	38.3
Average Age (Female)	40.7	40.9	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,975	43,870	106,265
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$87,249	\$97,818	\$104,116
Average House Value	\$236,225	\$261,459	\$277,571
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.4%	20.8%	18.8%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	13,939	83,501	192,670
% White	74.7%	77.2%	74.2%
Total Population - Black	2,781	11,789	32,163
% Black	14.9%	10.9%	12.4%
Total Population - Asian	1,063	7,214	22,503
% Asian	5.7%	6.7%	8.7%
Total Population - Hawaiian	107	1,343	2,348
% Hawaiian	0.6%	1.2%	0.9%
Total Population - American Indian	144	893	1,980
% American Indian	0.8%	0.8%	0.8%
Total Population - Other	631	3,371	7,973
% Other	3.4%	3.1%	3.1%

* Demographic data derived from 2023 CoStar Group analytics.



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.

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.

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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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov