

FOR SALE

# OFFICE REDEVELOPMENT

820

UPTOWN BOULEVARD  
Bedford, Texas 76022



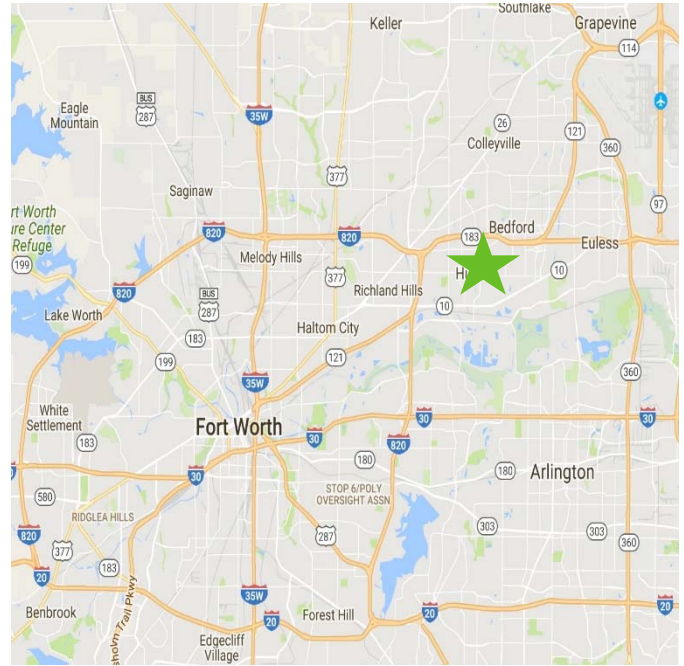
## PROPERTY FEATURES

**8,472 SF ON .9108 ACRES**

- + Former Medical Clinic
- + Ample parking
- + All utilities to site
- + Zoned "S" – Service Commercial District
- + Easy access to S.H. 183 and Loop 820E

## ASKING PRICE

- + \$595,000



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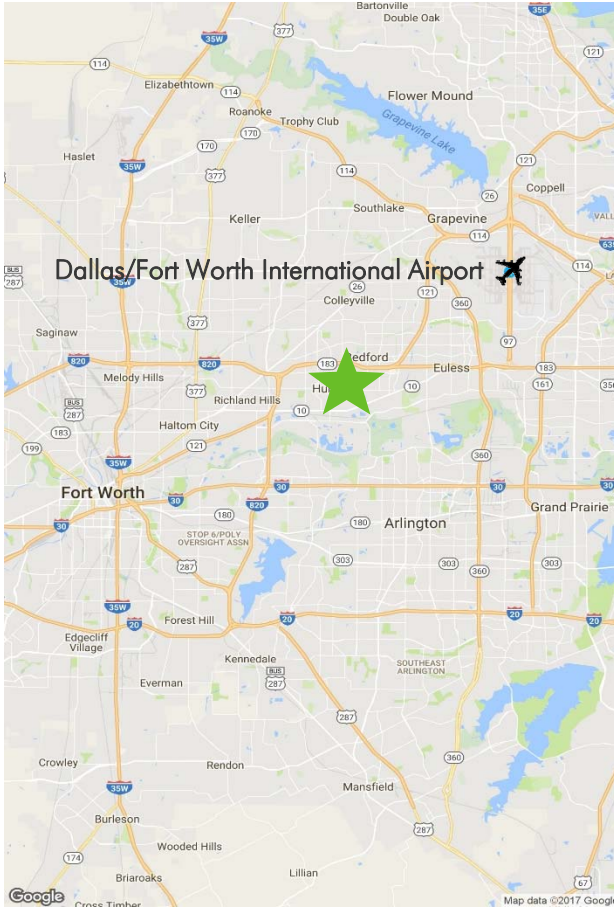


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## LOCATION MAP

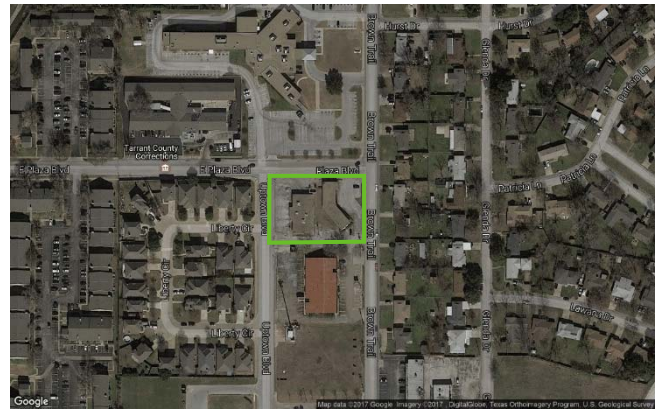


## Traffic Counts (vehicles/day)

- + Bedford Rd. & E. Pipeline Rd. :: 13,550
- + Brown Trail & E. Pipeline Rd. :: 10,522

## Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate (2016)	18,667	97,393	230,475
Population Growth (2016-2021)	.89%	1.07%	1.02%
Avg. Household Income (2016)	\$61,446	\$70,506	\$82,604



## CONTACT US

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