

SUITES AVAILABLE

Office Complex in Hurst, TX

1237 SOUTHRIDGE CT.

Best Office Leasing Value in the DFW Marketplace

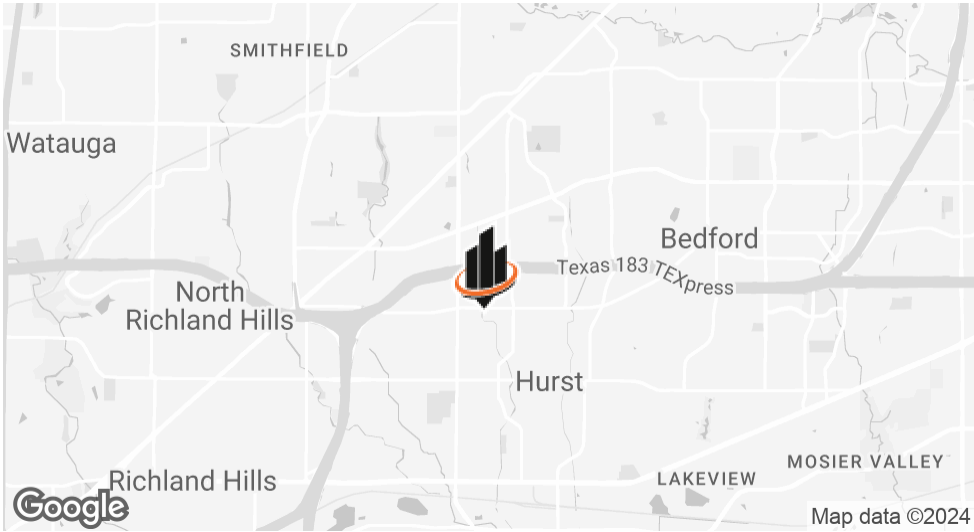
PRESENTED BY:

JOHN JONES

O: 817.713.2708

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.95 - 13.00 SF/yr (Full Service; MG)
AVAILABLE SF:	200 - 3,041 SF
LOT SIZE:	0.79 Acres
BUILDING SIZE:	13,034 SF
PROPERTY TYPE:	Multi-Tenant Office/Medical Complex
MARKET:	Dallas/Fort Worth
SUBMARKET:	HEB/Mid-Cities

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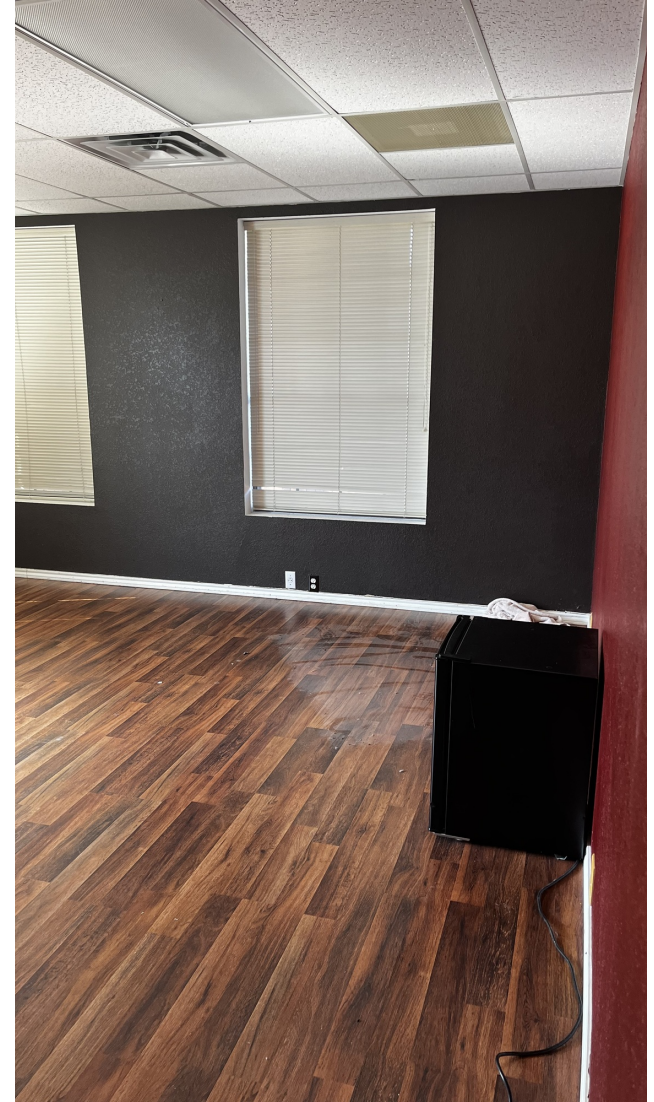
PROPERTY DESCRIPTION

Discover prime office and medical spaces for lease at 1237 Southridge Ct. in Hurst, Texas. Move-in ready suites ranging from 352 SF to 3,041 SF await your business needs. Nestled in a two-story building on a peaceful cul-de-sac, this property provides seamless access to Bedford-Euless Road and the Airport Freeway Highway 183/121. Located just minutes from Highway 183, it offers convenient access for visitors commuting from Fort Worth, Irving, and is a mere 12-minute drive from DFW Airport. Don't miss this exceptional leasing opportunity in the heart of the DFW Metroplex.

PROPERTY HIGHLIGHTS

- The Building was Recently Updated
- Monument Signage and Ample Parking
- Best office Leasing Value in the DFW Marketplace

ADDITIONAL PHOTOS



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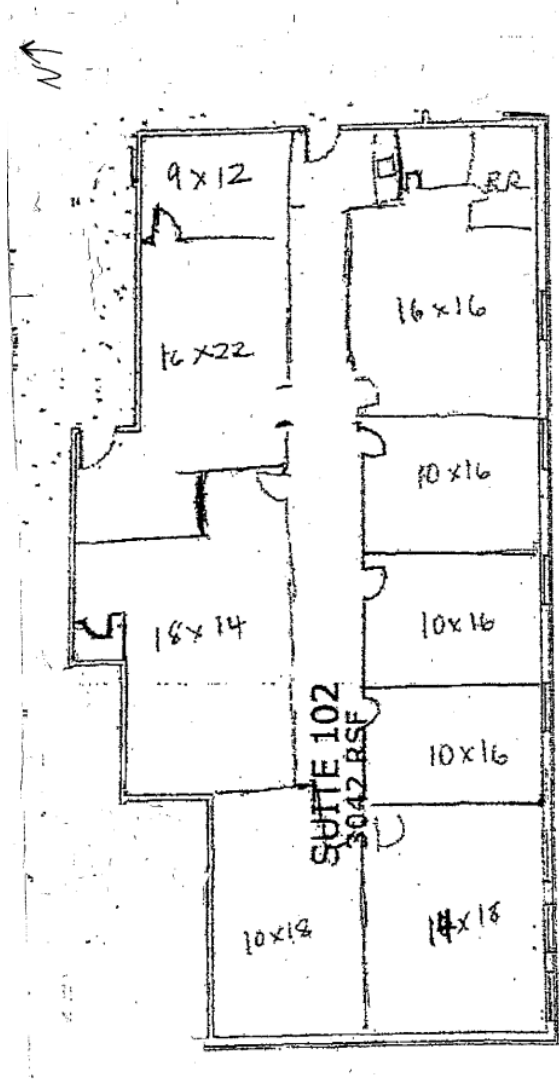
LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service; MG	LEASE TERM:	Negotiable
TOTAL SPACE:	200 - 3,041 SF	LEASE RATE:	\$12.95 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ste. 100 A	Available	352 SF	Full Service	\$380 per month
Ste. 102	Available	3,041 SF	Modified Gross	\$13.00 SF/yr
Ste. 202	Available	200 - 528 SF	Modified Gross	\$13.00 SF/yr
Ste. 208	Available	509 SF	Modified Gross	\$13.00 SF/yr



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RETAILER MAP



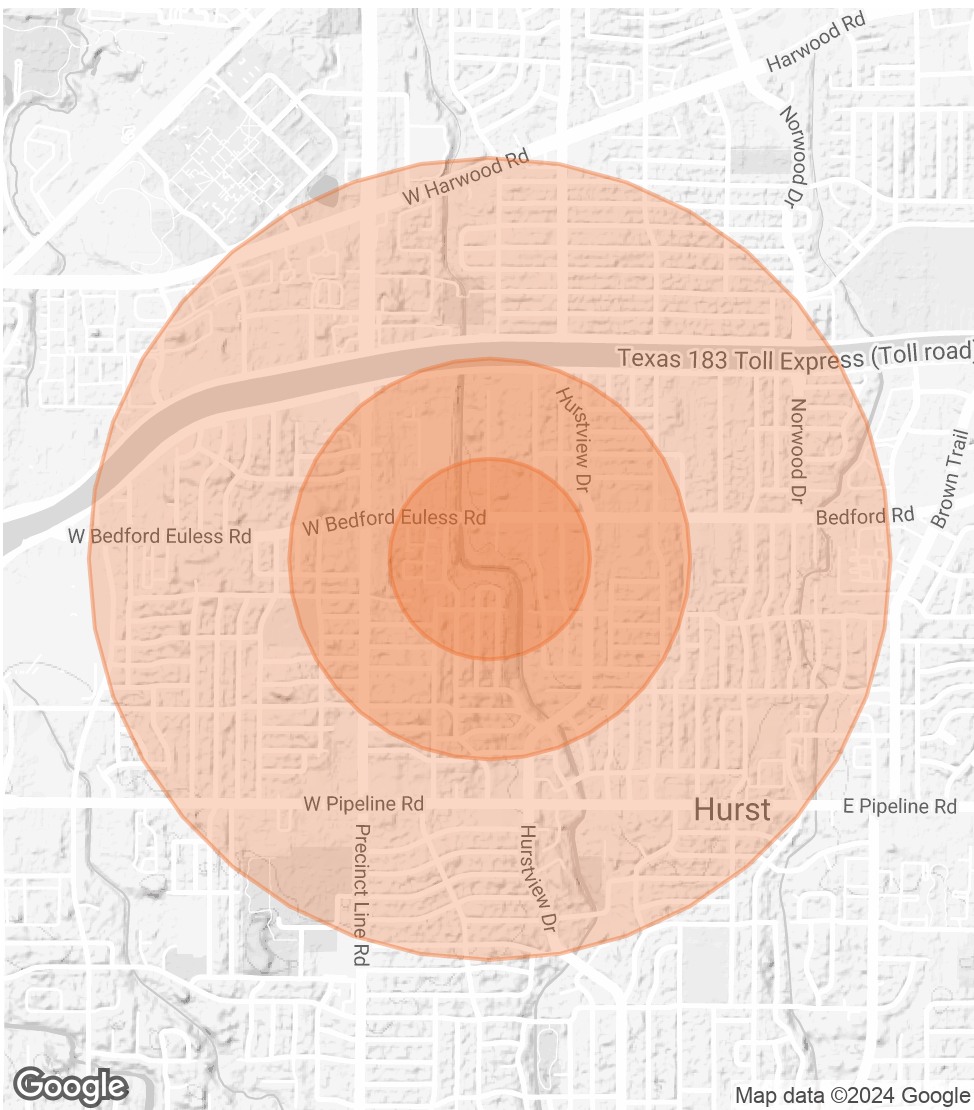
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	900	4,818	13,893
AVERAGE AGE	30.6	31.8	34.8
AVERAGE AGE (MALE)	27.4	29.8	33.5
AVERAGE AGE (FEMALE)	34.3	33.9	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	430	2,380	6,441
# OF PERSONS PER HH	2.1	2.0	2.2
AVERAGE HH INCOME	\$79,543	\$90,891	\$100,865
AVERAGE HOUSE VALUE	\$348,241	\$240,016	\$294,728

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JOHN JONES

Advisor / Property Manager

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Direct: 817.713.2708

PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John’s expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor’s degree in finance from Texas Tech University in Lubbock, Texas.

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Information About Brokerage Services

11-2-2015

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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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