

6138 Precinct Line Rd

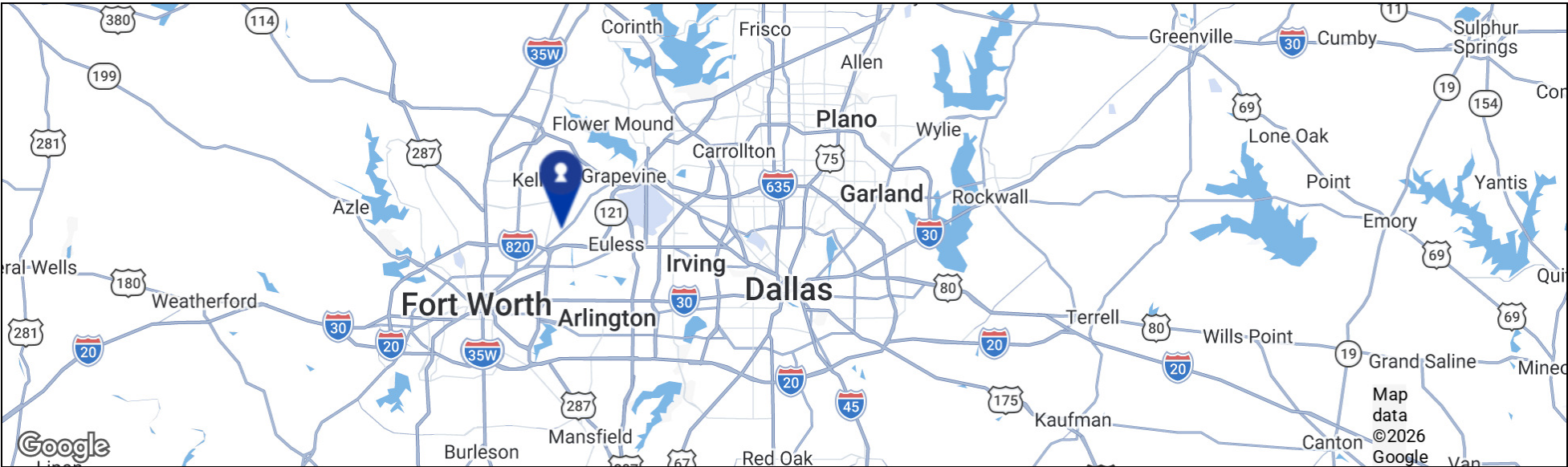
2,407 - 4,814 SF AVAILABLE | FOR LEASE



6138 PRECINCT LINE ROAD, HURST, TX 76054 | \$16 SF/YR (NNN + \$7.80 PSF; NNN)

Spencer George
Director

For Lease – 6138 Precinct Line Road, Hurst, TX 76054



PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at 6138 Precinct Line Rd, Hurst, TX, 76054. This prime commercial property offers a modern and adaptable space, ideal for a wide range of business needs. The property features spacious and customizable office suites, state-of-the-art medical facilities, ample parking, and professional landscaping, creating a welcoming and professional environment for clients and employees alike. With its strategic location and prime visibility, the property provides an exceptional opportunity for businesses to establish a strong presence in the thriving Hurst area. Take advantage of this desirable location and elevate your business to new heights at 6138 Precinct Line Rd.

PROPERTY HIGHLIGHTS

- 2,400 SF medical office suite
- Move-in ready floor plan with exam rooms and reception area
- High visibility and signage along Precinct Line Rd
- Convenient access to major highways
- Ample on-site parking

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN + \$7.80 PSF; NNN)
Available SF:	2,407 - 4,814 SF
Building Size:	4,814 SF

SPACES

LEASE RATE

6138 Precinct Line Rd #200	\$16.00 SF/yr
6138 Precinct Line Rd #100	\$16.00 SF/yr

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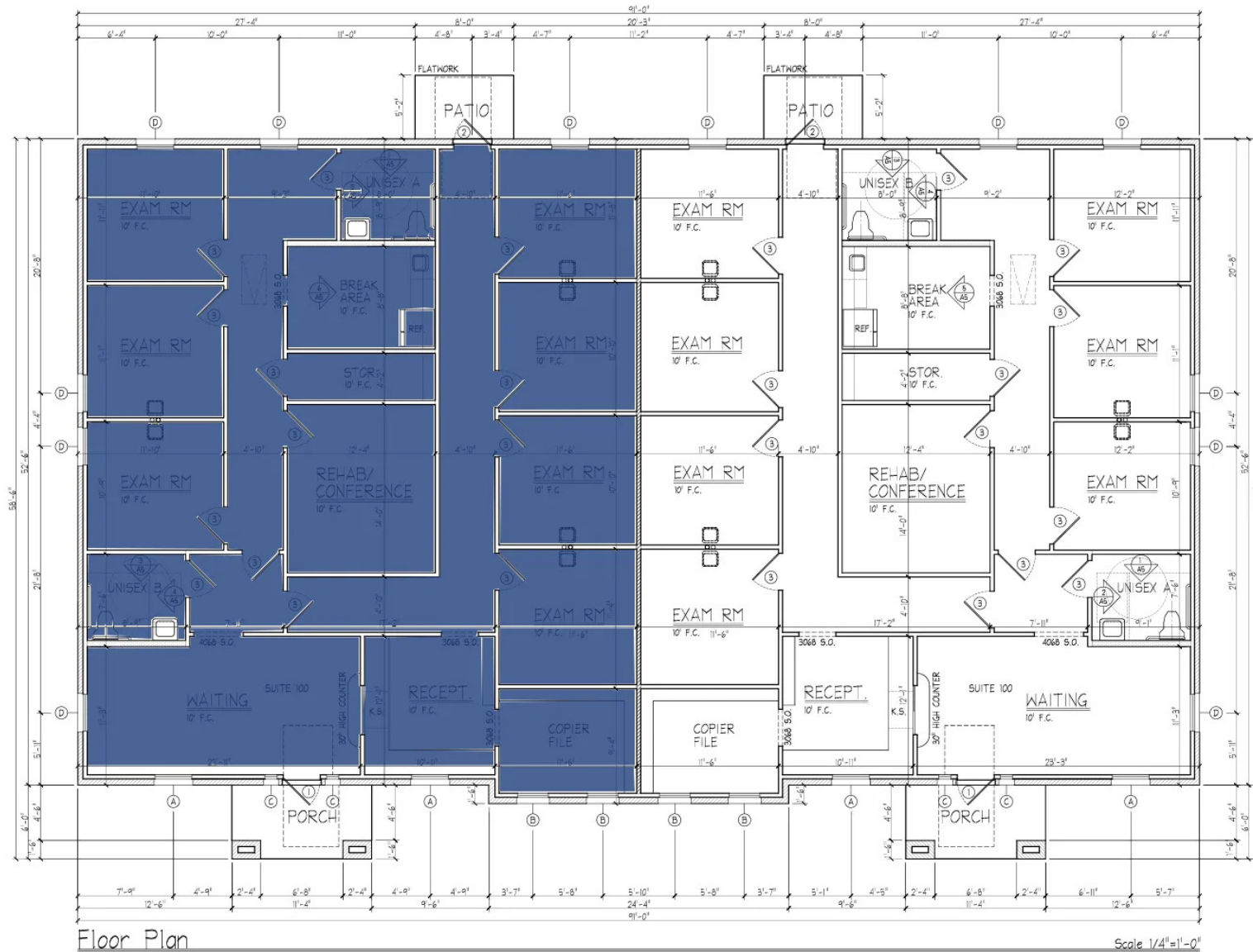
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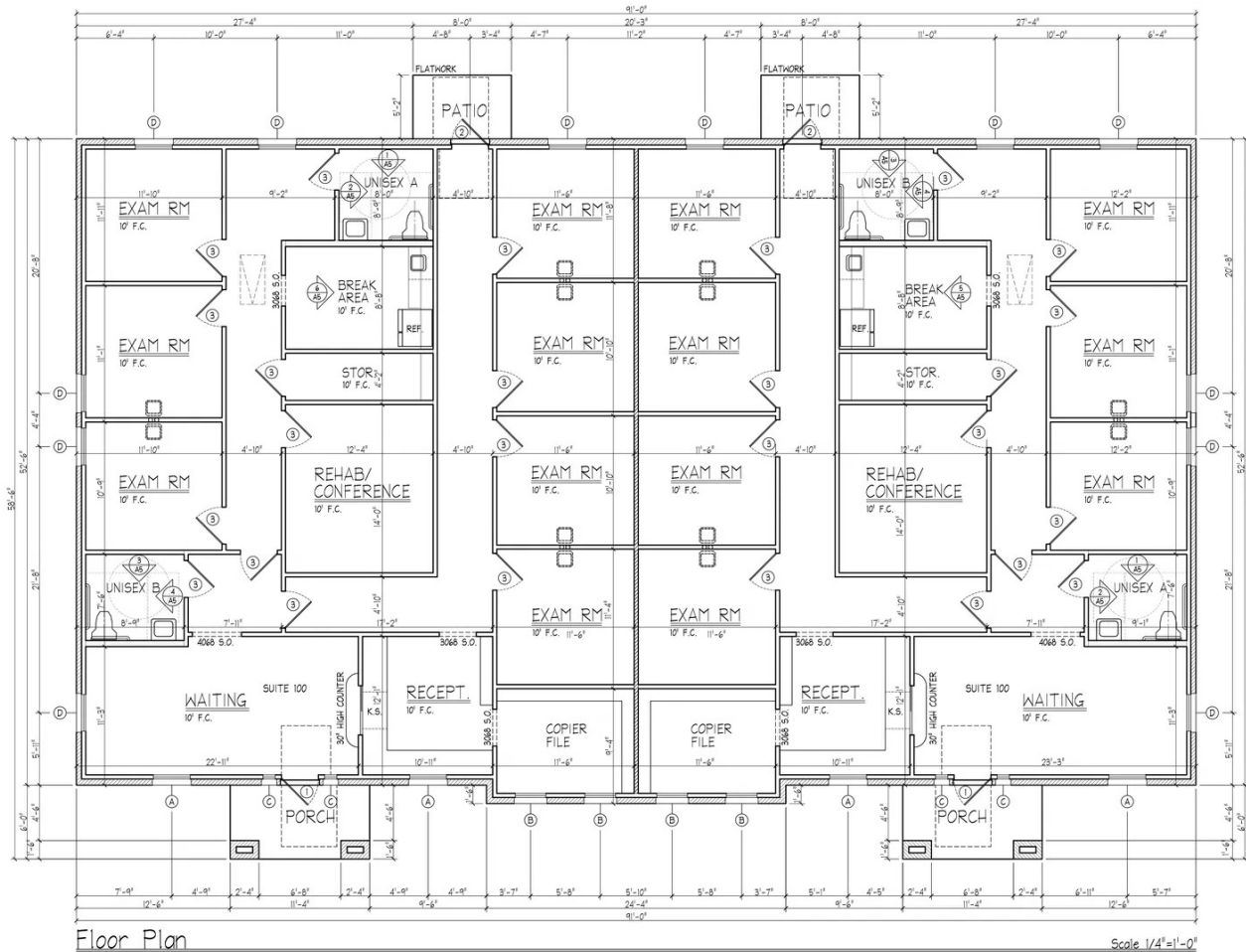


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AREA ANALYSIS

SUITE 100	2407	S.F.
SUITE 200	2407	S.F.
TOTAL SUITES	4814	S.F.
PATIOS	216	S.F.
TOTAL	5030	S.F.

PLAN LEGEND

①	WINDOW TYPE (LETTERED)
②	DOOR TYPE (NUMBERED)
—	GAS
M.C.	MEDICINE CABINET
H.B.	HOSE BIB
—	ELEVATION CHANGE
—	CLEAR OPENING OR HEADER
—	ARCHED CLEAR OPENING OR HEADER
—	2X4 STUD HALL
—	BRICK LEDGE
—	2X6 PLUMBING HALL
—	1 HR. FIRE RATED HALL
—	CEILING SLOPE
—	ROUGH CEDAR OR LAMINATED BEAM
—	GLUE-LAM OR BEAM
—	DOUBLE HANGING RODS
—	SINGLE HANGING ROD
S.H.	SHOWER HEAD # 7'-0" A.F.F.
—	ATTIC ACCESS
—	2000 SCINTILLE
—	WATER HEATER (20" DIAMETER)
—	WATER HEATER OVERHEAD

DOOR SCHEDULE

NO	SIZE	TYPE	MATERIAL	SPECIAL DETAIL
1	3066	S.C.	EXTERIOR	W/ 6020 TRANS. @ 4'-2" H.H.
2	3066	PETAL	EXTERIOR	
3	3066	S.C.	INTERIOR	

WINDOW SCHEDULE

NO	R.O.	SIZE	TYPE	H.H.	STYLE	SPECIAL DETAIL
A	3040	FIX	6'-8"	FRENCH		
B	2640	FIX	8'-8"	FRENCH		
C	1960	FIX	6'-8"	FRENCH		
D	3040	FIX	6'-8"	CLEAR		

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Job Location:
6138 Precinct Line Rd.
Hurst, TX 76054
Lot 7, Block 1
Precinct Ridge Addition

Lindbergh Designs
Commercial & Residential Planning
BUS. (817) 283-4800 • FAX (817) 796-1479

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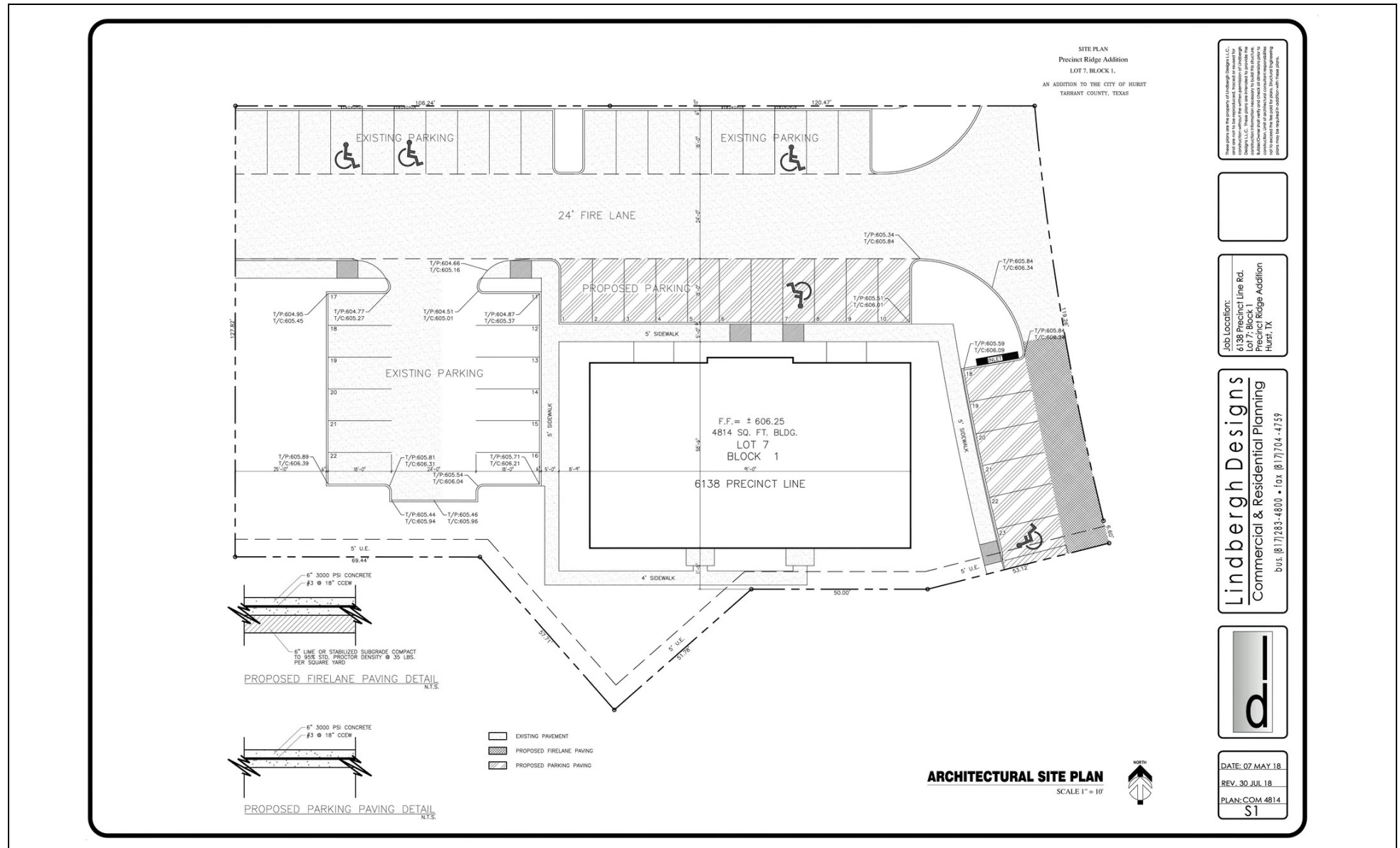
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PLAN: COM 4814
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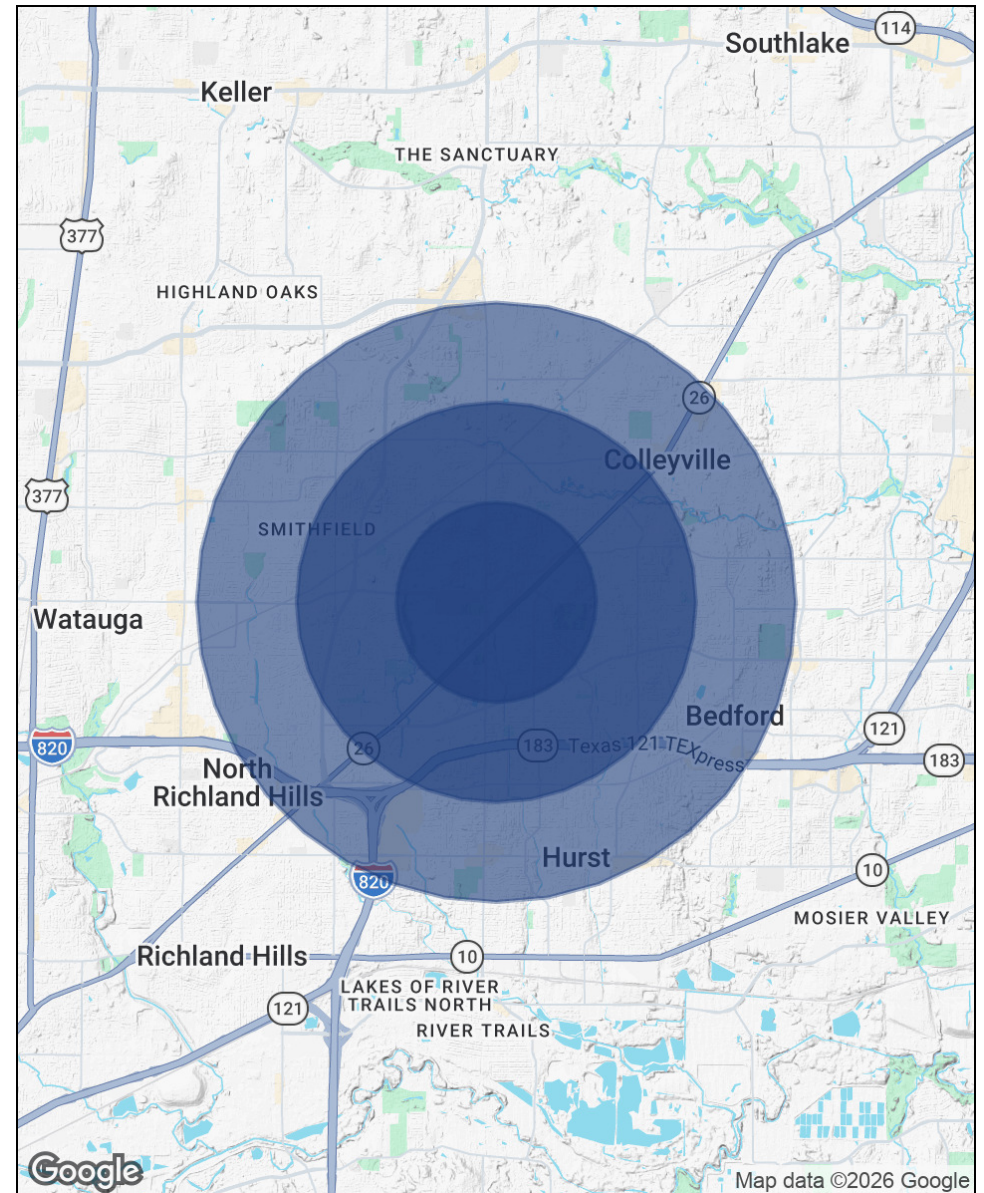
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,769	43,384	104,170
Average Age	46	43	42
Average Age (Male)	44	42	41
Average Age (Female)	48	44	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,058	17,280	40,859
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$133,037	\$122,899	\$117,703
Average House Value	\$461,146	\$393,832	\$396,392

2020 American Community Survey (ACS)

VEHICLE PER DAY

12,002 VPD on Precinct Line Rd



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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 dues 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.

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Vision Commercial RE DFW, LLC

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Trenton Price

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