

REDEVELOPMENT OPPORTUNITY



VENTURE HARWOOD SHOPPING CENTER FOR LEASE

214.378.1212

SEC HWY 121 & E HARWOOD RD
BEDFORD, TX

AMY PJETROVIC
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RYAN SMITH
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LOCATION

**3600 E HARWOOD RD
BEDFORD, TX 76021**

SIZE

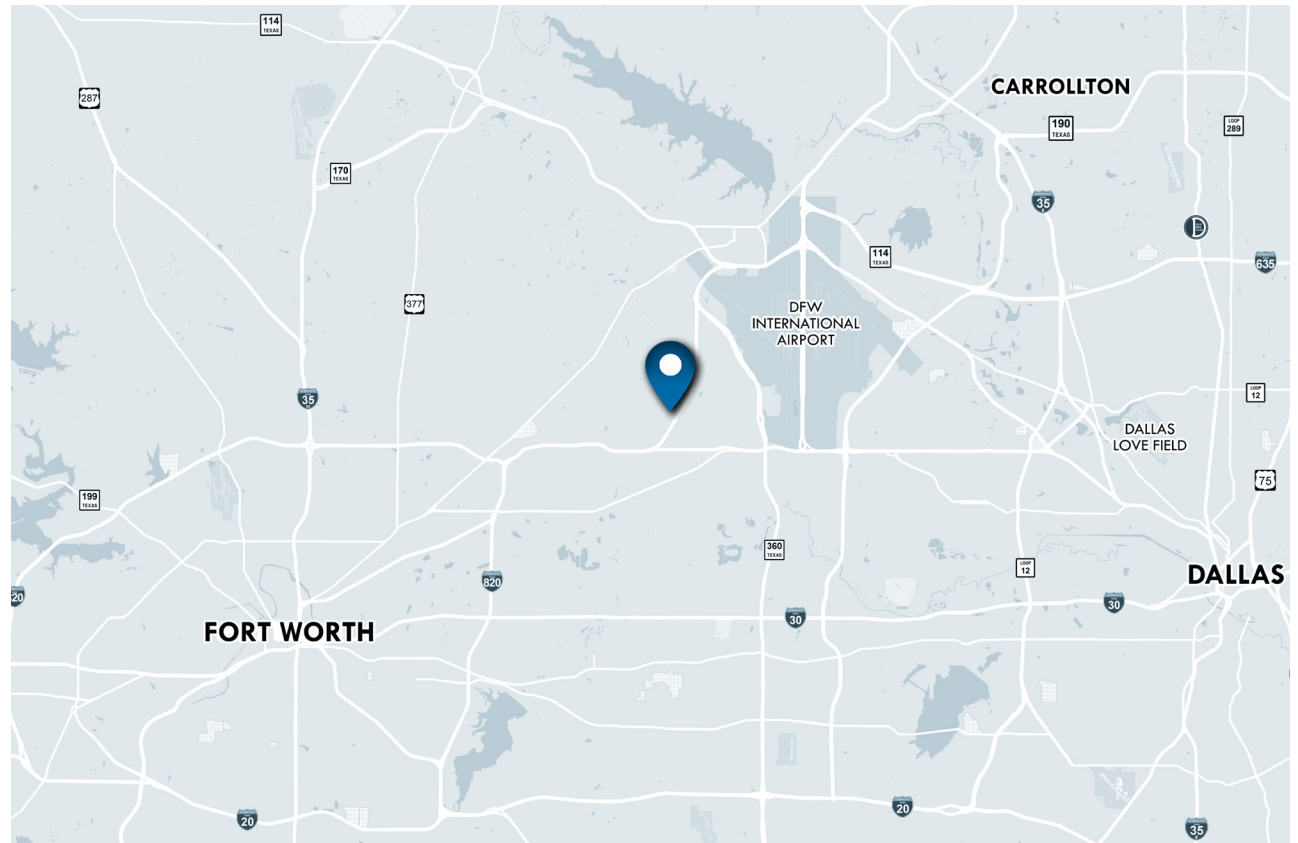
127,121 SF

AVAILABLE SPACES

SUITE 1 85,899 SF	SUITE 2 4,053 SF
SUITE 5 1,188 SF	SUITE 6 1,122 SF
SUITE 9 1,050 SF	SUITE 10 1,500 SF
SUITE 12 8,515 SF	SUITE 13 2,790 SF

TRAFFIC COUNTS

HWY 121 99,338 VPD 2018	E HARWOOD RD 28,450 VPD 2014
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PROPERTY HIGHLIGHTS

- ★ **REDEVELOPMENT OPPORTUNITY**
- ★ **HIGHLY VISIBLE HIGHWAY LOCATION SURROUNDED BY DENSE RESIDENTIAL**
- ★ **LARGE PYLON SIGNAGE**
- ★ **AVERAGE HOUSEHOLD INCOME ABOVE \$90,000 IN 1, 3, AND 5 MILES**

2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,644	124,692	220,990
EST. DAYTIME POPULATION	6,831	43,636	105,466
EST. AVG. HH INCOME	\$96,000	\$98,147	\$100,215

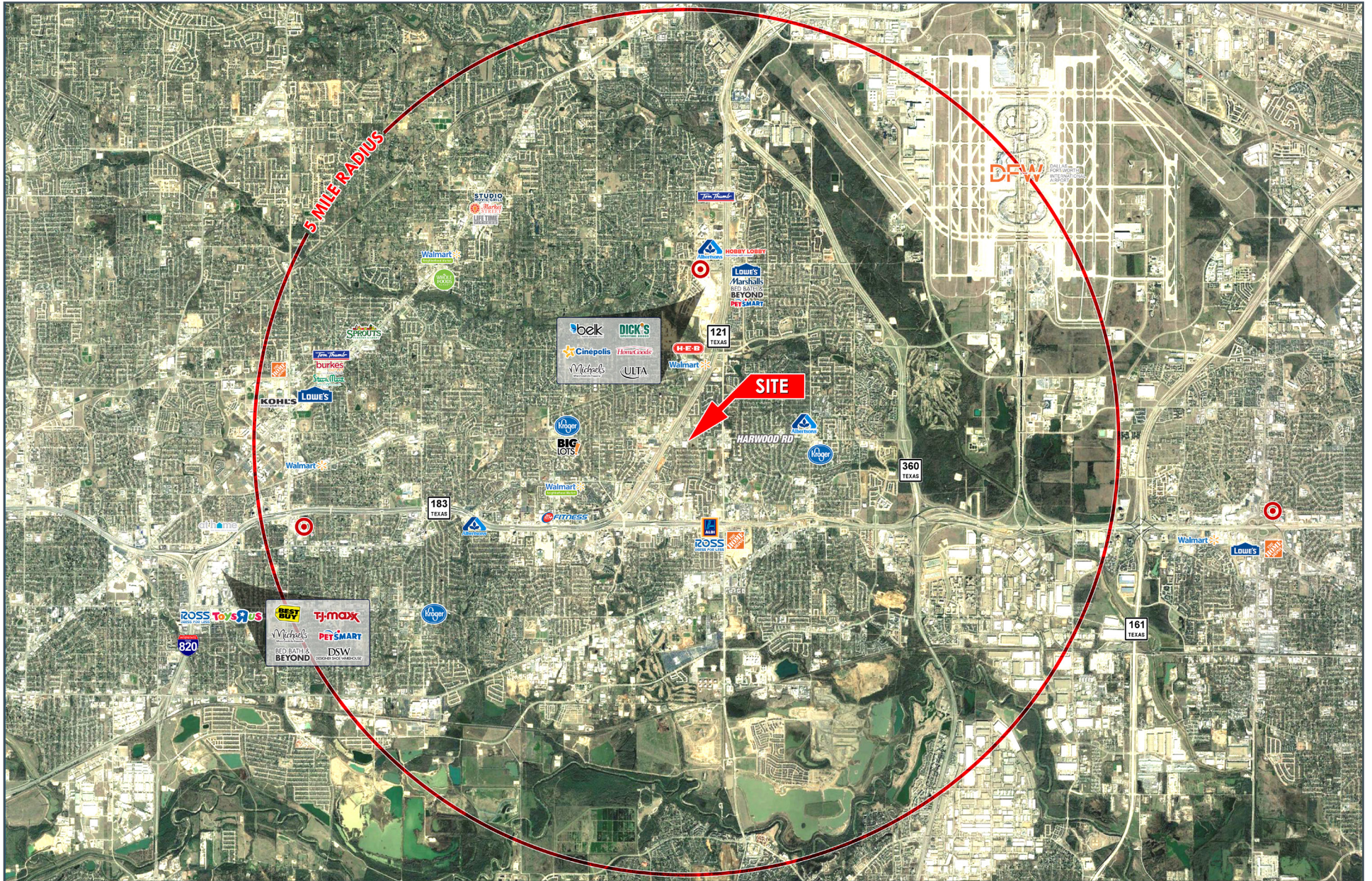
AREA ATTRACTIONS





AVAILABLE SPACES

UNIT	TENANTS	SF
1	AVAILABLE	85,899
2	AVAILABLE	4,053
3	Nail Salon	1,342
4	Diamond Grocers	3,000
5	AVAILABLE	1,188
6	AVAILABLE	1,122
7	Hair Salon	1,300
8	Sunshine Day Spa	1,500
9	AVAILABLE	1,050
10	AVAILABLE	1,500
11	Fishtail Nepali Cuisine	4,928
12	AVAILABLE	8,515
13	AVAILABLE	2,790
14	Pho V Noodle House	3,530
15	Generation X Comics	5,404





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Information About Brokerage Services

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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 - 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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Ryan Smith	638784	rsmith@venturedfw.com	214-378-1212
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