

OFFICE BUILDING FOR SALE

753 LONESOME DOVE TRAIL HURST, TX 76054



PRESENTED BY:

GEORGE E O'REILLY

george.oreilly@wingertrealestate.com
806.438.4018

DAN LOONEY

dan.looney@wingertrealestate.com
903.624.7797

WINGERT REAL ESTATE COMPANY
WINGERTREALESTATE.COM/LISTINGS

WINGERT OFFICE

214.675.7583
3500 Maple Ave, Suite 1000
Dallas, TX 75219

PROPERTY SUMMARY

753 LONESOME DOVE TRAIL HURST, TX 76054



PROPERTY DESCRIPTION

Freestanding office building built in 2004. Recent updates include a new roof, new gutters, new windows, fresh interior and exterior paint, and upgraded LED lighting throughout. The property is zoned O-2: Office District, which supports a mix of office, business, and professional services, and can be combined with planned developments to create convenient, multi-use areas that reduce traffic.

PROPERTY HIGHLIGHTS

- 2,069 SF freestanding office building for sale
- Recent capital improvements: new windows, roof, and gutters
- Move-in ready condition with minimal immediate capital needs
- Excellent access to major highways including Highway 183 and Highway 121
- Fully furnished; furniture available for purchase under separate agreement
- Zoned O-2: Office District

Sale Price:	\$650,000.00
Lot Size:	0.24 Acres
Building Size:	2,069 SF

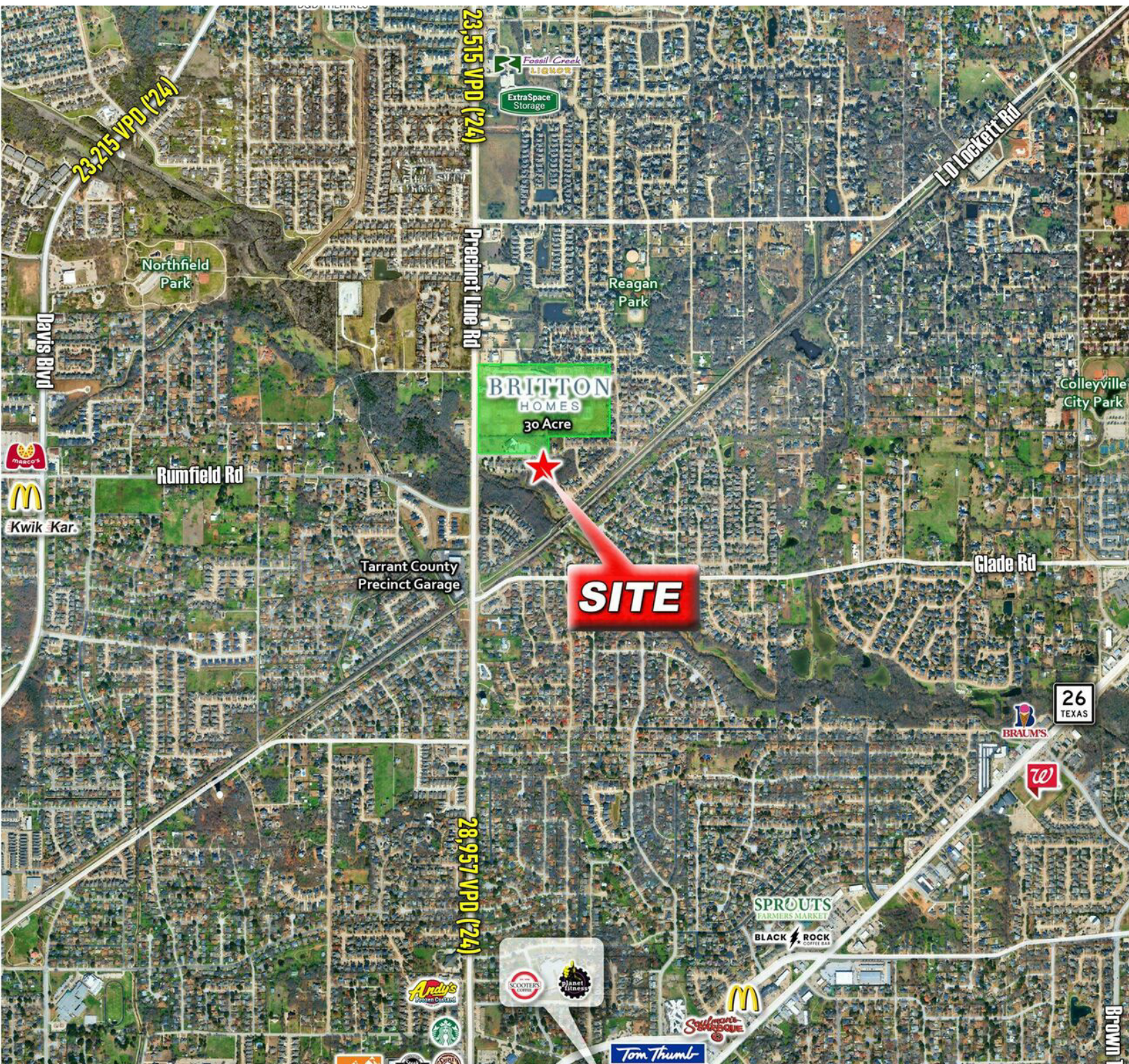
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,033	31,025	97,840
Total Population	8,077	83,547	263,198
Average HH Income	\$183,331	\$173,974	\$151,340

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AERIAL MAP

753 LONESOME DOVE TRAIL HURST, TX 76054



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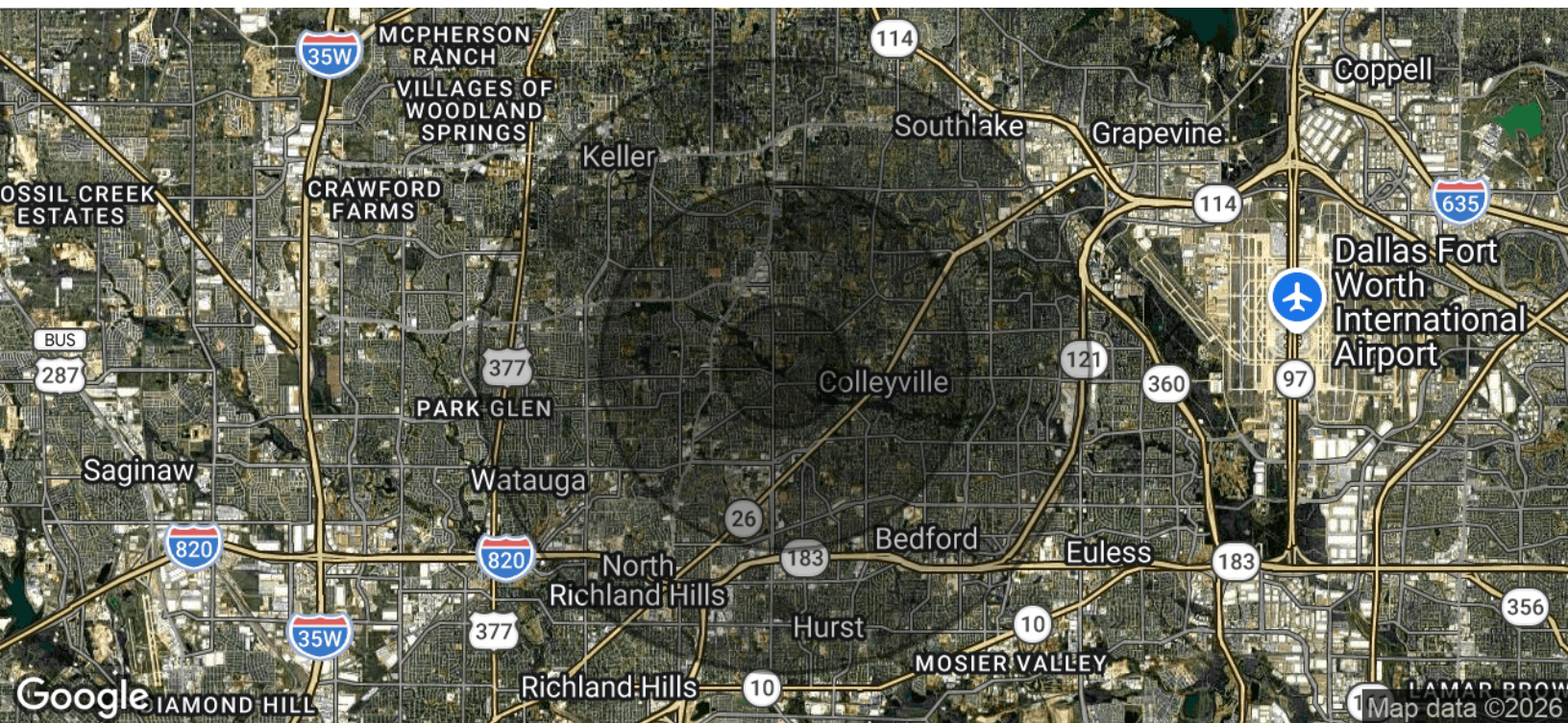
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DEMOGRAPHICS MAP & REPORT

753 LONESOME DOVE TRAIL HURST, TX 76054



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,077	83,547	263,198
Average Age	46.8	44.1	40.9
Average Age (Male)	44.9	42.1	39.4
Average Age (Female)	48.3	45.5	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,033	31,025	97,840
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$183,331	\$173,974	\$151,340
Average House Value	\$646,007	\$567,231	\$494,967

2023 American Community Survey (ACS)

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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 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.

Wingert Real Estate Company	9001617	jason.wingert@wingertrealestate.com	214.675.7583
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Wingert	589167	jason.wingert@wingertrealestate.com	214.675.7583
Designated Broker of Firm	License No.	Email	Phone
Jason Wingert	589167	jason.wingert@wingertrealestate.com	214.675.7583
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date