

6,060 SF AVAILABLE | SINGLE TENANT BUILDING

604 MID CITIES BOULEVARD | HURST, TEXAS 76054



GLEN IRBY

Glen@RealtexVentures.com

817.723.2549

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- » Located near the intersection of Precinct Line Rd & TX-26
- » Multiple access points on Mid Cities Blvd
- » Less than a mile from Birdville High School (2,097 Students) and less than two miles from Tarrant County College - Northeast Campus (10,408 Students)
- » Surrounded by national retailers including Kohl's, Tom Thumb, Lowe's, Home Depot, Ollie's Bargain Outlet and many more

AVAILABLE

6,060 Total SF

- » Zoning: LB-Limited Business
- » Childcare Restriction

TRAFFIC GENERATORS



TRAFFIC COUNTS

Mid Cities Blvd: 11,976 VPD ('24)
Precinct Line Rd: 28,957 VPD ('24)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	9,183	98,120	280,374
Daytime Population	11,529	98,089	265,634
2030 Population	9,005	98,214	279,653
Average HH Income	\$148,080	\$139,821	\$142,272
Total Households	3,566	39,426	109,062
Median Home Value	\$419,611	\$409,631	\$399,842

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INTERIOR PHOTOS

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SITE AERIAL

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