

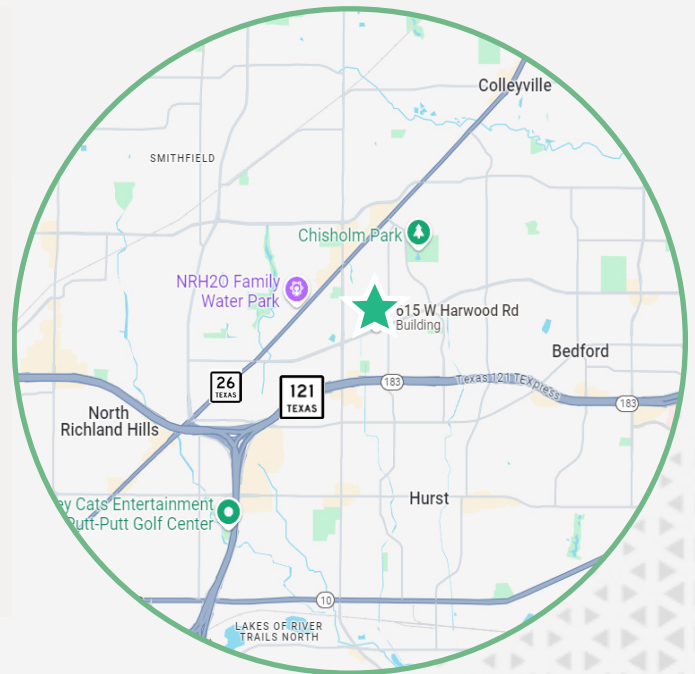
FOR SALE

615 W Harwood Rd
Hurst, TX 76054
4,535 SF



PROPERTY INFORMATION

OFFICE TYPE	Medical / Professional Office
BUILDING	4,535 SF Stand Alone Building
LAND	0.42 acres of land (space opens to side patio)
AVAILABILITY	3,035 Available; 1,500 leased to medical tenant
SIGNAGE	Building and Monument signage available
PARKING	6 : 1,000
TENANTS	Great opportunity to own and occupy a building with investment income: 1,500 SF dental tenant and 3,000 SF upscale space for occupancy
LOCATION	Located on a major road in Hurst; Easy access from 121



SANOBER SYED

Direct: (972) 707-1171
Main: (972) 737-2503
12900 Preston Rd, Suite 950
Dallas, TX 75230
sanober@lionsgatemedical.com

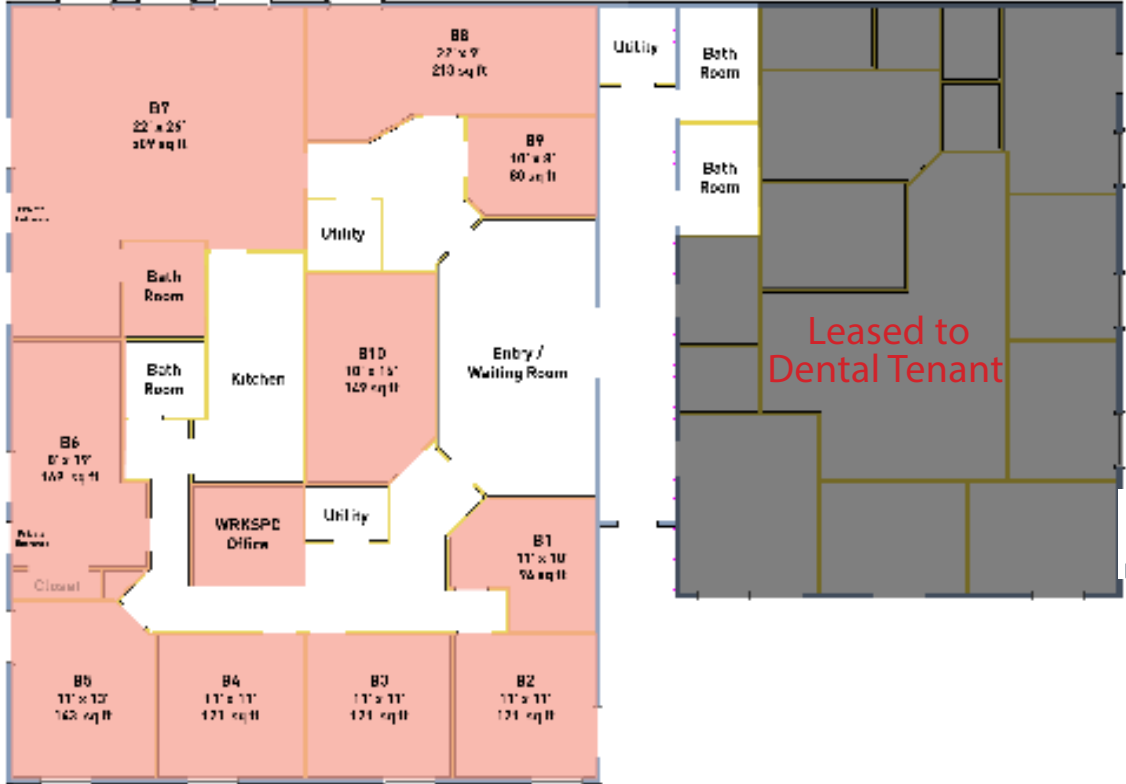


The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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Floor Plan



Mr. Dentist



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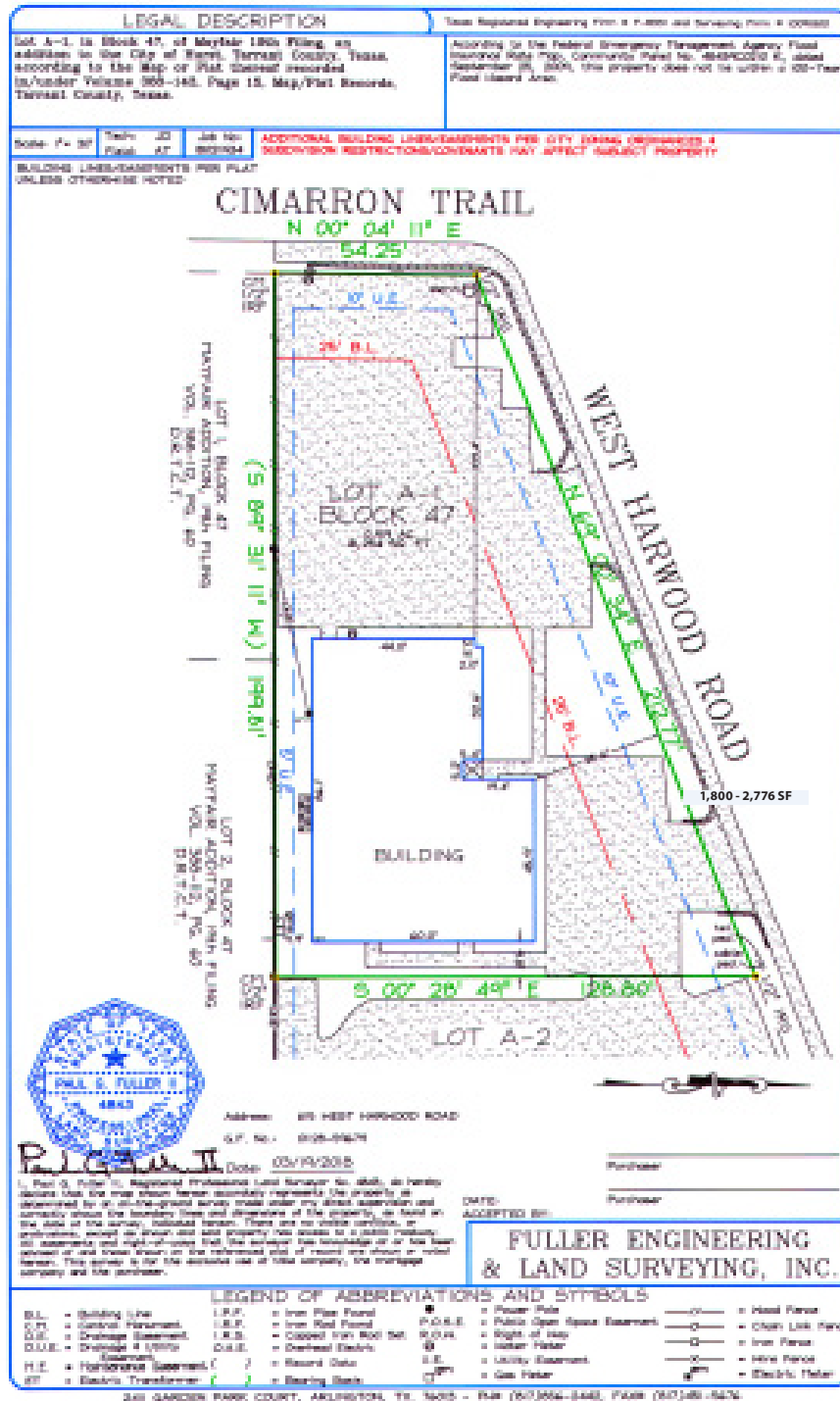


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Survey



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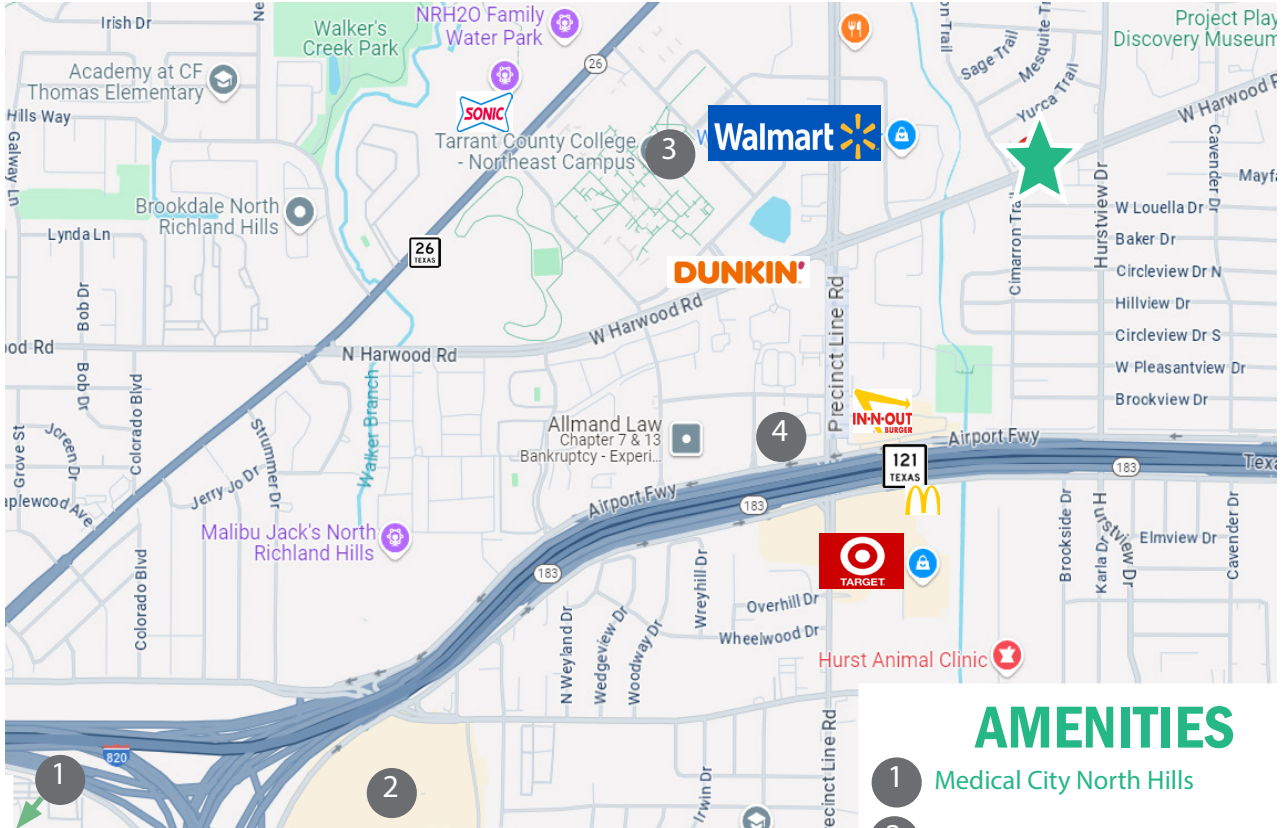
Area Map

Traffic Count on Harwood Rd & Harwood Ct.



17,813

Average Daily Volume



AMENITIES

- 1 Medical City North Hills
- 2 North East Mall
- 3 Tarrant County College - NE Campus
- 4 ER of Hurst Texas

DEMOGRAPHICS

2024 Estimated Population

1 Miles: 9,295
5 Miles: 261,860
10 Miles: 945,155

2029 Population Projection

1 Miles: 9,750
5 Miles: 275,607
10 Miles: 995,672

2024 Avg Household Income

1 Miles: \$101,113
5 Miles: \$106,743
10 Miles: \$101,040

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner,
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

