

± 25,000 SF BOX

FOR LEASE

HURST, TEXAS

NWC SH 183 & PRECINCT LINE

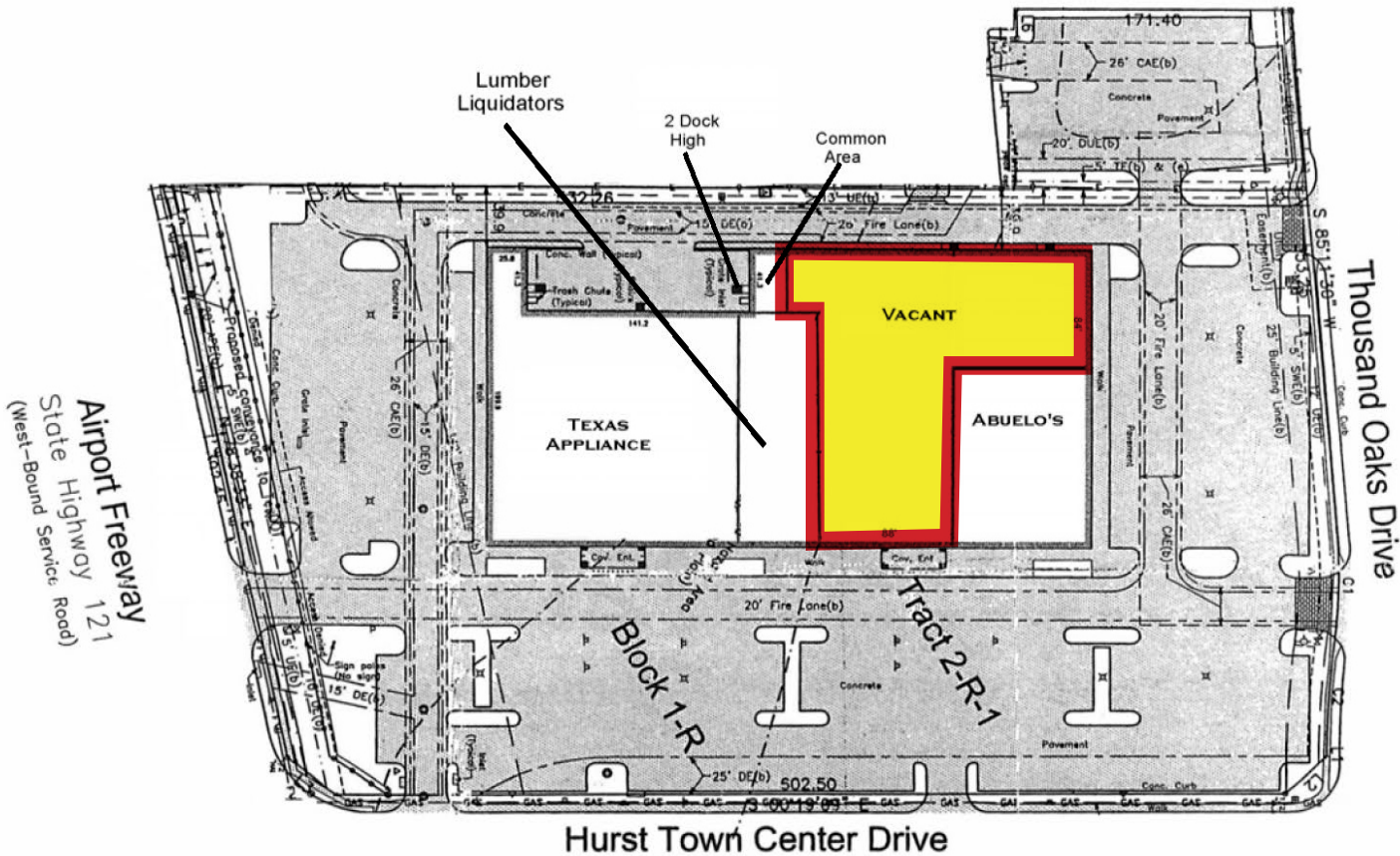
AMANDA THROCKMORTON

CHARLOTTE COOPER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

NWC SH 183 & PRECINCT LINE

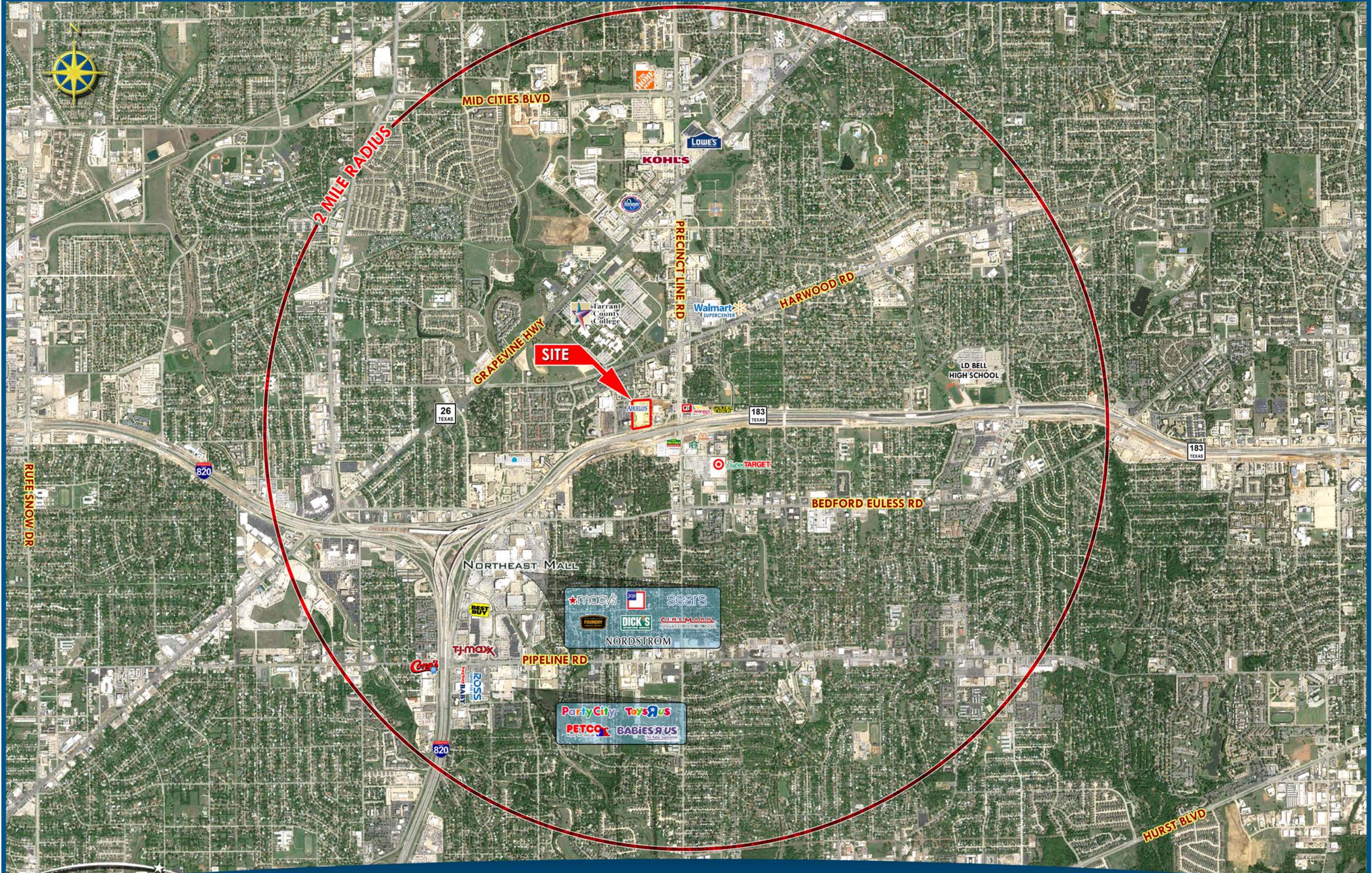


HIGHLIGHTS

- ± 25,000 SF (Divisible)
- High traffic intersection
- Pylon signage on SH 183
- Backs up to 3 hotels, new Hurst Convention Center and 17,000 student college
- Hurst Convention Center held 410 events in 2016 that included 65,000 people.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	15,648	87,587	275,053
2017 EST DAYTIME POPULATION	1,646	39,960	95,244
2017 EST AVG HH INCOME	\$88,237	\$73,670	\$79,025

TRAFFIC COUNTS	
SH 183	123,393 VPD (TXDOT 2014)
PRECINCT LINE RD	41,273 VPD (TXDOT 2011)



2 MILE RADIUS

SITE

macy's JCP sears
FOUNDRY DICK'S GILMARK
NORDSTROM

Party City Toys R Us
PETCO BABIES R US

