

3001 AIRPORT FREEWAY



DEVELOPMENT SUMMARY

Medical Building
3001 Airport Freeway
Bedford, TX 76021 - For Lease

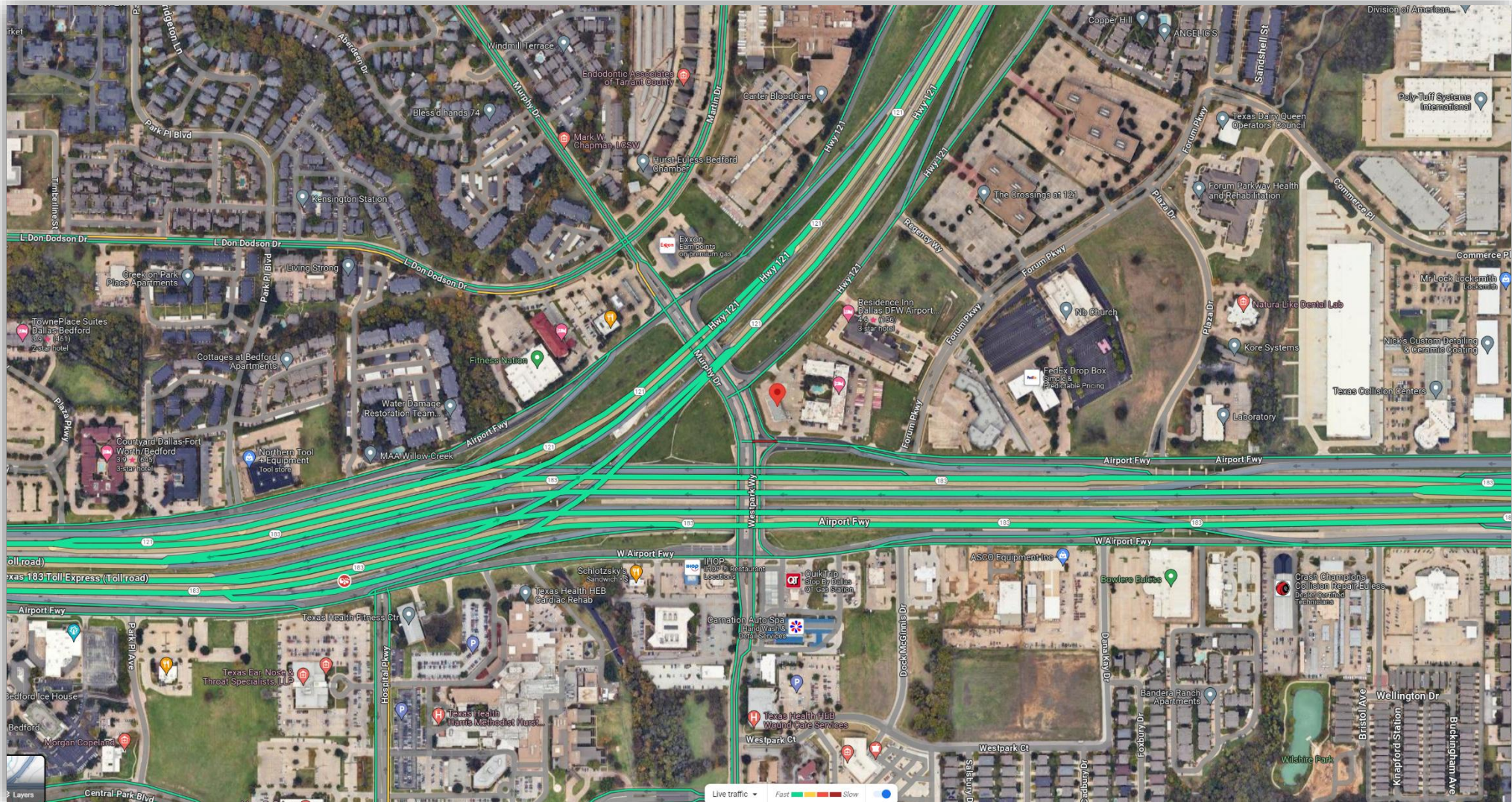
DEVELOPMENT HIGHLIGHTS

- 1,910 SF office space for lease
- Triple net lease structure
- 4 offices, 3 exam rooms with plumbing, waiting room, reception, bullpen/open area, 2 restrooms
- Medical synergy less than ½ mile from Texas Health Harris Methodist Hospital
- High traffic area – Close to Holiday Inn, Residence Inn, IHOP, Whataburger, QuickTrip and more
- Great Visibility – Frontage on Highway 121, Highway 183 and Murphy Road
- Great Accessibility – Unprecedented access to both Highway 121 and 183 on the NE corner
- Perfectly situated in the heart of growing suburban metro of Hurst-Euless Bedford, Grapevine-Colleyville & MidCities



DEVELOPMENT SUMMARY

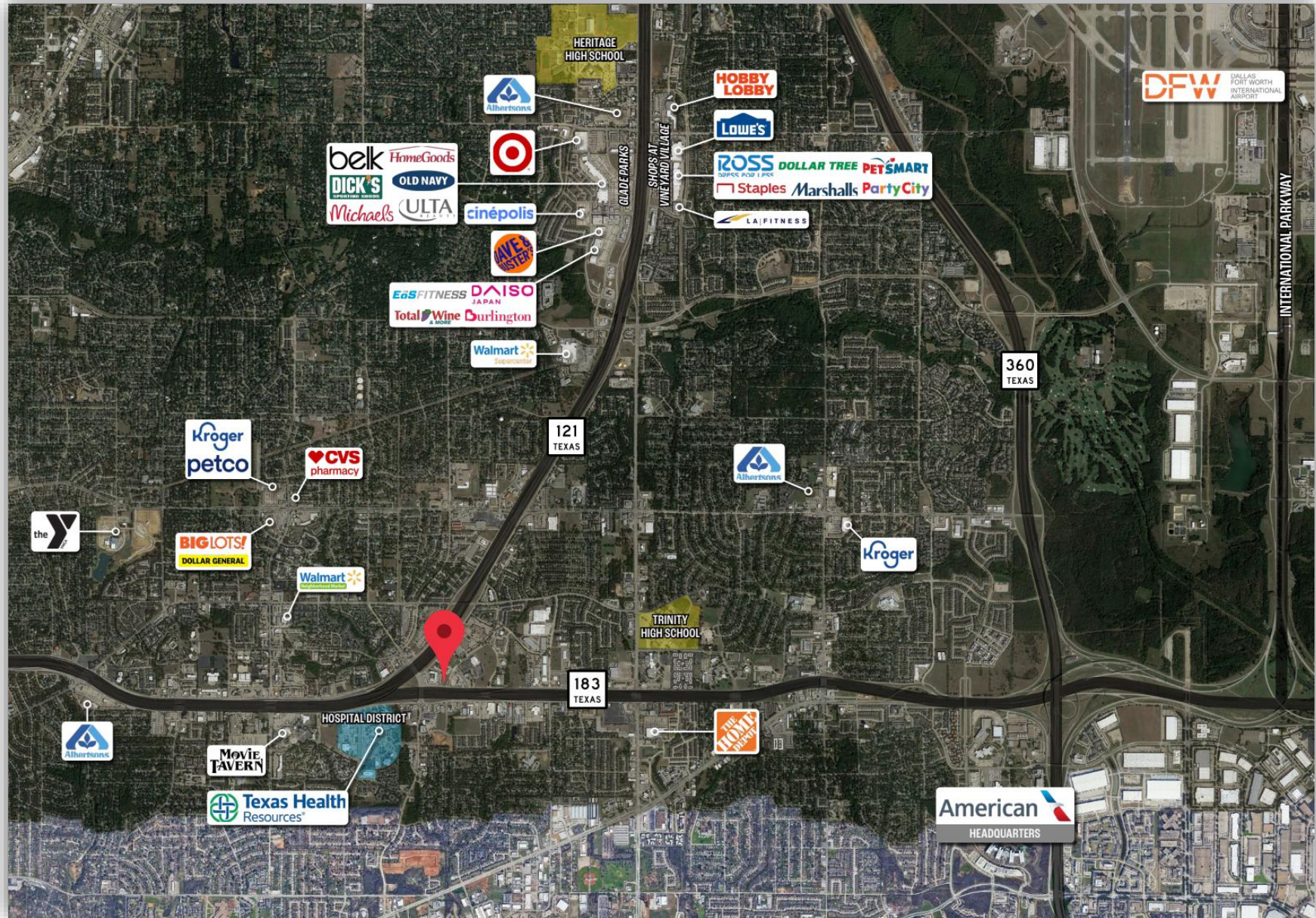
Use:	Medical, Professional Office, Retail
Lease Space:	1,910 SF
Building Size:	5,800 SF
Lot Size:	.56 acres
Offering Structure:	Building For Lease NNN Lease Structure
Frontage	Hwy 121, Hwy 183, Murphy Road







AREA MAP



CASTLE
DEVELOPMENT GROUP

251 E Southlake Blvd • Suite 100 • Southlake, TX 76092 • Phone 817-337-3433 • Fax 817-337-6466

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PROPERTY PHOTOS



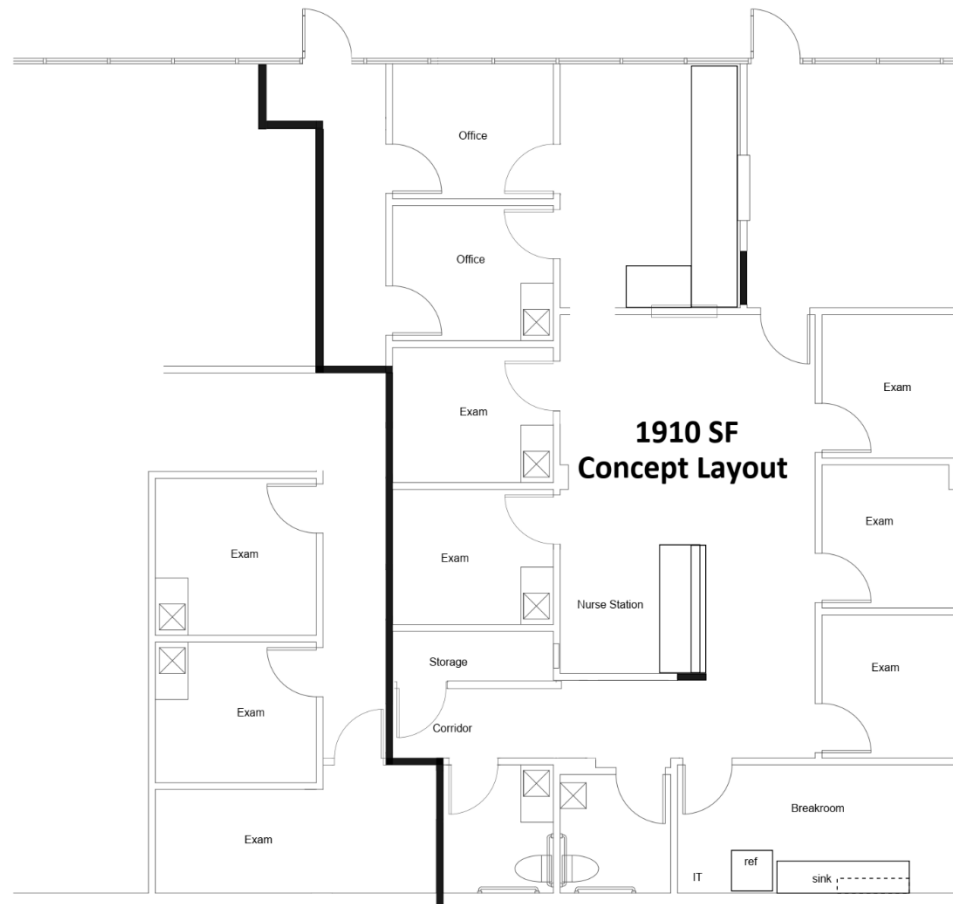
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



01 AS-BUILT PLAN

1/4"

DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

3001 Airport Fwy, Bedford, TX 76021

Building Type: **Class B Office** Total Available: **1,500 SF**
 Class: **B** % Leased: **74.14%**
 RBA: **5,800 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **5,800 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	57,582	123,236	251,603
2023 Estimate	57,190	121,108	247,378
2010 Census	52,925	104,239	213,648
Growth 2023 - 2028	0.69%	1.76%	1.71%
Growth 2010 - 2023	8.06%	16.18%	15.79%
2023 Population by Hispanic Origin	11,271	25,777	47,434
2023 Population	57,190	121,108	247,378
White	41,357 72.32%	88,102 72.75%	176,657 71.41%
Black	7,739 13.53%	14,645 12.09%	36,552 14.78%
Am. Indian & Alaskan	472 0.83%	1,007 0.83%	1,889 0.76%
Asian	4,517 7.90%	11,592 9.57%	22,382 9.05%
Hawaiian & Pacific Island	1,212 2.12%	1,889 1.56%	2,268 0.92%
Other	1,893 3.31%	3,873 3.20%	7,629 3.08%
U.S. Armed Forces	37	37	125
Households			
2028 Projection	24,582	49,995	105,877
2023 Estimate	24,429	49,251	104,081
2010 Census	22,740	43,201	89,919
Growth 2023 - 2028	0.63%	1.51%	1.73%
Growth 2010 - 2023	7.43%	14.00%	15.75%
Owner Occupied	12,122 49.62%	27,393 55.62%	53,427 51.33%
Renter Occupied	12,307 50.38%	21,858 44.38%	50,654 48.67%
2023 Households by HH Income	24,429	49,250	104,080
Income: <\$25,000	2,602 10.65%	5,317 10.80%	11,383 10.94%
Income: \$25,000 - \$50,000	5,168 21.16%	10,025 20.36%	20,655 19.85%
Income: \$50,000 - \$75,000	4,815 19.71%	9,204 18.69%	18,635 17.90%
Income: \$75,000 - \$100,000	3,473 14.22%	6,686 13.58%	13,608 13.07%
Income: \$100,000 - \$125,000	3,210 13.14%	5,704 11.58%	10,907 10.48%
Income: \$125,000 - \$150,000	2,089 8.55%	4,252 8.63%	8,987 8.63%
Income: \$150,000 - \$200,000	1,786 7.31%	4,205 8.54%	9,559 9.18%
Income: \$200,000+	1,286 5.26%	3,857 7.83%	10,346 9.94%
2023 Avg Household Income	\$89,933	\$96,945	\$102,270
2023 Med Household Income	\$73,152	\$75,295	\$77,511

DEMOGRAPHICS

Demographic Detail Report

3001 Airport Fwy, Bedford, TX 76021

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 Class: **B**
 RBA: **5,800 SF**
 Typical Floor: **5,800 SF**

Total Available: **1,500 SF**
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2010 Census	52,925	104,239	213,648
Growth 2023 - 2028	0.69%	1.76%	1.71%
Growth 2010 - 2023	8.06%	16.18%	15.79%
2023 Population by Age	57,190	121,108	247,378
Age 0 - 4	3,500 6.12%	7,228 5.97%	15,125 6.11%
Age 5 - 9	3,595 6.29%	7,478 6.17%	15,492 6.26%
Age 10 - 14	3,657 6.39%	7,774 6.42%	15,894 6.42%
Age 15 - 19	3,490 6.10%	7,624 6.30%	15,485 6.26%
Age 20 - 24	3,259 5.70%	7,184 5.93%	14,618 5.91%
Age 25 - 29	3,576 6.25%	7,670 6.33%	15,851 6.41%
Age 30 - 34	4,063 7.10%	8,381 6.92%	17,551 7.09%
Age 35 - 39	4,223 7.38%	8,555 7.06%	17,890 7.23%
Age 40 - 44	4,005 7.00%	8,184 6.76%	16,962 6.86%
Age 45 - 49	3,690 6.45%	7,719 6.37%	15,893 6.42%
Age 50 - 54	3,618 6.33%	7,743 6.39%	15,935 6.44%
Age 55 - 59	3,649 6.38%	7,918 6.54%	16,254 6.57%
Age 60 - 64	3,559 6.22%	7,749 6.40%	15,721 6.36%
Age 65 - 69	3,093 5.41%	6,720 5.55%	13,371 5.41%
Age 70 - 74	2,494 4.36%	5,390 4.45%	10,494 4.24%
Age 75 - 79	1,725 3.02%	3,703 3.06%	7,084 2.86%
Age 80 - 84	1,034 1.81%	2,203 1.82%	4,186 1.69%
Age 85+	960 1.68%	1,888 1.56%	3,571 1.44%
Age 65+	9,306 16.27%	19,904 16.43%	38,706 15.65%
Median Age	39.10	39.20	38.80
Average Age	39.20	39.30	38.90

DEMOGRAPHICS

Demographic Detail Report

3001 Airport Fwy, Bedford, TX 76021					
Radius	2 Mile		3 Mile		5 Mile
2023 Population By Race	57,190		121,108		247,378
White	41,357	72.32%	88,102	72.75%	176,657 71.41%
Black	7,739	13.53%	14,645	12.09%	36,552 14.78%
Am. Indian & Alaskan	472	0.83%	1,007	0.83%	1,889 0.76%
Asian	4,517	7.90%	11,592	9.57%	22,382 9.05%
Hawaiian & Pacific Island	1,212	2.12%	1,889	1.56%	2,268 0.92%
Other	1,893	3.31%	3,873	3.20%	7,629 3.08%
Population by Hispanic Origin	57,190		121,108		247,378
Non-Hispanic Origin	45,919	80.29%	95,331	78.72%	199,942 80.82%
Hispanic Origin	11,270	19.71%	25,777	21.28%	47,435 19.18%
2023 Median Age, Male	38.00		38.10		38.00
2023 Average Age, Male	38.00		38.30		38.10
2023 Median Age, Female	40.20		40.30		39.60
2023 Average Age, Female	40.20		40.20		39.70
2023 Population by Occupation Classification	45,740		97,104		197,766
Civilian Employed	30,931	67.62%	65,081	67.02%	136,569 69.06%
Civilian Unemployed	1,165	2.55%	2,236	2.30%	4,304 2.18%
Civilian Non-Labor Force	13,608	29.75%	29,751	30.64%	56,773 28.71%
Armed Forces	36	0.08%	36	0.04%	120 0.06%
Households by Marital Status					
Married	10,263		22,811		46,964
Married No Children	6,082		13,273		26,975
Married w/Children	4,181		9,538		19,989
2023 Population by Education	42,722		90,117		183,949
Some High School, No Diploma	3,792	8.88%	7,671	8.51%	12,780 6.95%
High School Grad (Incl Equivalency)	8,321	19.48%	17,319	19.22%	32,201 17.51%
Some College, No Degree	14,458	33.84%	28,387	31.50%	55,941 30.41%
Associate Degree	3,034	7.10%	6,296	6.99%	13,186 7.17%
Bachelor Degree	9,072	21.23%	19,909	22.09%	45,854 24.93%
Advanced Degree	4,045	9.47%	10,535	11.69%	23,987 13.04%

DEMOGRAPHICS

Demographic Detail Report

3001 Airport Fwy, Bedford, TX 76021					
Radius	2 Mile		3 Mile		5 Mile
2023 Population by Occupation	57,804		121,639		255,585
Real Estate & Finance	3,454	5.98%	6,567	5.40%	14,429 5.65%
Professional & Management	15,851	27.42%	34,753	28.57%	76,914 30.09%
Public Administration	931	1.61%	1,778	1.46%	3,758 1.47%
Education & Health	6,023	10.42%	11,826	9.72%	25,446 9.96%
Services	4,721	8.17%	9,239	7.60%	18,332 7.17%
Information	544	0.94%	1,138	0.94%	2,538 0.99%
Sales	8,415	14.56%	17,182	14.13%	34,256 13.40%
Transportation	191	0.33%	636	0.52%	1,344 0.53%
Retail	3,694	6.39%	8,179	6.72%	16,152 6.32%
Wholesale	991	1.71%	2,032	1.67%	4,232 1.66%
Manufacturing	2,325	4.02%	5,237	4.31%	11,266 4.41%
Production	3,665	6.34%	8,224	6.76%	17,030 6.66%
Construction	1,804	3.12%	3,592	2.95%	7,021 2.75%
Utilities	3,537	6.12%	7,753	6.37%	15,635 6.12%
Agriculture & Mining	187	0.32%	350	0.29%	860 0.34%
Farming, Fishing, Forestry	29	0.05%	45	0.04%	94 0.04%
Other Services	1,442	2.49%	3,108	2.56%	6,278 2.46%
2023 Worker Travel Time to Job	29,563		61,940		129,369
<30 Minutes	18,488	62.54%	38,520	62.19%	79,959 61.81%
30-60 Minutes	9,908	33.51%	20,284	32.75%	43,139 33.35%
60+ Minutes	1,167	3.95%	3,136	5.06%	6,271 4.85%
2010 Households by HH Size	22,740		43,202		89,919
1-Person Households	7,601	33.43%	13,071	30.26%	27,774 30.89%
2-Person Households	7,487	32.92%	14,481	33.52%	30,075 33.45%
3-Person Households	3,494	15.36%	6,893	15.96%	14,292 15.89%
4-Person Households	2,478	10.90%	5,153	11.93%	10,859 12.08%
5-Person Households	1,041	4.58%	2,193	5.08%	4,439 4.94%
6-Person Households	382	1.68%	872	2.02%	1,573 1.75%
7 or more Person Households	257	1.13%	539	1.25%	907 1.01%
2023 Average Household Size	2.30		2.40		2.30
Households					
2028 Projection	24,582		49,995		105,877
2023 Estimate	24,429		49,251		104,081
2010 Census	22,740		43,201		89,919
Growth 2023 - 2028	0.63%		1.51%		1.73%
Growth 2010 - 2023	7.43%		14.00%		15.75%

DEMOGRAPHICS

Demographic Detail Report

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Radius	2 Mile	3 Mile	5 Mile	
2023 Households by HH Income	24,429	49,250	104,080	
<\$25,000	2,602 10.65%	5,317 10.80%	11,383 10.94%	
\$25,000 - \$50,000	5,168 21.16%	10,025 20.36%	20,655 19.85%	
\$50,000 - \$75,000	4,815 19.71%	9,204 18.69%	18,635 17.90%	
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\$100,000 - \$125,000	3,210 13.14%	5,704 11.58%	10,907 10.48%	
\$125,000 - \$150,000	2,089 8.55%	4,252 8.63%	8,987 8.63%	
\$150,000 - \$200,000	1,786 7.31%	4,205 8.54%	9,559 9.18%	
\$200,000+	1,286 5.26%	3,857 7.83%	10,346 9.94%	
2023 Avg Household Income	\$89,933	\$96,945	\$102,270	
2023 Med Household Income	\$73,152	\$75,295	\$77,511	
2023 Occupied Housing	24,429	49,251	104,081	
Owner Occupied	12,122 49.62%	27,393 55.62%	53,427 51.33%	
Renter Occupied	12,307 50.38%	21,858 44.38%	50,654 48.67%	
2010 Housing Units	26,344	52,412	111,582	
1 Unit	14,889 56.52%	31,166 59.46%	60,681 54.38%	
2 - 4 Units	2,332 8.85%	3,890 7.42%	7,229 6.48%	
5 - 19 Units	6,556 24.89%	12,515 23.88%	30,331 27.18%	
20+ Units	2,567 9.74%	4,841 9.24%	13,341 11.96%	
2023 Housing Value	12,121	27,393	53,427	
<\$100,000	229 1.89%	725 2.65%	1,117 2.09%	
\$100,000 - \$200,000	3,145 25.95%	5,876 21.45%	10,097 18.90%	
\$200,000 - \$300,000	5,707 47.08%	11,027 40.25%	18,726 35.05%	
\$300,000 - \$400,000	2,248 18.55%	5,023 18.34%	10,392 19.45%	
\$400,000 - \$500,000	461 3.80%	2,755 10.06%	6,844 12.81%	
\$500,000 - \$1,000,000	222 1.83%	1,761 6.43%	5,682 10.64%	
\$1,000,000+	109 0.90%	226 0.83%	569 1.07%	
2023 Median Home Value	\$247,073	\$264,346	\$282,769	
2023 Housing Units by Yr Built	26,405	52,824	112,310	
Built 2010+	1,749 6.62%	6,199 11.74%	14,543 12.95%	
Built 2000 - 2010	2,209 8.37%	4,669 8.84%	12,182 10.85%	
Built 1990 - 1999	3,829 14.50%	7,047 13.34%	21,099 18.79%	
Built 1980 - 1989	8,879 33.63%	15,434 29.22%	30,390 27.06%	
Built 1970 - 1979	4,859 18.40%	9,434 17.86%	17,485 15.57%	
Built 1960 - 1969	3,718 14.08%	7,310 13.84%	11,305 10.07%	
Built 1950 - 1959	962 3.64%	2,368 4.48%	4,389 3.91%	
Built <1949	200 0.76%	363 0.69%	917 0.82%	
2023 Median Year Built	1983	1983	1986	

DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

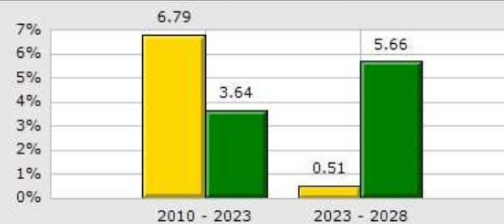
1 mile radius

3001 Airport Fwy, Bedford, TX 76021

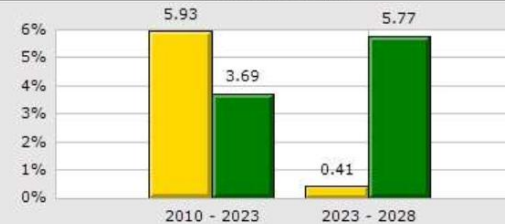
Type: **Class B Office/Medical**
County: **Tarrant**

1 Mile
County

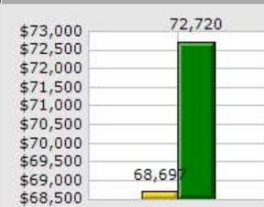
Population Growth



Household Growth



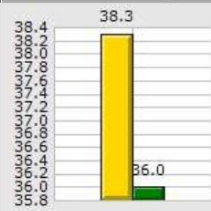
2023 Med Household Inc



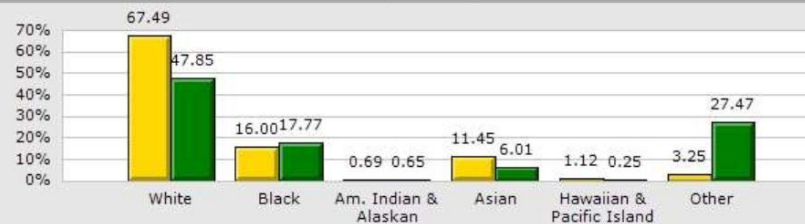
2023 Households by Household Income



2023 Median Age



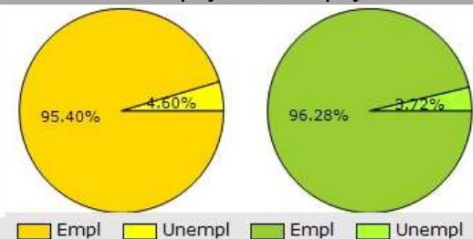
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

3001 Airport Fwy, Bedford, TX 76021

Type: **Class B Office/Medical**
County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	6.79%		3.64%	
Growth 2023 - 2028	0.51%		5.66%	
Empl	9,008	95.40%	1,134,600	96.28%
Unempl	434	4.60%	43,839	3.72%
2023 Population by Race				
	16,650		2,187,374	
White	11,237	67.49%	1,046,568	47.85%
Black	2,664	16.00%	388,729	17.77%
Am. Indian & Alaskan	115	0.69%	14,206	0.65%
Asian	1,906	11.45%	131,438	6.01%
Hawaiian & Pacific Island	187	1.12%	5,540	0.25%
Other	541	3.25%	600,893	27.47%
Household Growth				
Growth 2010 - 2023	5.93%		3.69%	
Growth 2023 - 2028	0.41%		5.77%	
Renter Occupied	4,937	62.57%	330,195	41.86%
Owner Occupied	2,953	37.43%	458,629	58.14%
2023 Households by Household Income				
	7,890		788,824	
Income <\$25K	877	11.12%	106,785	13.54%
Income \$25K - \$50K	1,776	22.51%	161,711	20.50%
Income \$50K - \$75K	1,763	22.34%	137,775	17.47%
Income \$75K - \$100K	1,311	16.62%	109,266	13.85%
Income \$100K - \$125K	1,109	14.06%	80,126	10.16%
Income \$125K - \$150K	289	3.66%	56,213	7.13%
Income \$150K - \$200K	432	5.48%	61,495	7.80%
Income \$200K+	333	4.22%	75,453	9.57%
2023 Med Household Inc	\$68,697		\$72,720	
2023 Median Age	38.30		36.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

3001 Airport Fwy, Bedford, TX 76021

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,800 SF**
 Typical Floor: **5,800 SF**

Total Available: **1,500 SF**
 % Leased: **74.14%**
 Rent/SF/Yr: **Negotiable**



Description	2010	2023	2028
Population	15,591	16,650	16,735
Age 0 - 4	986 6.32%	1,115 6.70%	1,033 6.17%
Age 5 - 9	849 5.45%	1,124 6.75%	1,082 6.47%
Age 10 - 14	744 4.77%	1,070 6.43%	1,085 6.48%
Age 15 - 19	764 4.90%	936 5.62%	1,022 6.11%
Age 20 - 24	1,379 8.84%	852 5.12%	931 5.56%
Age 25 - 29	1,661 10.65%	1,019 6.12%	919 5.49%
Age 30 - 34	1,310 8.40%	1,279 7.68%	1,045 6.24%
Age 35 - 39	1,185 7.60%	1,388 8.34%	1,214 7.25%
Age 40 - 44	1,066 6.84%	1,303 7.83%	1,276 7.62%
Age 45 - 49	1,097 7.04%	1,137 6.83%	1,229 7.34%
Age 50 - 54	1,058 6.79%	1,039 6.24%	1,114 6.66%
Age 55 - 59	953 6.11%	991 5.95%	1,014 6.06%
Age 60 - 64	816 5.23%	942 5.66%	939 5.61%
Age 65 - 69	541 3.47%	815 4.89%	854 5.10%
Age 70 - 74	335 2.15%	651 3.91%	721 4.31%
Age 75 - 79	274 1.76%	446 2.68%	548 3.27%
Age 80 - 84	244 1.57%	267 1.60%	359 2.15%
Age 85+	329 2.11%	274 1.65%	351 2.10%
Age 15+	13,012 83.46%	13,339 80.11%	13,536 80.88%
Age 20+	12,248 78.56%	12,403 74.49%	12,514 74.78%
Age 65+	1,723 11.05%	2,453 14.73%	2,833 16.93%
Median Age	35	38	40
Average Age	37.10	38.30	39.50
Population By Race	15,591	16,650	16,735
White	11,790 75.62%	11,237 67.49%	11,311 67.59%
Black	1,817 11.65%	2,664 16.00%	2,662 15.91%
Am. Indian & Alaskan	106 0.68%	115 0.69%	117 0.70%
Asian	1,335 8.56%	1,905 11.44%	1,913 11.43%
Hawaiian & Pacific Islander	141 0.90%	186 1.12%	188 1.12%
Other	374 2.40%	542 3.26%	544 3.25%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

3001 Airport Fwy, Bedford, TX 76021

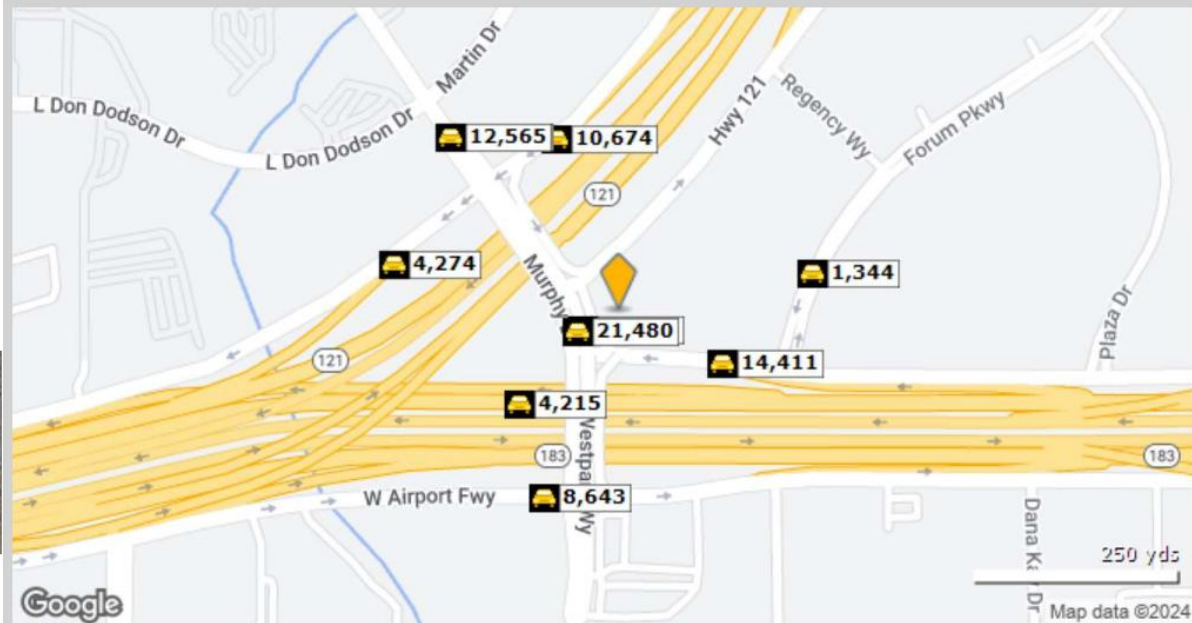
Description	2010	2023	2028
Population by Race (Hispanic)	2,087	2,706	2,724
White	1,856 88.93%	2,381 87.99%	2,397 88.00%
Black	103 4.94%	149 5.51%	150 5.51%
Am. Indian & Alaskan	44 2.11%	52 1.92%	52 1.91%
Asian	28 1.34%	38 1.40%	37 1.36%
Hawaiian & Pacific Islander	4 0.19%	7 0.26%	7 0.26%
Other	53 2.54%	79 2.92%	81 2.97%
Household by Household Income	7,448	7,890	7,924
<\$25,000	1,535 20.61%	877 11.12%	856 10.80%
\$25,000 - \$50,000	2,603 34.95%	1,776 22.51%	1,714 21.63%
\$50,000 - \$75,000	1,321 17.74%	1,763 22.34%	1,784 22.51%
\$75,000 - \$100,000	942 12.65%	1,311 16.62%	1,331 16.80%
\$100,000 - \$125,000	479 6.43%	1,109 14.06%	1,151 14.53%
\$125,000 - \$150,000	257 3.45%	289 3.66%	290 3.66%
\$150,000 - \$200,000	212 2.85%	432 5.48%	449 5.67%
\$200,000+	99 1.33%	333 4.22%	349 4.40%
Average Household Income	\$58,990	\$82,073	\$83,432
Median Household Income	\$43,926	\$68,697	\$69,877

TRAFFIC COUNTS

Traffic Count Report

3001 Airport Fwy, Bedford, TX 76021

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,800 SF**
 Typical Floor: **5,800 SF**
 Total Available: **1,500 SF**
 % Leased: **74.14%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Murphy Dr	Airport Fwy	0.02 S	2022	24,494	MPSI	.03
2	Murphy Dr	Airport Fwy	0.02 S	2018	21,480	MPSI	.03
3	Airport Fwy	Forum Pkwy	0.05 E	2022	14,411	MPSI	.08
4	State Hwy 183	Murphy Dr	0.05 E	2022	4,215	MPSI	.09
5	Hwy 121	Murphy Dr	0.06 SW	2022	10,674	MPSI	.13
6	W Airport Fwy	Arpt FwySvc Rd S	0.02 W	2022	8,643	MPSI	.14
7	Forum Pkwy	Airport Fwy	0.08 S	2022	1,344	MPSI	.14
8	State Hwy 121	Murphy Dr	0.09 NE	2022	4,274	MPSI	.16
9	Murphy Dr	Hwy 121	0.04 SE	2020	14,103	MPSI	.17
10	Murphy Dr	Hwy 121	0.04 SE	2022	12,565	MPSI	.17