

1224 PRECINCT LINE RD

HURST, TX 76053

FULLY RENOVATED RESTAURANT



Tracy Gray

Managing Partner

tgray@levelcommercial.net

+1 817.629.0176



TABLE OF CONTENTS

- 4 Property Overview
- 5 Property Renovations
- 6 Property Highlights
- 7 Property Photos
- 9 Floorplan
- 10 Survey
- 11 Aerial Maps
- 13 Contact

EXCLUSIVELY LISTED BY:

Tracy Gray
Managing Partner
P: (817) 629 - 0176
tgray@levelcommercial.net

DISCLAIMER:

This Memorandum has been prepared by Level Commercial Realty, LLC, for distribution to a limited number of parties and contains select information regarding the Property and the Owner; it is not intended to be all-inclusive or to contain all information a prospective purchaser may require. The materials were obtained from sources believed reliable but have not been independently verified for accuracy, completeness, or fitness for any particular purpose and are presented “as is” without representation or warranty of any kind. The Memorandum may include forward-looking estimates and assumptions about the economy, market conditions, competition, and other uncertain factors that may not reflect actual future performance; acreages, square footages, and other measurements are approximate; and descriptions of documents, including leases, are summaries that may not fully or accurately reflect their terms. The information is confidential and subject to change and shall be used solely to evaluate a potential acquisition of the Property; you agree not to reproduce, distribute, or use it for any other purpose without the prior written consent of Level Commercial Realty, LLC. You are responsible for independently verifying all information, conducting your own due diligence, consulting legal and financial advisors, and forming your own projections without reliance on this Memorandum. Level Commercial Realty, LLC and the Owner expressly disclaim any liability for statements, representations, or omissions herein, and make no promise or warranty as to future performance. The Owner and Level Commercial Realty, LLC each reserve the right, in their sole discretion, to reject any or all expressions of interest or offers and to terminate discussions at any time, with or without notice; no legal obligation or commitment shall arise to any party unless and until a definitive, written purchase and sale agreement has been fully executed, delivered, approved by the Owner and its counsel, and any conditions set by the Owner have been satisfied or waived. ANY RELIANCE ON THE CONTENTS OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. © Level Commercial Realty, LLC. All Rights Reserved.



Property Overview

OFFERING PRICE: \$1,450,000*

GROSS LEASABLE AREA: +/- 4,104 SF

PRICE PER SF: \$353.31/SF

YEAR BUILT: 1980

PARKING: 12.6/1,000 SF

LOCATION: 1224 Precinct Line Rd
Hurst, TX 76053

ZONING: MU

LAND AREA: +/- 0.947 AC (41,250 SF)

FOUNDATION: Reinforced concrete slab over concrete beams

STRUCTURE/EXTERIOR WALLS: Wood frame/stucco veneer

ROOF: Flat roof system, recently renovated

CEILINGS: Acoustic ceiling tiles in an aluminum grid system; fluorescent and/or incandescent lighting throughout building

FLOORS: Mix of ceramic tile

PARTITIONS & WALL FINISH: Partition walls are non-load-bearing, framed in wood and/or steel studs covered with gypsum drywall finish, taped, sanded, painted, and textured with various veneers.

HVAC: Central air-conditioning and heating throughout, one AC unit in the kitchen recently replaced

***Sales price includes new restaurant equipment and furniture**

Fully Renovated In 2025

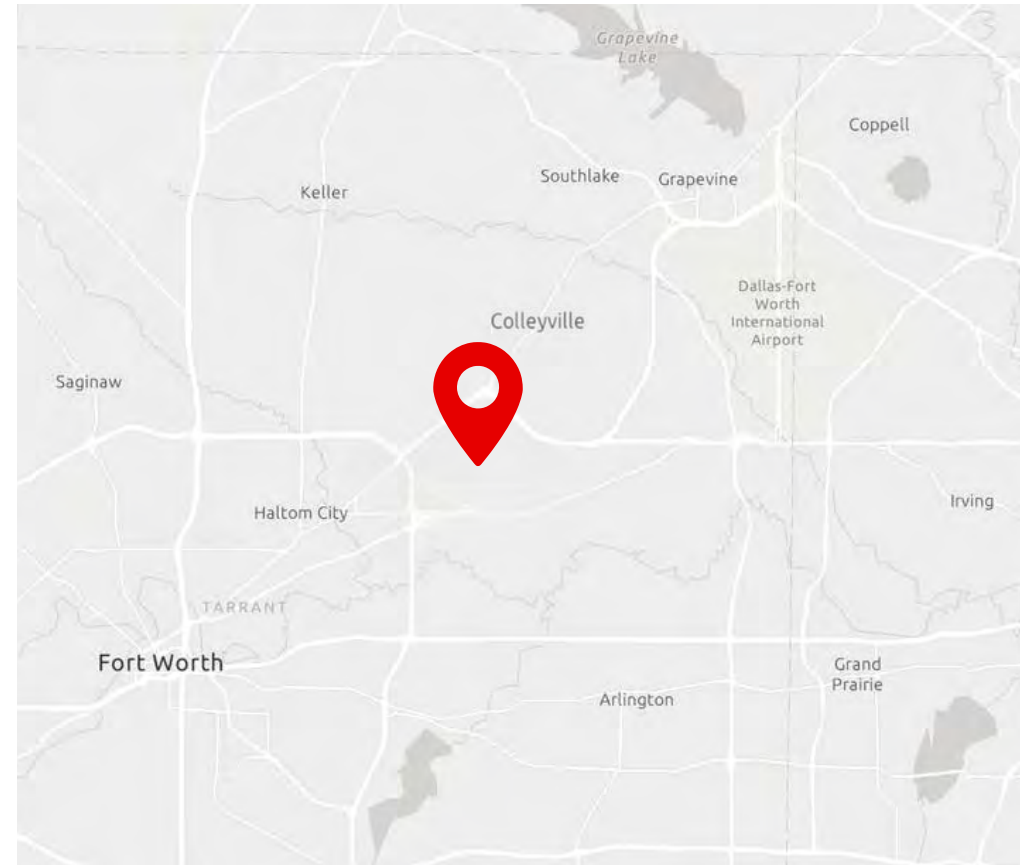
- **New Roof**
- **Pole Sign**
- **New 17-Foot Vent Hood in the Kitchen**
- **New Plumbing/Sewer Lines**
- **New AC Unit in the Kitchen**
- **New Kitchen Equipment**
- **New Bar & Bar-Related Equipment**
- **New Furniture**
- **Full Liquor License**
- **New Landscape**



Property Highlights

- Freestanding 2nd Generation Restaurant
- Less than 5 minutes from North East Mall and adjacent shopping centers that include Ulta, Barnes & Noble, Best Buy, and Target
- Quick Access to State Hwy 121, E Loop 820, and Boulevard 26
- Excellent Visibility from Precinct Line Rd
- Less than 5 minutes from the City of Hurst Convention Center

	1 MILE	3 MILE	5 MILE
Estimated Population	14,196	118,334	257,923
Est. Average HH Income	\$88,360	\$101,083	\$107,585
Traffic Counts	Precinct Line Rd +/- 25,869 VPD		State Highway 121 +/- 207,000 VPD

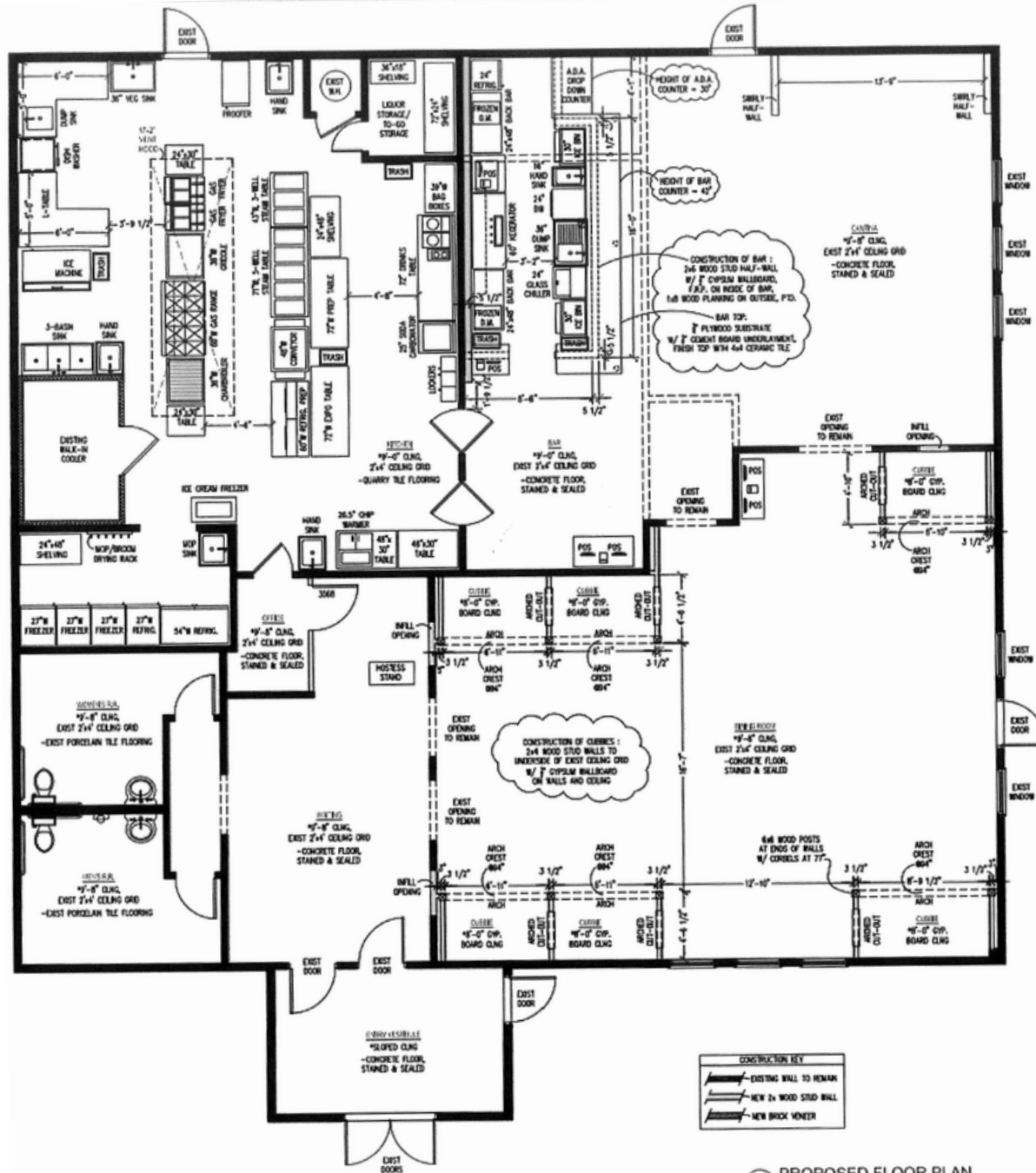




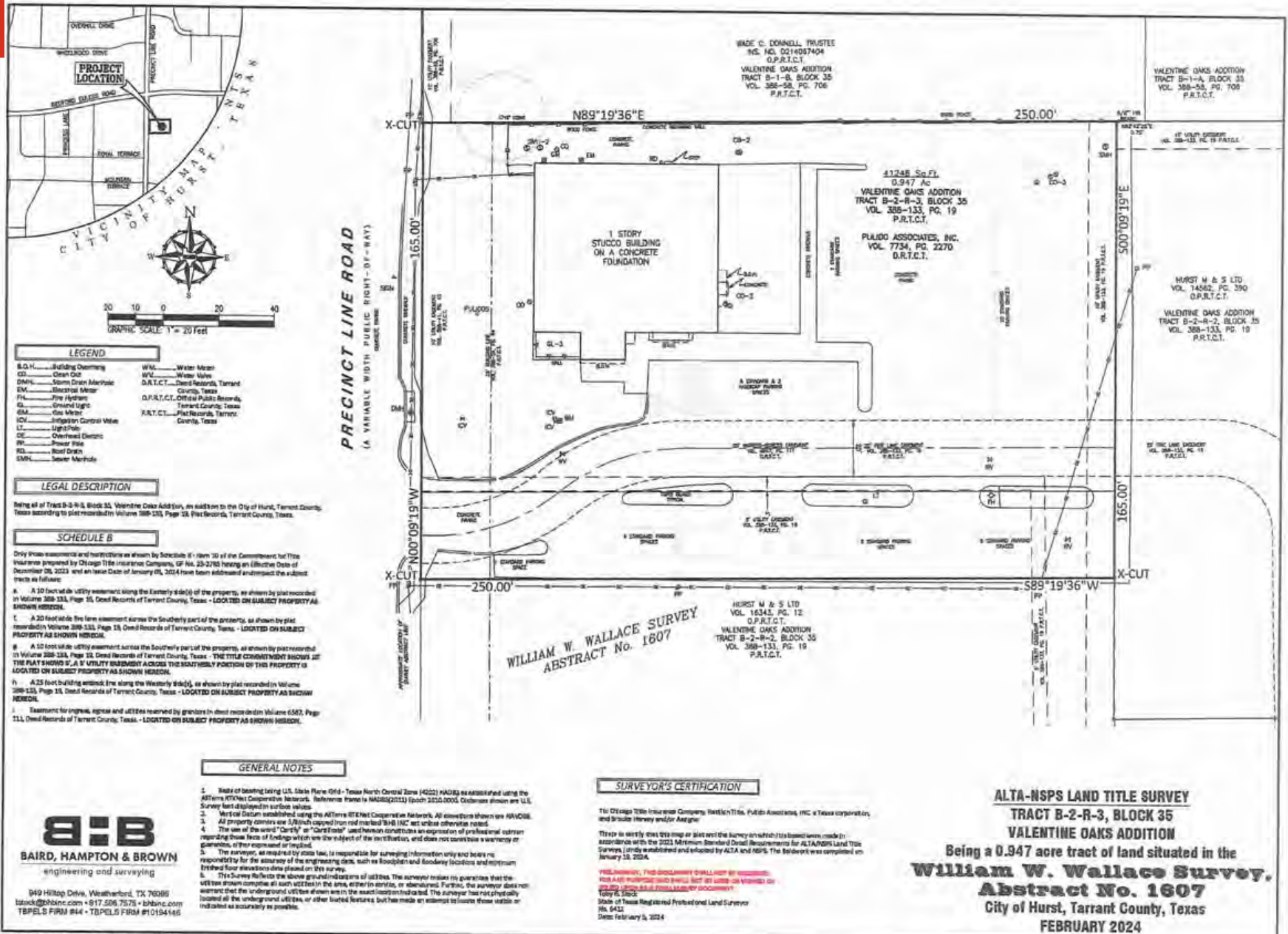




Flooplan



① PROPOSED FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$





KOHL'S

FIRST WATCH
THE DAYTIME CAFE

McALISTER'S
DELI

AQUA-TOTS
SWIM SCHOOLS

Rosa's
Cafe
TORTILLA
FACTORY

26
Precinct Line Rd

NRH2O
FAMILY WATER PARK

Tarrant
County
College

26

CHEVROLET

MALIBU JACK'S
INDOOR THEME PARK

Walmart
TARGET
ALDI
QT
WELLS FARGO
STARBUCKS COFFEE
Holiday Inn
McDonald's
CANDLEWOOD SUITES
Hampton Inn & Suites
THE PICKLER

183

LD BELL
HIGH SCHOOL

NISSAN

Bedford Euless Rd

INTERSTATE
820

HYUNDAI

NORTH EAST MALL
A SIMON MALL
Michael's
pop shelf
DSW
DESIGNER SHOE WAREHOUSE
BOOT BARN
TJ-maxx
ULTA BEAUTY
BEST BUY
OLD NAVY
BARNES & NOBLE
HOBBY LOBBY

Precinct Line Rd

INTERSTATE
820



Precinct Line Rd



Bedford Euless Rd





EXCLUSIVELY LISTED BY



**COMMERCIAL
REALTY**

CONTACT:

Tracy Gray

Managing Partner

P: (817) 629-0176

tgray@levelcommercial.net



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	John Hill	0627718	john@barnetthill.com	325-721-4428
		License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	Tracy Gray	696889	tgray@levelcommercial.net	817-629-0176
		License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable				
		License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date