

**FOR
LEASE**

**600 MID-CITIES BLVD
HURST, TX 76054**



PROPERTY FEATURES

- **ASKING- \$16/SQFT + \$6/SQFT NNN**
- **BUILDING- 6,060 SQFT**
- **BUILT IN 1995**
- **MONTHLY BASE RENT- \$8,080 APPROX.**
- **MONTHLY TRIPLE NETS- \$3,030 APPROX.**
- **18 PARKING SPOTS**
- **ZONING- LIMITED BUSINESS DISTRICT**
- **USES- OFFICE /CHURCH /RETAIL/ ABA THERAPY & MORE**
- **NO CHILDCARE USE ALLOWED**
- **FAITH BASED OR LANGUAGE IMMERSION BASED CHILDCARE USE MAY BE CONSIDERED**



NEAL AGRAWAL

972-804-0742

dfwneal@gmail.com

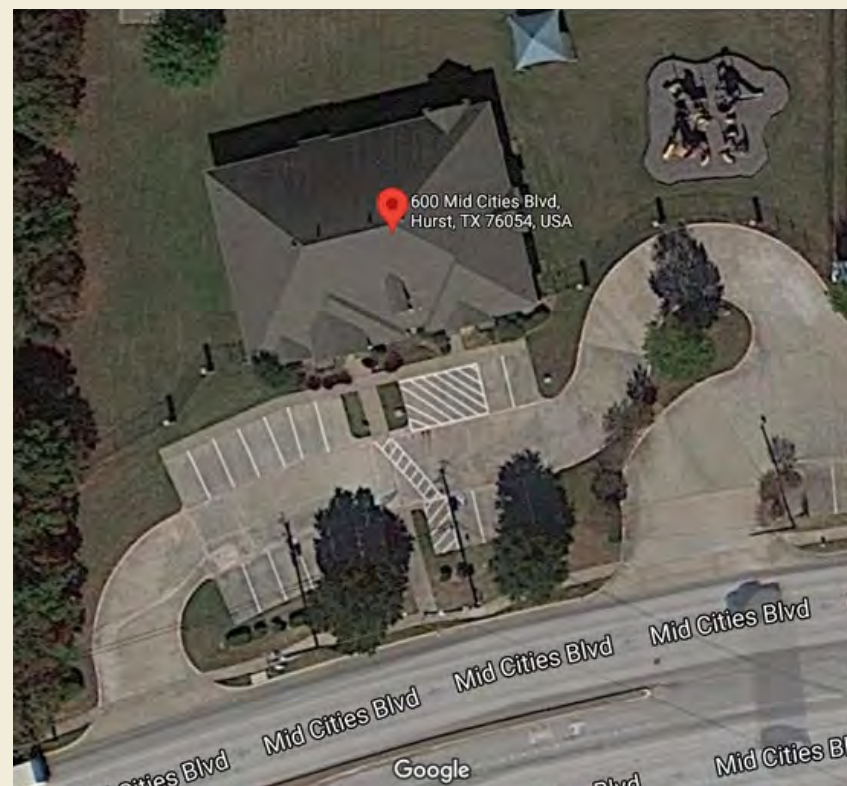
Crest Real Estate Advisors

www.preschoolexchange.com

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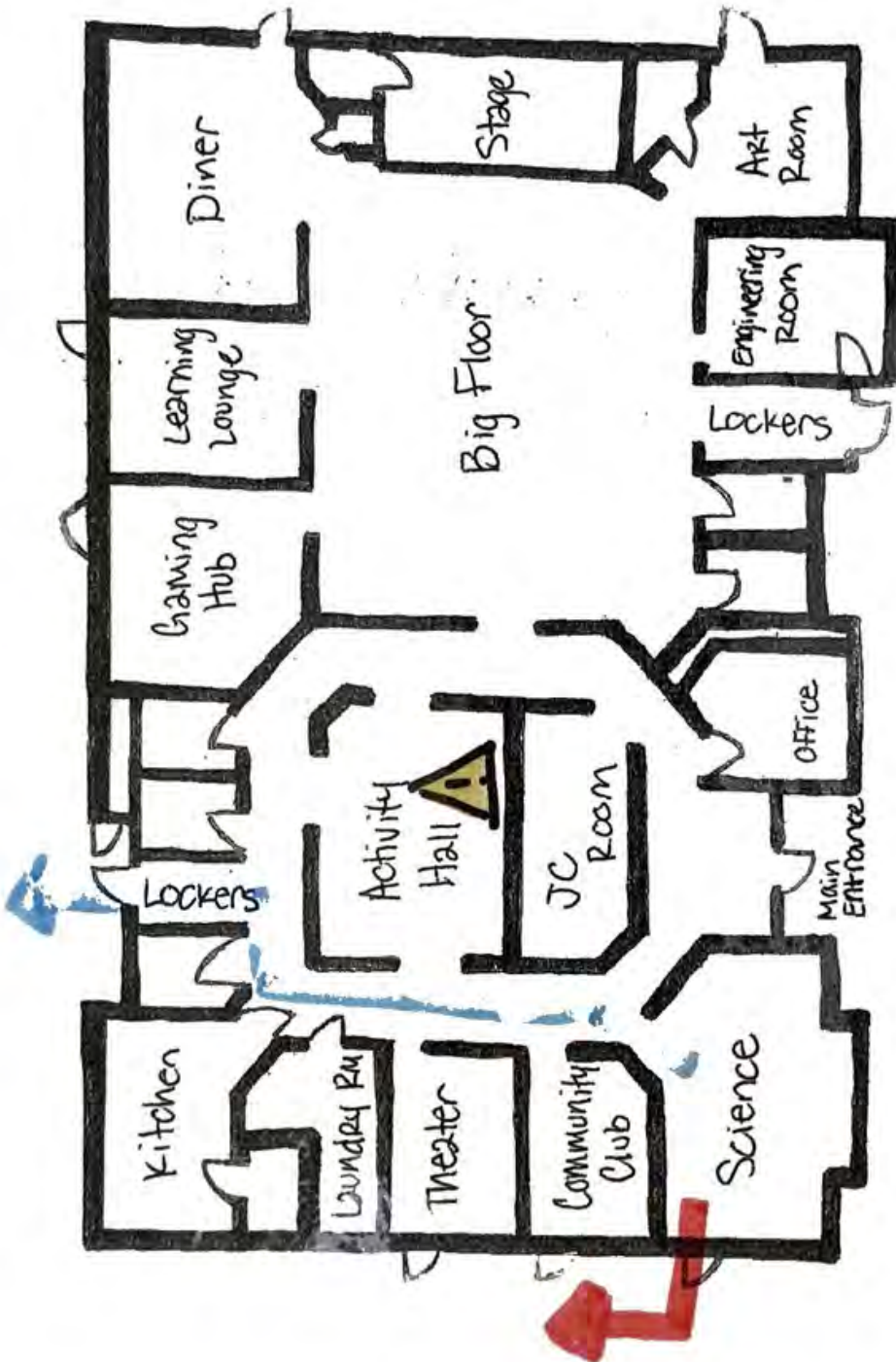


600 MID-CITIES BLVD HURST, TX 76054



Science

600 MID-CITIES BLVD
HURST, TX 76054



In case of emergency that involves vacating
The Childrens Courtyard premises, the children
will be transported by bus to the following location:

Bishop Davies Nursing Home

All children meet on the back playground fence.



Demographic and Income Profile

600 Mid Cities Blvd, Hurst, Texas, 76054 3
 600 Mid Cities Blvd, Hurst, Texas, 76054
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.86523
 Longitude: -97.17936

Summary	Census 2010	Census 2020	2022	2027
Population	89,477	97,107	97,894	97,612
Households	35,425	38,039	38,324	38,251
Families	25,266	-	26,602	26,524
Average Household Size	2.51	2.54	2.54	2.54
Owner Occupied Housing Units	25,446	-	26,589	26,779
Renter Occupied Housing Units	9,979	-	11,735	11,471
Median Age	41.7	-	44.1	44.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.06%	0.88%	0.25%
Households	-0.04%	0.92%	0.31%
Families	-0.06%	0.96%	0.28%
Owner HHs	0.14%	1.19%	0.53%
Median Household Income	2.76%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,330	3.5%	935	2.4%
\$15,000 - \$24,999	1,574	4.1%	1,173	3.1%
\$25,000 - \$34,999	2,697	7.0%	2,311	6.0%
\$35,000 - \$49,999	3,884	10.1%	3,341	8.7%
\$50,000 - \$74,999	6,623	17.3%	5,827	15.2%
\$75,000 - \$99,999	4,650	12.1%	4,708	12.3%
\$100,000 - \$149,999	8,040	21.0%	8,797	23.0%
\$150,000 - \$199,999	4,212	11.0%	5,332	13.9%
\$200,000+	5,313	13.9%	5,827	15.2%
Median Household Income	\$89,892		\$103,009	
Average Household Income	\$126,435		\$141,791	
Per Capita Income	\$49,478		\$55,552	

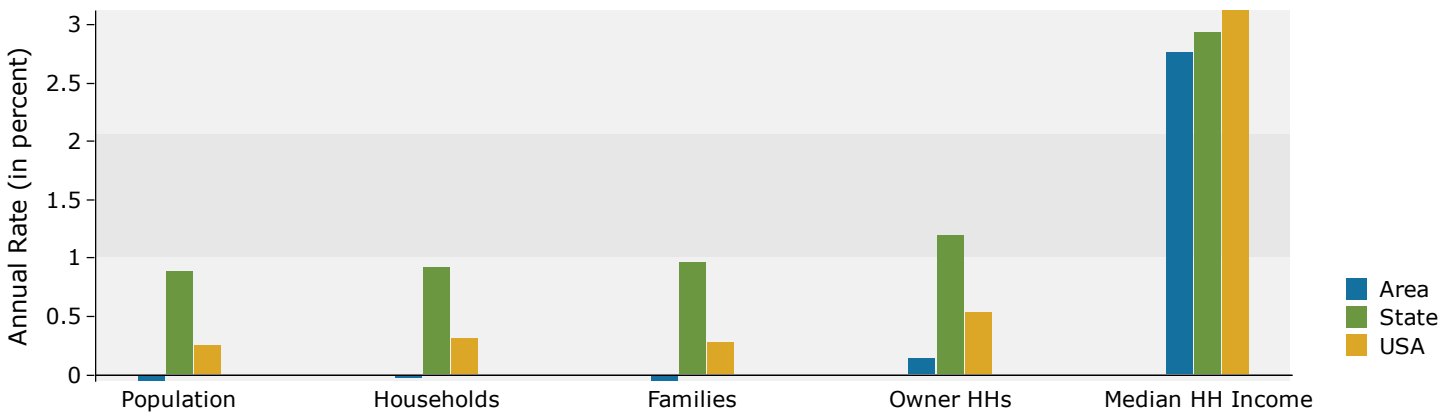
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,079	5.7%	4,814	4.9%	4,858	5.0%
5 - 9	5,629	6.3%	5,383	5.5%	5,208	5.3%
10 - 14	5,949	6.6%	6,006	6.1%	5,703	5.8%
15 - 19	5,885	6.6%	5,662	5.8%	5,475	5.6%
20 - 24	4,801	5.4%	4,944	5.1%	4,862	5.0%
25 - 34	9,890	11.1%	11,393	11.6%	10,710	11.0%
35 - 44	11,594	13.0%	11,796	12.0%	12,379	12.7%
45 - 54	15,159	16.9%	12,775	13.0%	12,152	12.4%
55 - 64	12,410	13.9%	14,882	15.2%	13,479	13.8%
65 - 74	7,301	8.2%	11,951	12.2%	12,769	13.1%
75 - 84	4,143	4.6%	6,016	6.1%	7,524	7.7%
85+	1,638	1.8%	2,273	2.3%	2,495	2.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	76,848	85.9%	69,886	72.0%	69,342	70.8%	66,306	67.9%
Black Alone	3,726	4.2%	6,229	6.4%	6,452	6.6%	6,878	7.0%
American Indian Alone	537	0.6%	660	0.7%	671	0.7%	695	0.7%
Asian Alone	2,787	3.1%	4,099	4.2%	4,228	4.3%	4,634	4.7%
Pacific Islander Alone	140	0.2%	358	0.4%	374	0.4%	391	0.4%
Some Other Race Alone	3,262	3.6%	4,448	4.6%	4,625	4.7%	5,034	5.2%
Two or More Races	2,177	2.4%	11,425	11.8%	12,201	12.5%	13,675	14.0%
Hispanic Origin (Any Race)	10,931	12.2%	15,466	15.9%	16,226	16.6%	17,485	17.9%

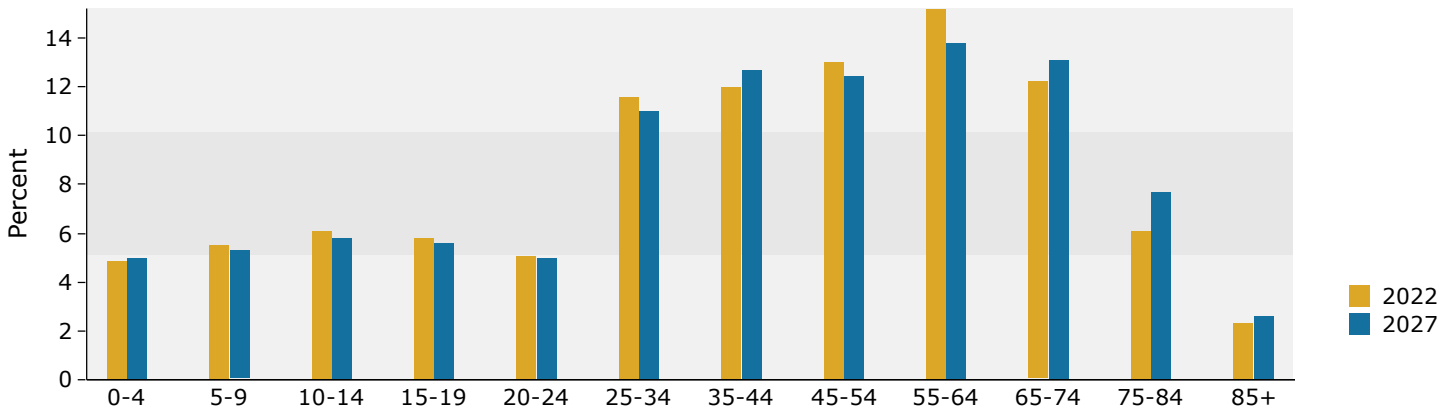
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

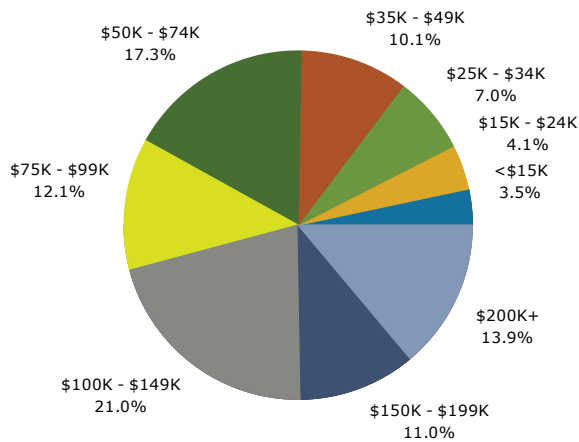
Trends 2022-2027



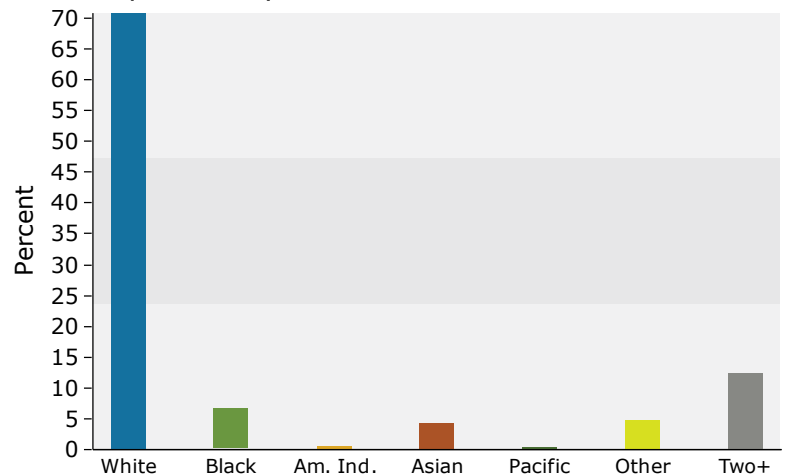
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 16.6%



Demographic and Income Profile

600 Mid Cities Blvd, Hurst, Texas, 76054 3
 600 Mid Cities Blvd, Hurst, Texas, 76054
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.86523
 Longitude: -97.17936

Summary	Census 2010	Census 2020	2022	2027
Population	252,400	277,382	280,157	280,221
Households	96,786	105,293	106,268	106,386
Families	69,240	-	73,962	73,945
Average Household Size	2.59	2.62	2.62	2.62
Owner Occupied Housing Units	67,656	-	72,875	73,674
Renter Occupied Housing Units	29,131	-	33,393	32,711
Median Age	38.9	-	41.1	41.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.00%	0.88%	0.25%
Households	0.02%	0.92%	0.31%
Families	0.00%	0.96%	0.28%
Owner HHs	0.22%	1.19%	0.53%
Median Household Income	2.48%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	3,415	3.2%	2,385	2.2%
\$15,000 - \$24,999	4,392	4.1%	3,200	3.0%
\$25,000 - \$34,999	6,319	5.9%	5,056	4.8%
\$35,000 - \$49,999	10,677	10.0%	8,917	8.4%
\$50,000 - \$74,999	18,350	17.3%	17,067	16.0%
\$75,000 - \$99,999	14,289	13.4%	14,581	13.7%
\$100,000 - \$149,999	20,899	19.7%	22,910	21.5%
\$150,000 - \$199,999	11,942	11.2%	14,949	14.1%
\$200,000+	15,987	15.0%	17,320	16.3%
Median Household Income	\$90,961		\$102,810	
Average Household Income	\$130,537		\$145,546	
Per Capita Income	\$49,502		\$55,241	

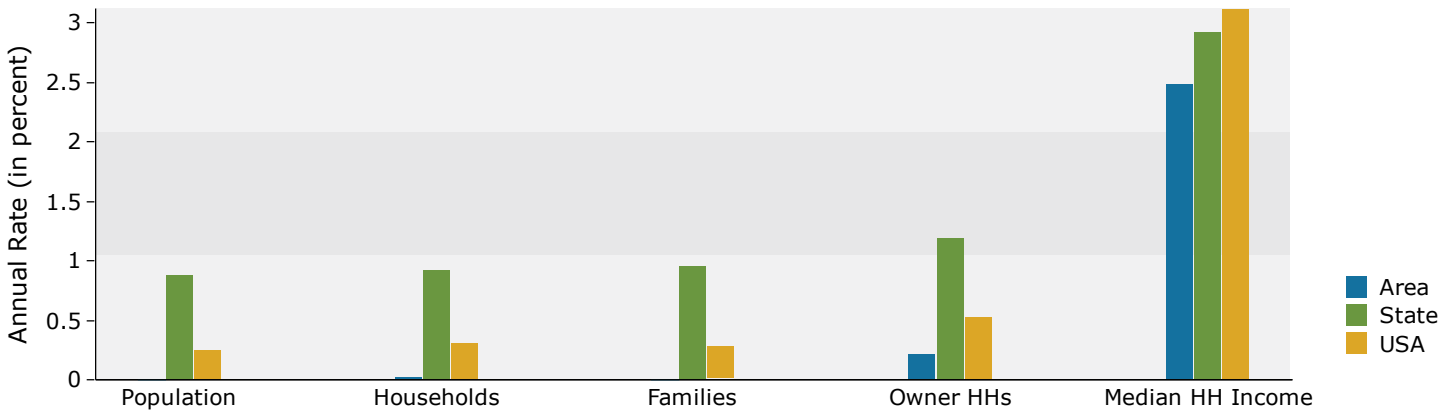
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,434	6.1%	14,980	5.3%	15,130	5.4%
5 - 9	17,573	7.0%	16,441	5.9%	15,882	5.7%
10 - 14	18,832	7.5%	18,190	6.5%	17,131	6.1%
15 - 19	17,531	6.9%	17,550	6.3%	16,404	5.9%
20 - 24	13,630	5.4%	15,801	5.6%	15,139	5.4%
25 - 34	30,067	11.9%	35,623	12.7%	35,228	12.6%
35 - 44	35,687	14.1%	34,741	12.4%	36,504	13.0%
45 - 54	43,437	17.2%	37,574	13.4%	34,804	12.4%
55 - 64	31,788	12.6%	41,348	14.8%	38,155	13.6%
65 - 74	16,127	6.4%	29,384	10.5%	32,760	11.7%
75 - 84	8,762	3.5%	13,558	4.8%	17,571	6.3%
85+	3,531	1.4%	4,966	1.8%	5,512	2.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	207,726	82.3%	184,865	66.6%	183,146	65.4%	174,430	62.2%
Black Alone	13,602	5.4%	22,537	8.1%	23,414	8.4%	24,874	8.9%
American Indian Alone	1,539	0.6%	1,926	0.7%	1,964	0.7%	2,021	0.7%
Asian Alone	11,247	4.5%	17,610	6.3%	18,226	6.5%	19,946	7.1%
Pacific Islander Alone	784	0.3%	1,434	0.5%	1,498	0.5%	1,556	0.6%
Some Other Race Alone	10,691	4.2%	15,632	5.6%	16,254	5.8%	17,580	6.3%
Two or More Races	6,811	2.7%	33,377	12.0%	35,654	12.7%	39,814	14.2%
Hispanic Origin (Any Race)	35,080	13.9%	48,575	17.5%	50,953	18.2%	54,660	19.5%

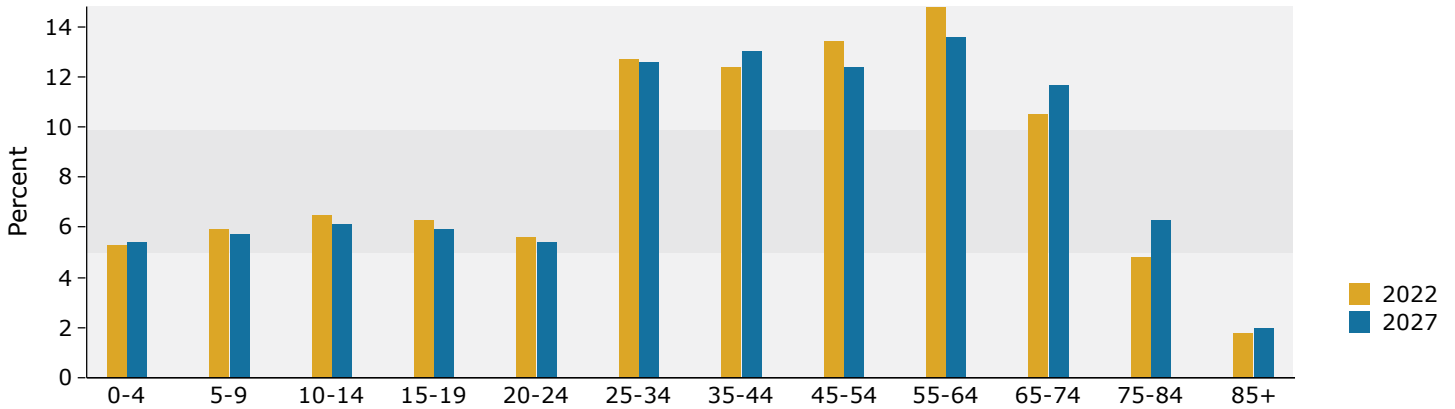
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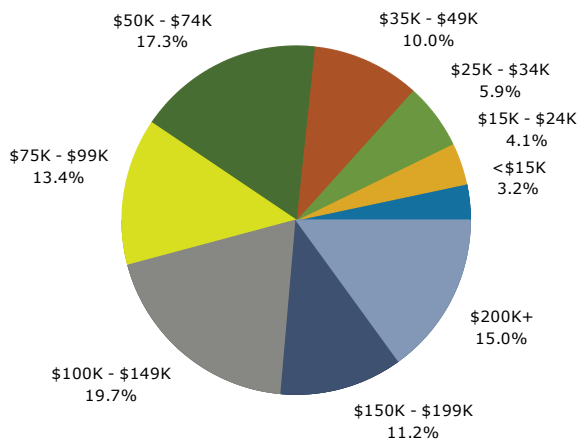
Trends 2022-2027



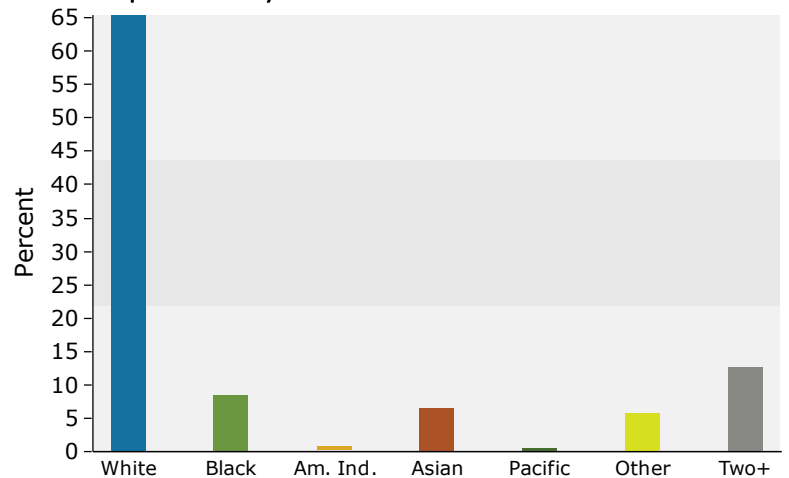
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 18.2%



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date