

2217 MARTIN DR

Bedford, TX 76021



Matthew Webb

Associate

O: 817.849.8282

C: 972.989.2545

mwebb@silveroakcre.com

Jim Leatherwood

Managing Partner / Broker

O: 817.849.8282

C: 214.926.8654

jleatherwood@silveroakcre.com

2217 MARTIN DR

OFFICE BUILDING FOR LEASE

Bedford, TX 76021



OFFERING SUMMARY

Lease Rate:	\$20 psf + E & J
Building Size:	3,242 SF
Available SF:	1,837 SF
Lot Size:	13,503 SF
Number of Units:	2
Year Built:	2012
Zoning:	L

PROPERTY OVERVIEW

Discover 1,837 square feet of move-in-ready office space at 2217 Martin Drive in Bedford, Texas. This versatile property features six private offices, a conference room, a welcoming reception area, a break room with a kitchen, and two restrooms. Building and monument signage are available, offering excellent visibility for your business. Conveniently located near Airport Freeway, Highway 183, and Highway 121, with easy access to DFW Airport, this space is ideal for professional offices, medical practices, law firms, accounting firms, and other small businesses.

PROPERTY HIGHLIGHTS

- 1,837 SF of move-in-ready office space
- Six private offices and conference room
- Reception and waiting area
- Break room with kitchen
- Two restrooms
- Building and monument signage available
- Convenient access to Highways 183 and 121
- Minutes from DFW International Airport
- Ideal for professional, medical, legal, or accounting offices

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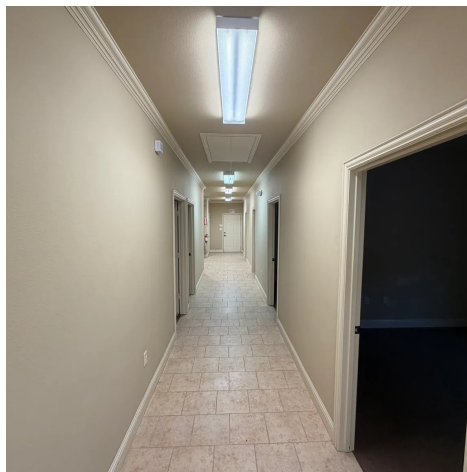


SILVER OAK
COMMERCIAL REALTY

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SILVER OAK
COMMERCIAL REALTY

Silver Oak Commercial Realty



920 S. Main Street, Suite 100, Grapevine, TX 76051



817.849.8282

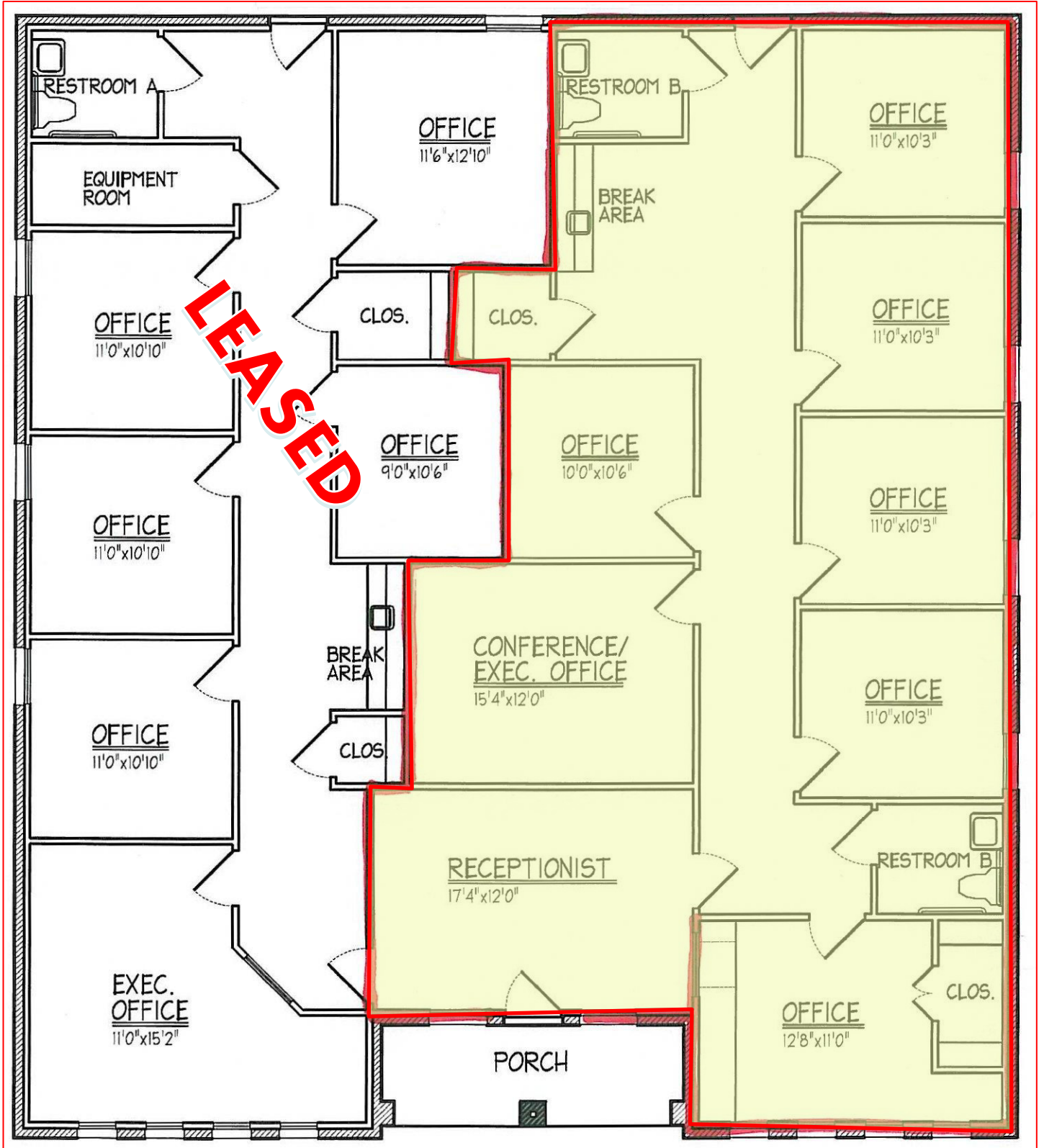


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2217 Martin Drive, Bedford, Texas

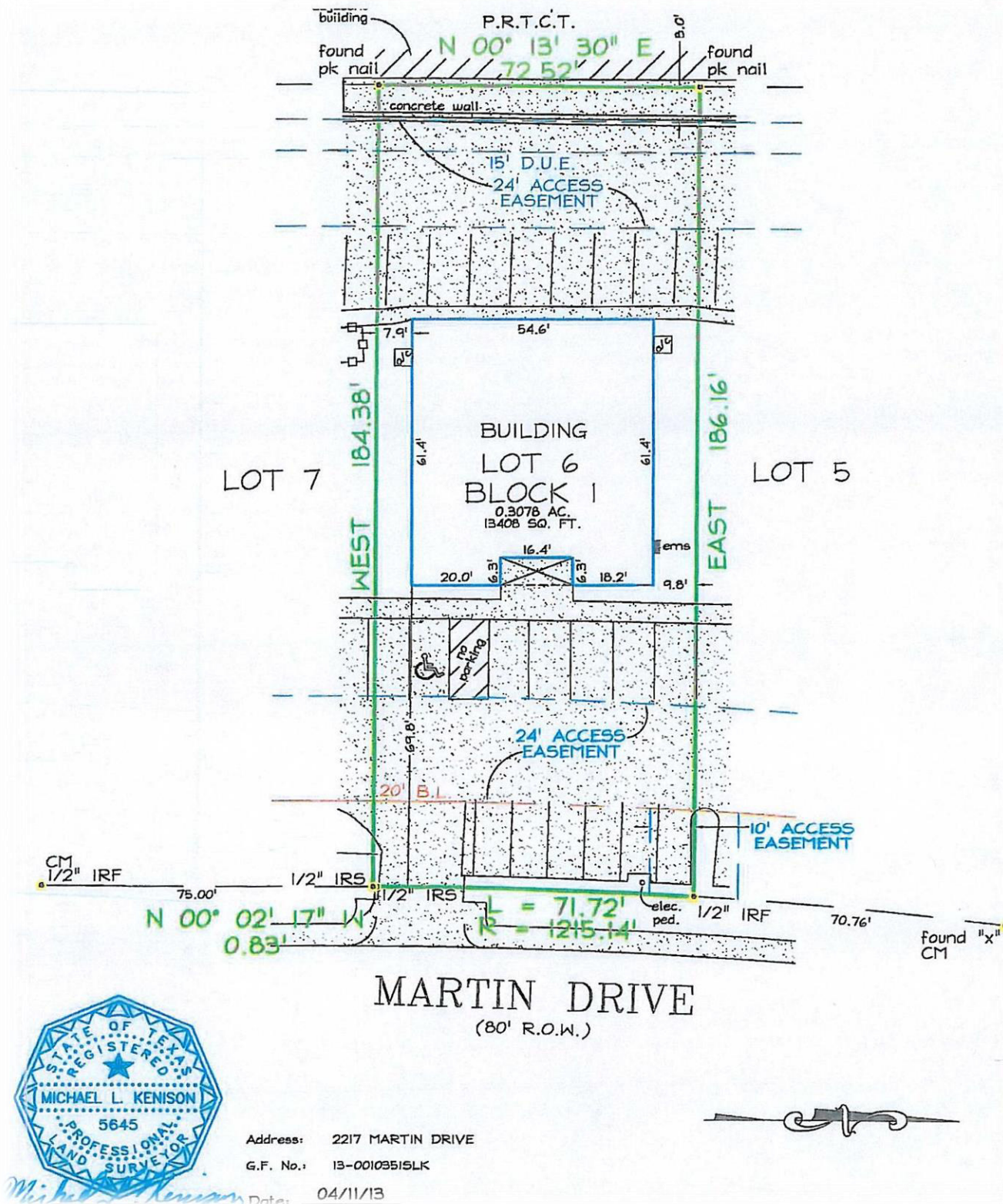
Floor Plan – Suite 200 (1,837 sf)



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2217 Martin Drive, Bedford, Texas

Survey/Plat

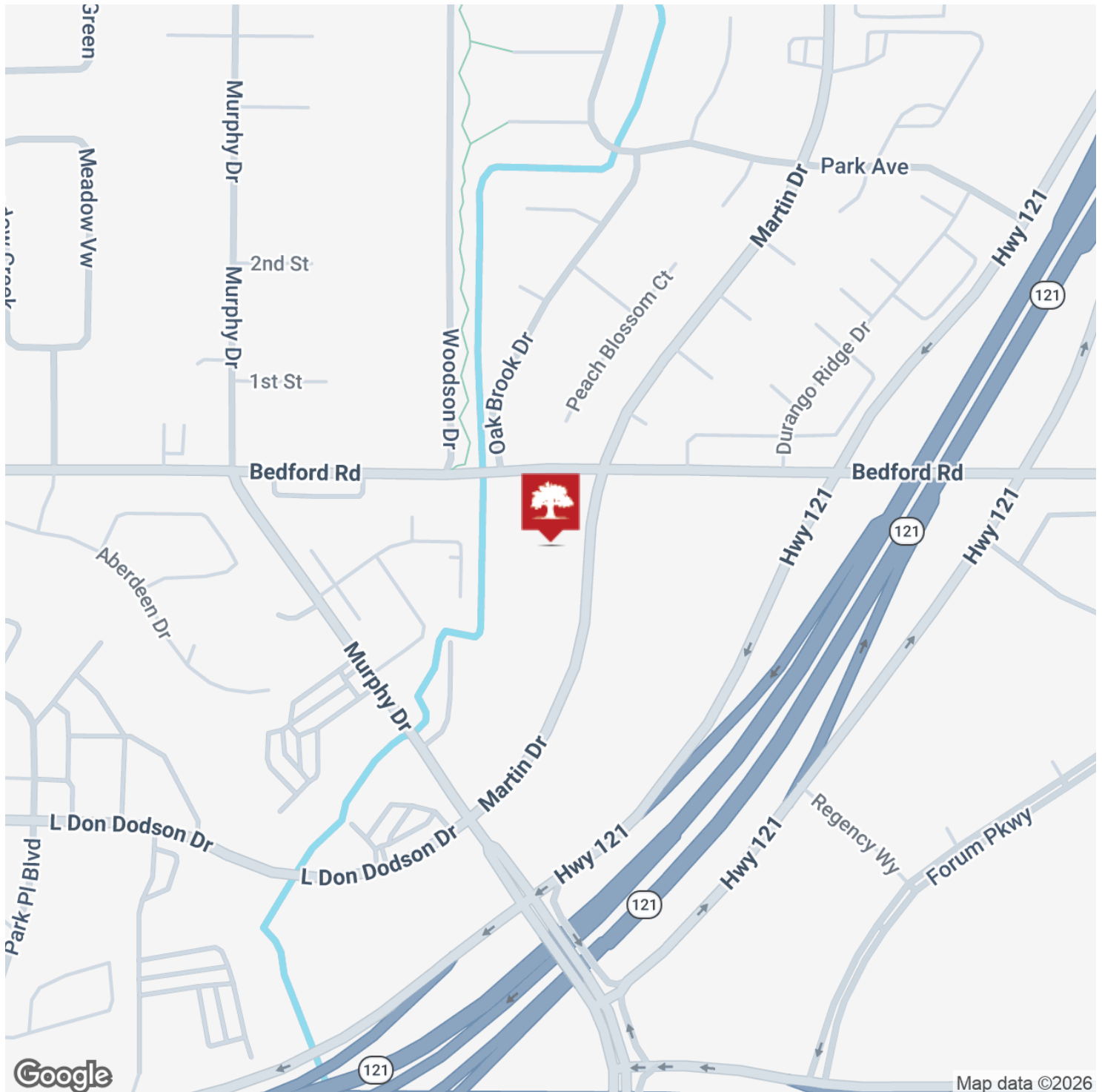


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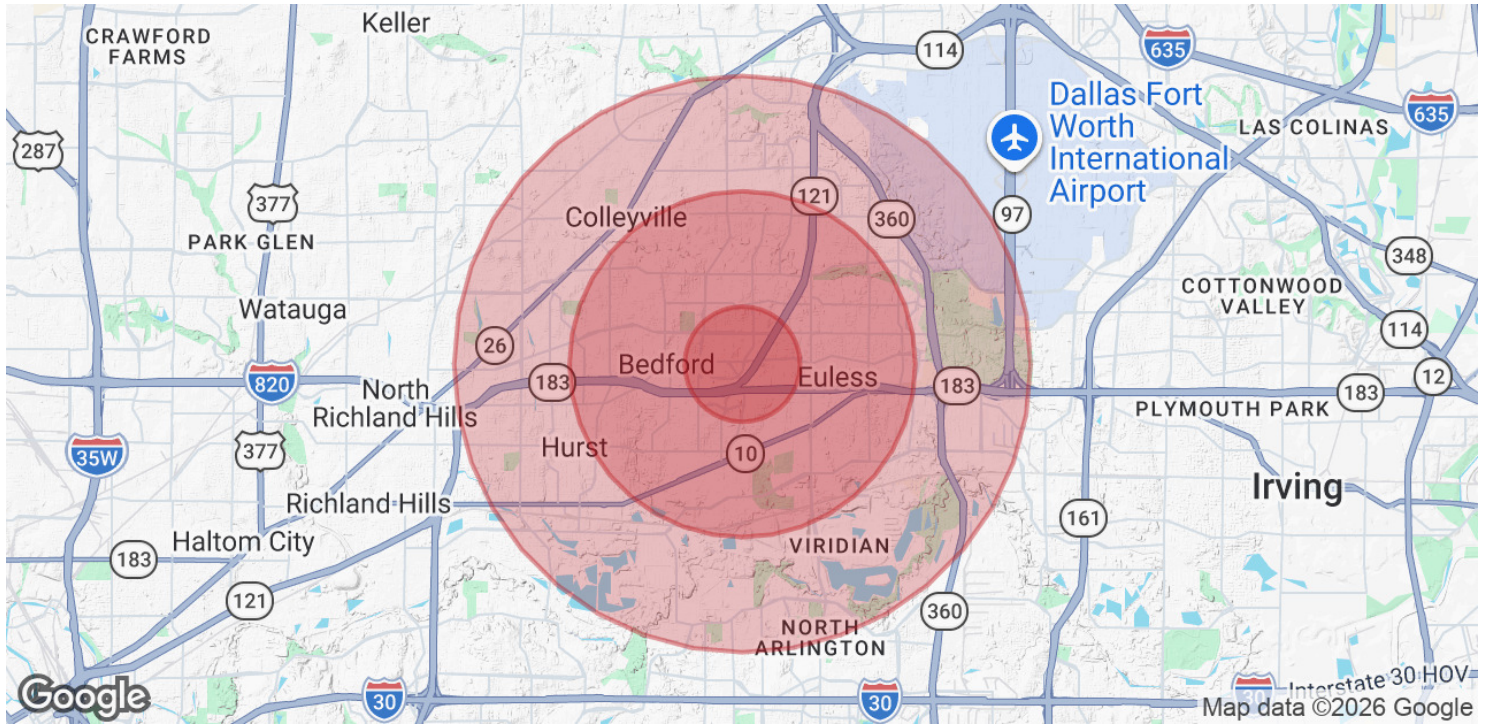


SILVER OAK
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,486	119,721	246,399
Average Age	36.9	37.4	38.2
Average Age (Male)	35.5	36.0	37.2
Average Age (Female)	39.7	39.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,388	47,316	100,211
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$86,014	\$109,508	\$117,118
Average House Value	\$400,427	\$396,447	\$428,686

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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC

9000679

info@silveroakcre.com

817-849-8282

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

James Leatherwood

0493949

jleatherwood@silveroakcre.com

817-849-8282

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Matthew Webb

817529

mwebb@silveroakcre.com

817-849-8282

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date