

1225
PRECINCT LINE
HURST, TX



STABLE SINGLE-TENANT RETAIL INVESTMENT

HIGH-END SALON SUITES | ESTABLISHED OPERATOR OF 15+ YEARS



MATT MATTHEWS, CCIM, MBA

Director, SVN | Trinity Advisors

O: 817.562.1400

C: 972.765.0886

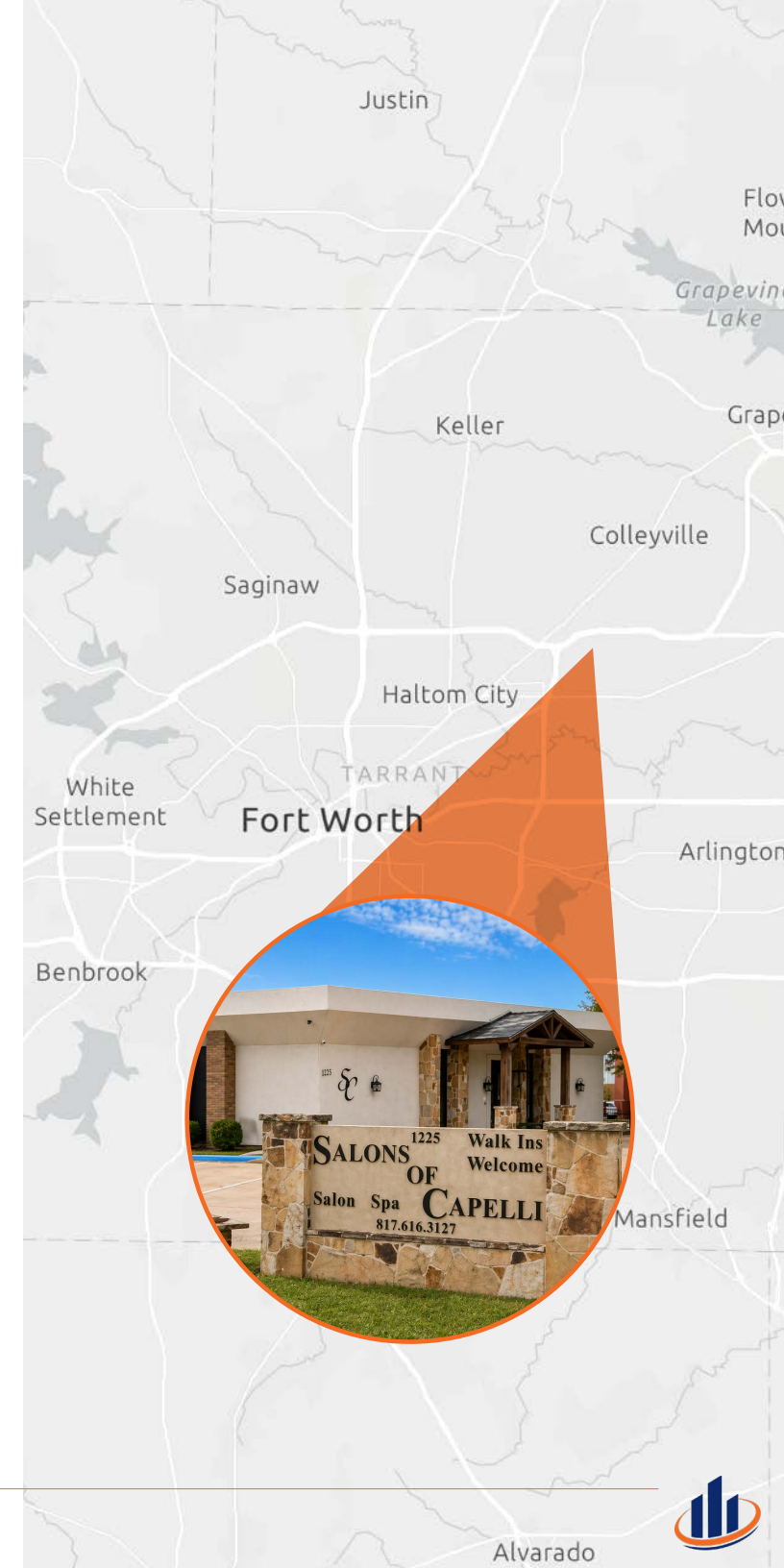


01

PROPERTY SUMMARY

OFFERING SUMMARY

Price	\$1,476,923
Cap Rate	6.50%
Price PSF	\$246.15
Occupancy	100%
Lease Term	5 Years
Landlord Responsibilities	Roof and Structures
Year Built	1979
Building Size	6,000 SF
Acres	0.80 AC



PROPERTY HIGHLIGHTS

- » **Established Long-Term Tenancy Providing Income Stability:** The property is occupied by a seasoned salon operator with an established presence at the location, demonstrating tenant commitment and providing investors with reliable, in-place income and operational continuity.
- » **High-Visibility Precinct Line Corridor Location:** Prominently situated along the heavily trafficked Precinct Line Road retail corridor, providing strong frontage, excellent visibility, and convenient access for local and regional customers.
- » **Dense, Established Suburban Trade Area:** Located within a mature and highly populated Northeast Tarrant County submarket, supported by strong residential density and consistent consumer demand for personal care and service-oriented businesses.
- » **Strong Regional Connectivity:** Easy access to major thoroughfares including Highway 183, SH-121, and Loop 820, providing seamless connectivity throughout the Mid-Cities and greater Dallas–Fort Worth Metroplex.
- » **Stable Retail Corridor with Strong Tenant Mix:** Surrounded by a complementary mix of national retailers, neighborhood services, and daily-needs tenants that drive consistent traffic to the immediate area.



TENANT MIX



Salons of Capelli

Salons of Capelli is an established salon suite operator providing high-end, private salon spaces for independent beauty professionals. Located at 1225 Precinct Line Road in Hurst, Texas, the tenant has operated at this location for over 15 years, demonstrating long-term commitment, business stability, and deep roots within the local community.

The salon suite model offers individual stylists and beauty professionals fully equipped, customizable spaces, allowing them to operate independently while benefiting from a professionally managed, upscale environment. This structure creates a diversified and resilient income stream at the operator level, supported by a steady base of repeat clientele.

The property is home to a wide range of beauty services, including hair styling, coloring, extensions, and specialty treatments, attracting a loyal customer base from the surrounding Hurst and Mid-Cities area. Social and local listings reflect active tenant engagement and consistent stylist presence within the suites, further reinforcing the strength of the location and business model.

Salons of Capelli's longevity at this site—spanning more than a decade and a half—highlights the tenant's operational success and the property's ability to support sustained business performance in a competitive retail and service environment.





2022

FINANCIAL SUMMARY

RENT ROLL SUMMARY

LEASE YEAR	DATES	RATE PSF	ANNUAL RENT	MONTHLY RENT
Year 1	6/1/26-5/31/27	\$16.00	\$96,000.00	\$8,000.00
Year 2	6/1/27-5/31/28	\$16.48	\$98,880.00	\$8,240.00
Year 3	6/1/28-5/31/29	\$16.97	\$101,846.40	\$8,487.20
Year 4	6/1/29-5/31/30	\$17.48	\$104,901.79	\$8,741.82
Year 5	6/1/30-5/31/31	\$18.00	\$108,048.85	\$9,004.07

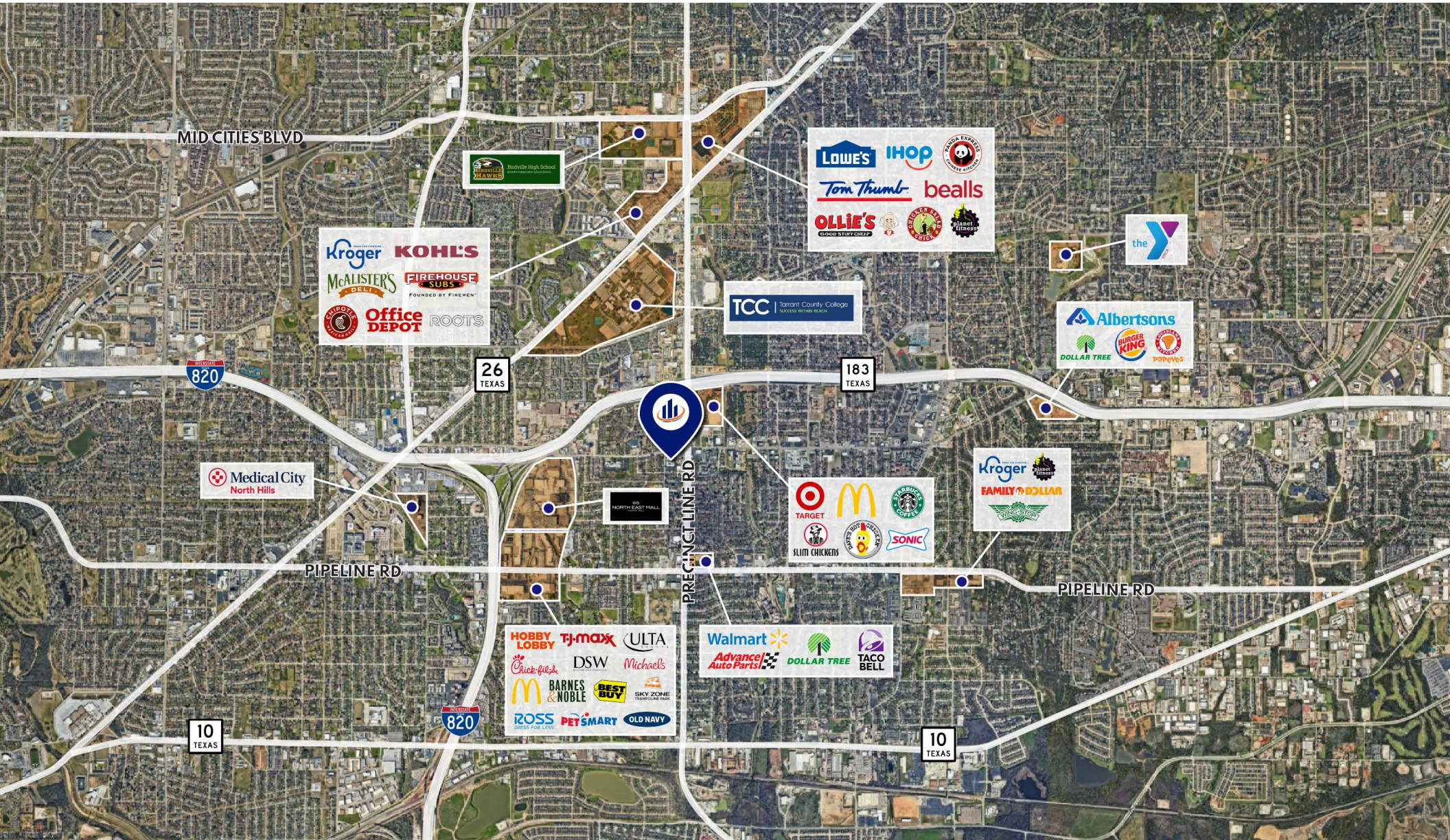




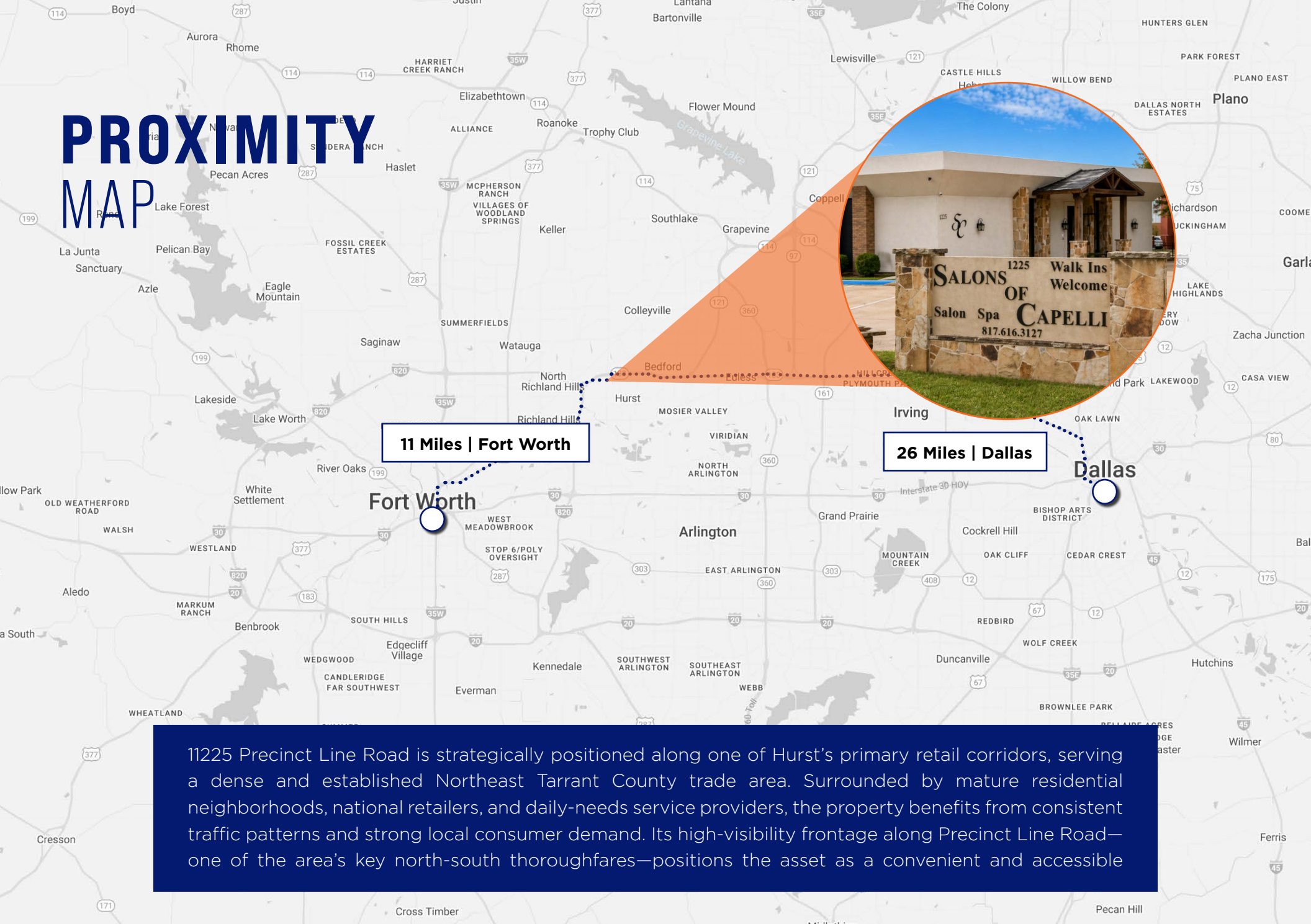
03

LOCATION OVERVIEW

AREA OVERVIEW



PROXIMITY MAP



11 Miles | Fort Worth

26 Miles | Dallas

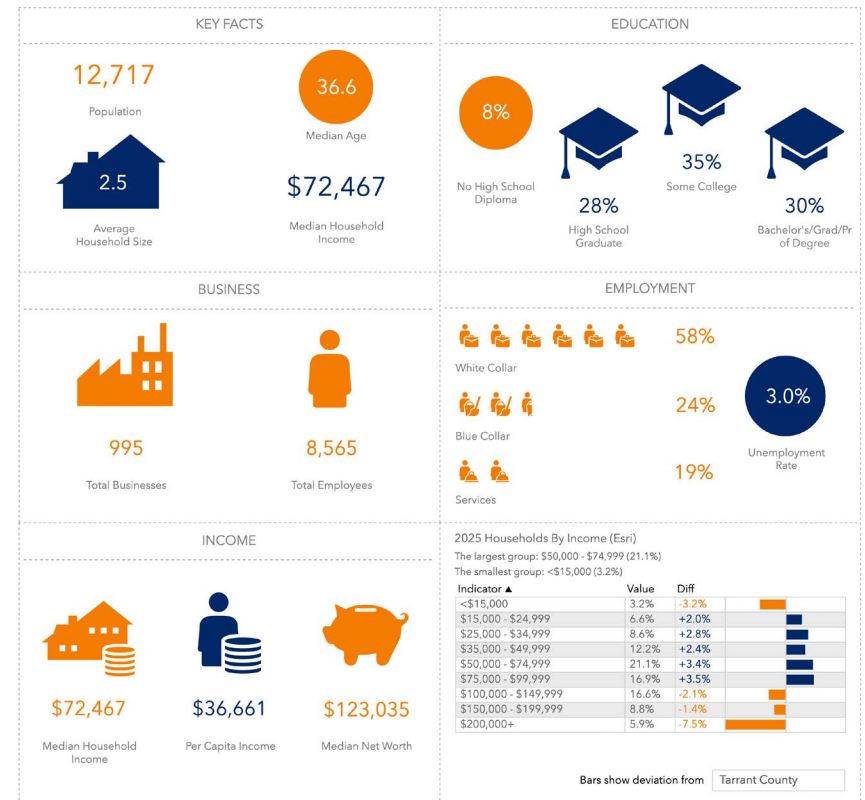
11225 Precinct Line Road is strategically positioned along one of Hurst's primary retail corridors, serving a dense and established Northeast Tarrant County trade area. Surrounded by mature residential neighborhoods, national retailers, and daily-needs service providers, the property benefits from consistent traffic patterns and strong local consumer demand. Its high-visibility frontage along Precinct Line Road—one of the area's key north-south thoroughfares—positions the asset as a convenient and accessible



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	12,717	114,425	254,402
Households	5,148	46,087	101,729
Families	3,249	29,420	66,648
Average HH Size	2.46	2.47	2.49
Owner Occupied Housing Units	2,655	26,535	61,987
Renter Occupied Housing Units	2,493	19,552	39,742
Median Age	36.6	39.0	39.4
Median HH Income	\$72,467	\$80,009	\$84,465
Average HH Income	\$91,837	\$105,462	\$115,442
2030 Summary	1 MILE	3 MILE	5 MILE
Population	12,535	115,275	256,883
Households	5,130	47,085	104,305
Families	3,206	29,775	67,713
Average HH Size	2.44	2.43	2.45
Owner Occupied Housing Units	2,791	27,705	64,451
Renter Occupied Housing Units	2,340	19,380	39,853
Median Age	38.0	40.2	40.4
Median HH Income	\$78,064	\$87,806	\$131,788
Average HH Income	\$100,546	\$115,749	\$126,268

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2026 Esri



HURST TEXAS

Hurst is a well-established suburban community located in the heart of the Dallas–Fort Worth (DFW) Metroplex, strategically positioned in Northeast Tarrant County approximately 12 miles northeast of Fort Worth and 25 miles west of Dallas. The city benefits from exceptional regional connectivity via State Highway 121, Airport Freeway (Highway 183), Loop 820, and Interstate 30, providing direct access to major employment centers throughout the Mid-Cities, Fort Worth, and Dallas. Dallas/Fort Worth International Airport is located approximately 10 minutes east, further enhancing Hurst’s accessibility and appeal for businesses and commercial real estate investors.

Hurst is part of the highly desirable Mid-Cities submarket, known for its dense, established residential base and strong daytime population driven by surrounding employment hubs. The area features stable demographics, solid household incomes, and a mature housing stock that supports consistent consumer demand for retail and service-oriented uses. Its central location within the metroplex allows businesses to efficiently serve both the Dallas and Fort Worth sides of the market.

The city has maintained steady economic performance supported by a mix of retail, healthcare, and professional services, with key commercial corridors such as Pipeline Road and Precinct Line Road serving as primary retail and commuter thoroughfares. Nearby destinations including North East Mall reinforce the area’s role as a regional retail hub, drawing consumers from across the Mid-Cities. Supported by strong accessibility, infill location advantages, and proximity to major employment centers, Hurst offers stable fundamentals and long-term appeal for commercial real estate investment within the DFW Metroplex.



LOCKHEED MARTIN CORP.
18,700 EMPLOYEES



DALLAS FORT WORTH
INTERNATIONAL
AIRPORT
14,000 EMPLOYEES



GENERAL MOTORS
ARLINGTON ASSEMBLY
PLANT
10,512 EMPLOYEES



NAVAL AIR STATION
JOINT RESERVE
10,500 EMPLOYEES

TARRANT COUNTY TOP EMPLOYERS



MATT MATTHEWS, CCIM, MBA

Director, SVN | Trinity Advisors

O: 817.562.1400

C: 972.765.0886



www.svntrinity.com | 3000 Race Street, Suite 100 | Ft. Worth, TX 76111

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

All SVN offices are independently owned and operated.



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.

11-2-2015



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	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date