



STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane
Bedford TX 76021

SALE PRICE
\$1,350,000

AVAILABLE:
5,651 SF

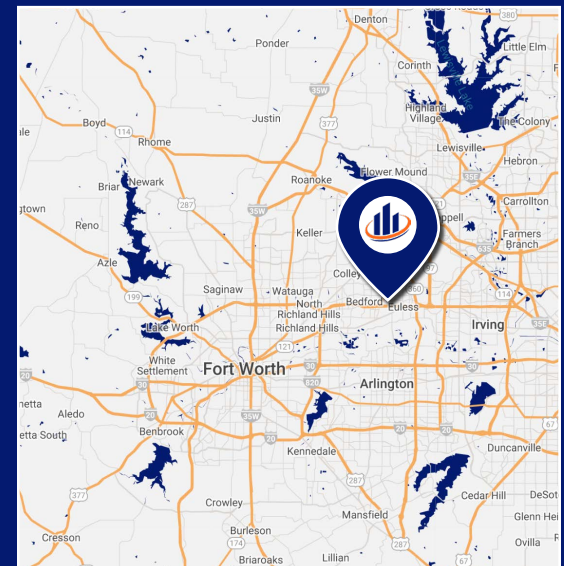
1812 Cindy Lane is a well-maintained, two-story office building totaling 5,651 square feet, located in the thriving Hurst–Euless–Bedford submarket of Bedford, TX. Positioned just off Airport Freeway, the property offers excellent highway visibility and accessibility. Featuring high-end interior finishes, a modern and functional layout, elevator access, and ample parking, this building presents an ideal opportunity for owner-users or investors seeking a quality asset in a strategic, high-growth location.

FEATURES

- Building Size:** 5,651 SF
- Year Built:** 2005
- Parking Spaces:** 25

HIGHLIGHTS

- » Located in a strong professional office corridor
- » Close proximity to DFW International Airport
- » Move-in ready condition with minimal capital improvements needed



STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane | Bedford TX 76021



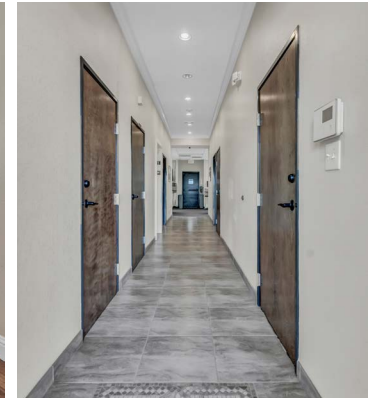
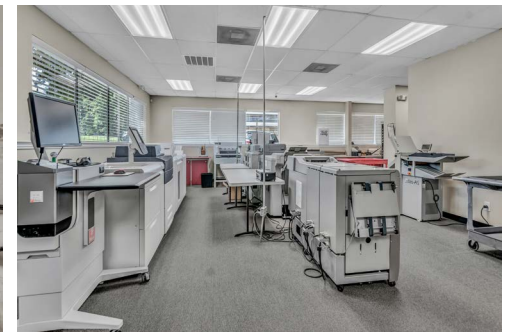
STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane | Bedford TX 76021



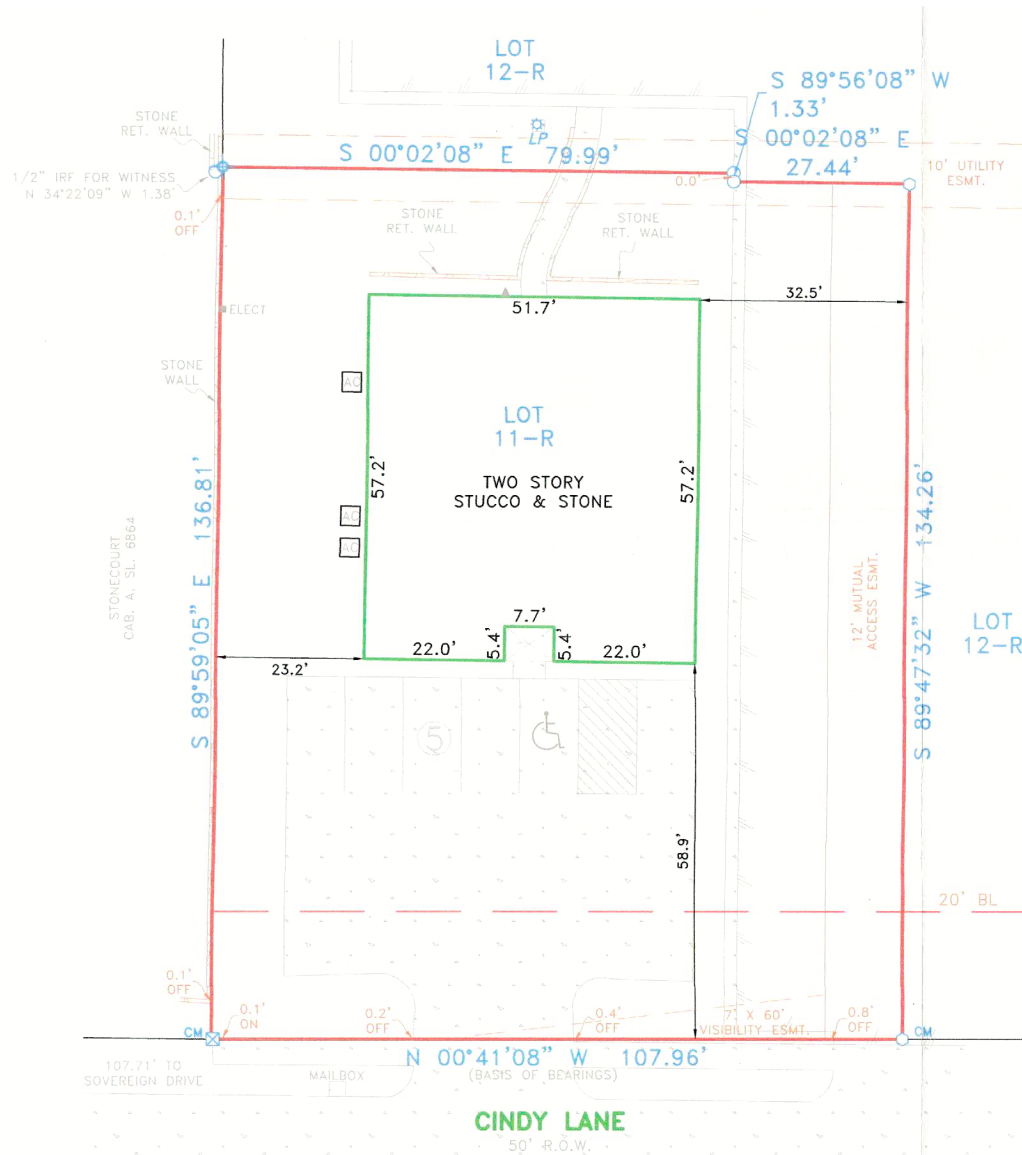
STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane | Bedford TX 76021



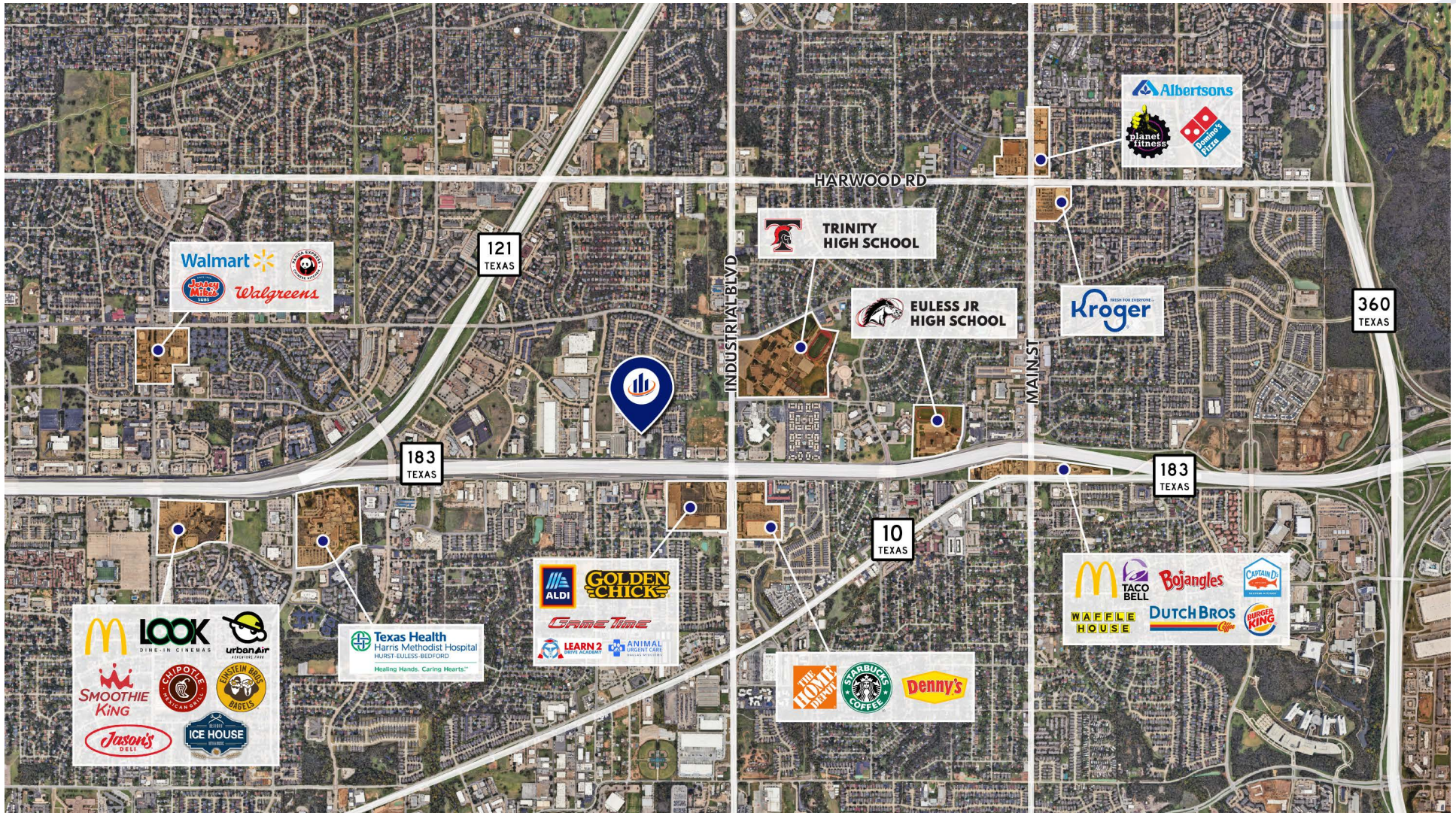
STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane | Bedford TX 76021



STRATEGICALLY LOCATED OFFICE BUILDING

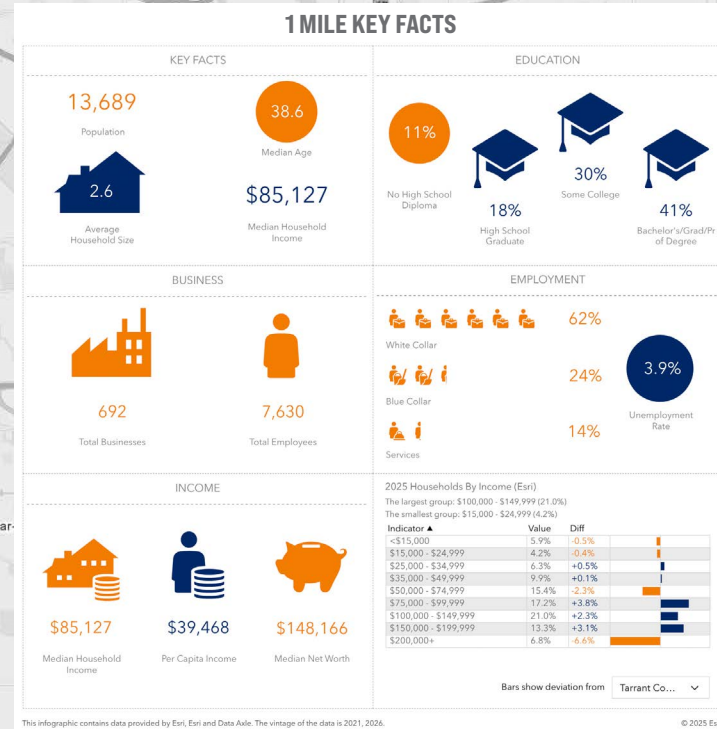
1812 Cindy Lane | Bedford TX 76021



Located just 15 minutes from DFW International Airport and 25 minutes from both Downtown Dallas and Downtown Fort Worth, this property is ideally positioned in one of the most accessible and centrally located areas in the Metroplex. Situated just off Airport Freeway, the site offers excellent connectivity, strong commuter traffic, and close proximity to a range of retail, dining, and professional services that support the area's growing residential and business communities.

STRATEGICALLY LOCATED OFFICE BUILDING

1812 Cindy Lane | Bedford TX 76021



2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	13,689	123,732	240,089	13,559	124,700	240,731
Households	5,313	52,805	102,465	5,336	53,862	104,110
Families	3,342	30,727	60,781	3,318	31,076	61,195
Average Household Size	2.56	2.33	2.33	2.52	2.31	2.30
Owner Occupied Housing Units	2,772	24,112	49,142	2,925	25,158	51,198
Renter Occupied Housing Units	2,541	28,693	53,323	2,410	28,704	52,912
Median Age	38.6	37.9	37.9	40.0	38.9	38.9
Median Household Income	\$85,127	\$81,266	\$82,977	\$93,336	\$88,160	\$90,317
Average Household Income	\$101,601	\$110,010	\$118,291	\$110,923	\$120,889	\$128,788



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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date