



FOR LEASE | RETAIL

BEDFORD PLAZA RETAIL CENTER

510-524 Bedford Rd, Bedford , TX 76022

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 882 - 1,764 SF

LEASE RATE: \$12.00 SF/Yr (Full Service)

LOT SIZE: 0 Acres

BUILDING SIZE: 11,194 SF

YEAR BUILT: 1973

PROPERTY DESCRIPTION

One minute from Airport Freeway.
Great visibility.
Good traffic count.

LOCATION OVERVIEW

Bedford Plaza Retail Center is located at the intersection of Bedford Road and Brown Trail. The average traffic count is over 11,000 vehicles per day. The property is located just minutes from Highway 183 (Airport Freeway), restaurants, hotels and DFW International Airport.



CLINT MONTGOMERY, CPM, RPA

VP Of Management And Leasing
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TX #187966

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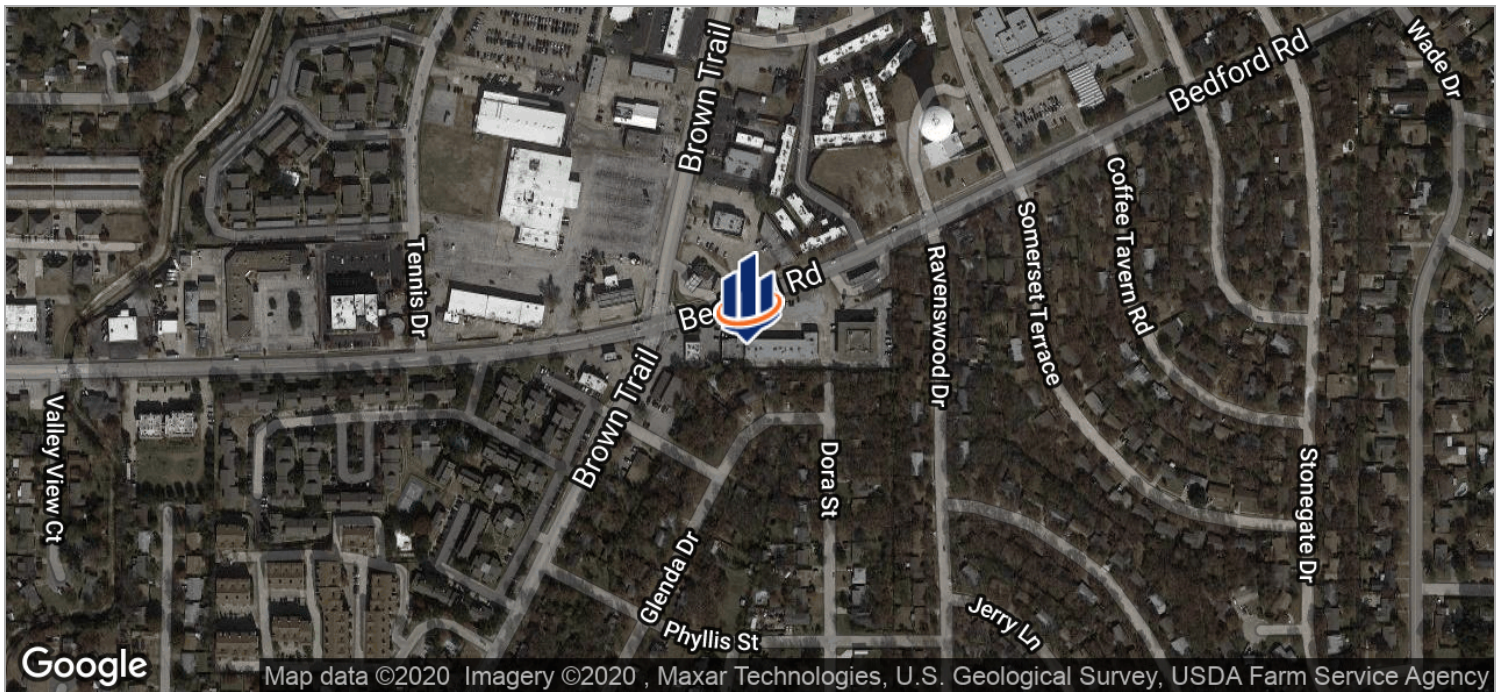


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Location Maps



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Available Spaces

Lease Rate: \$12.00 SF/YR [FULL SERVICE]

Total Space 882 - 1,764 SF

Lease Type: Full Service

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
510	Strip Center	\$12.00 SF/YR	Full Service	882 SF	Negotiable	
512	Strip Center	\$12.00 SF/YR	NNN	1,131 SF	Negotiable	
512 (copy)	Strip Center	NEGOTIABLE	NNN	1,131 SF	Negotiable	
514	Strip Center	\$12.00 SF/YR	Full Service	1,577 SF	Negotiable	
516	Strip Center	\$13.00 SF/YR	NNN	882 SF	Negotiable	
518	Strip Center	\$12.00 SF/YR	NNN	2,282 SF	Negotiable	
520	Strip Center	\$14.00 SF/YR	NNN	1,007 SF	Negotiable	
522	Strip Center	\$12.00 SF/YR	Full Service	1,764 SF	Negotiable	
524	Strip Center	\$13.00 SF/YR	NNN	2,551 SF	Negotiable	



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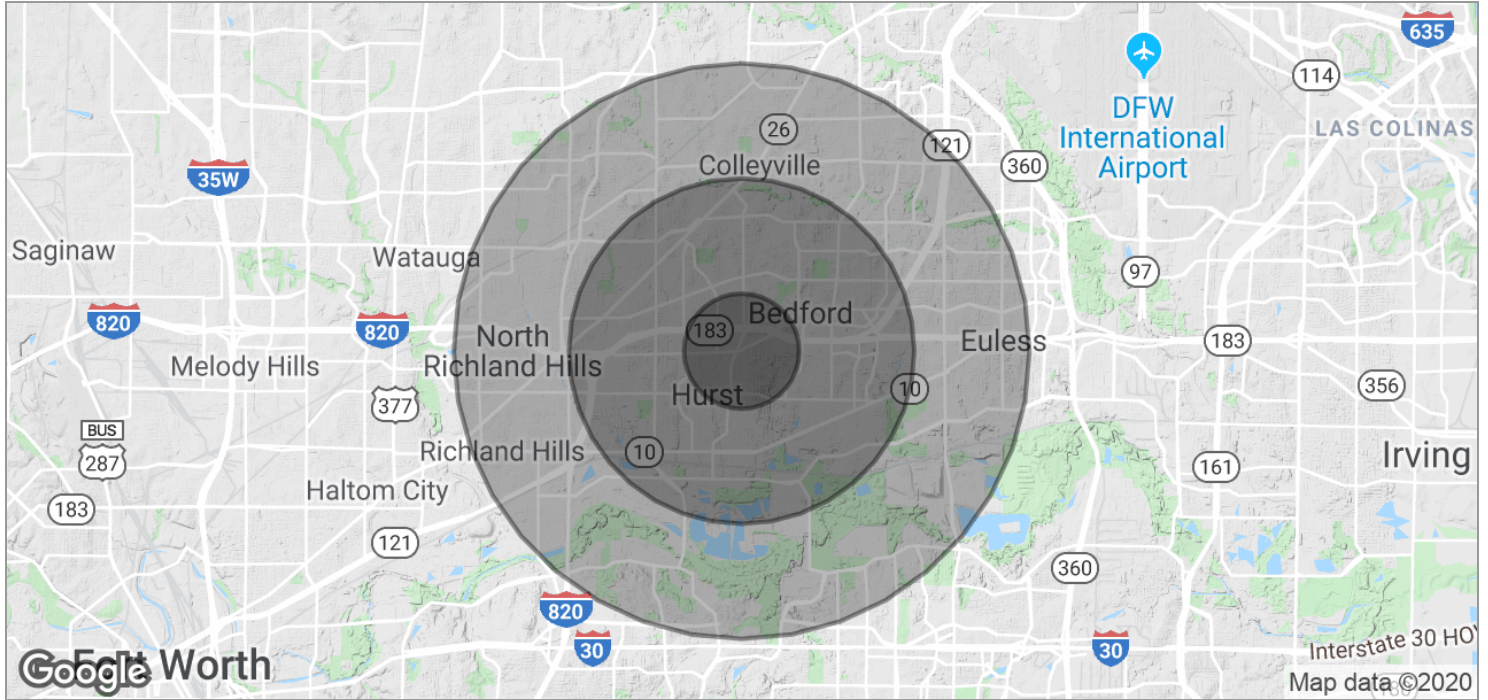


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,871	99,936	220,932
MEDIAN AGE	36.8	38.2	38.0
MEDIAN AGE (MALE)	34.1	36.4	36.6
MEDIAN AGE (FEMALE)	38.3	39.7	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,145	41,210	87,693
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$63,468	\$73,776	\$81,573
AVERAGE HOUSE VALUE	\$127,743	\$164,179	\$213,771



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Advisor Bio & Contact



Clint Montgomery, CPM, RPA

VP of Management and Leasing
SVN | Trinity Advisors

Clint T. Montgomery serves as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas. Montgomery brings more than 29 years of industry experience in property management to the team.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. He is currently the President of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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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
Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Licensed Supervisor of Sales Agent/ Associate	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Clint Montgomery Sales Agent/Associate's Name	187966 License No.	clint.montgomery@svn.com Email	817-288-5544 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information About

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