



SITE
322,000 SF
26.5 AC

10
TEXAS

W HURST BLVD.
ONLY

FOR LEASE

322,000 SF on 26.5 AC with High Visibility

301 W Hurst Blvd. | Hurst, TX 76053



322,000 SF on 26.5 AC with High Visibility

301 W Hurst Blvd. | Hurst, TX 76053



FOR LEASE

322,000 SF

Building Size

322,000 SF

Space Available

Immediately

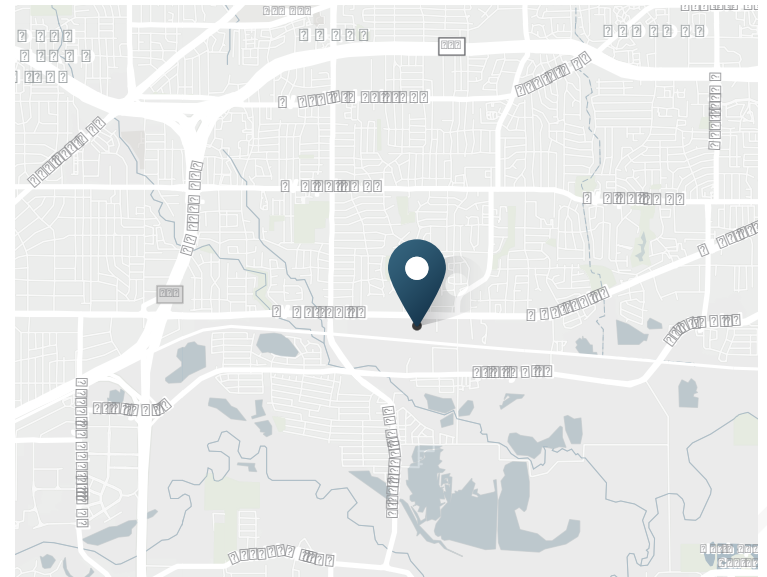
Available

5 Mega Watts

Power

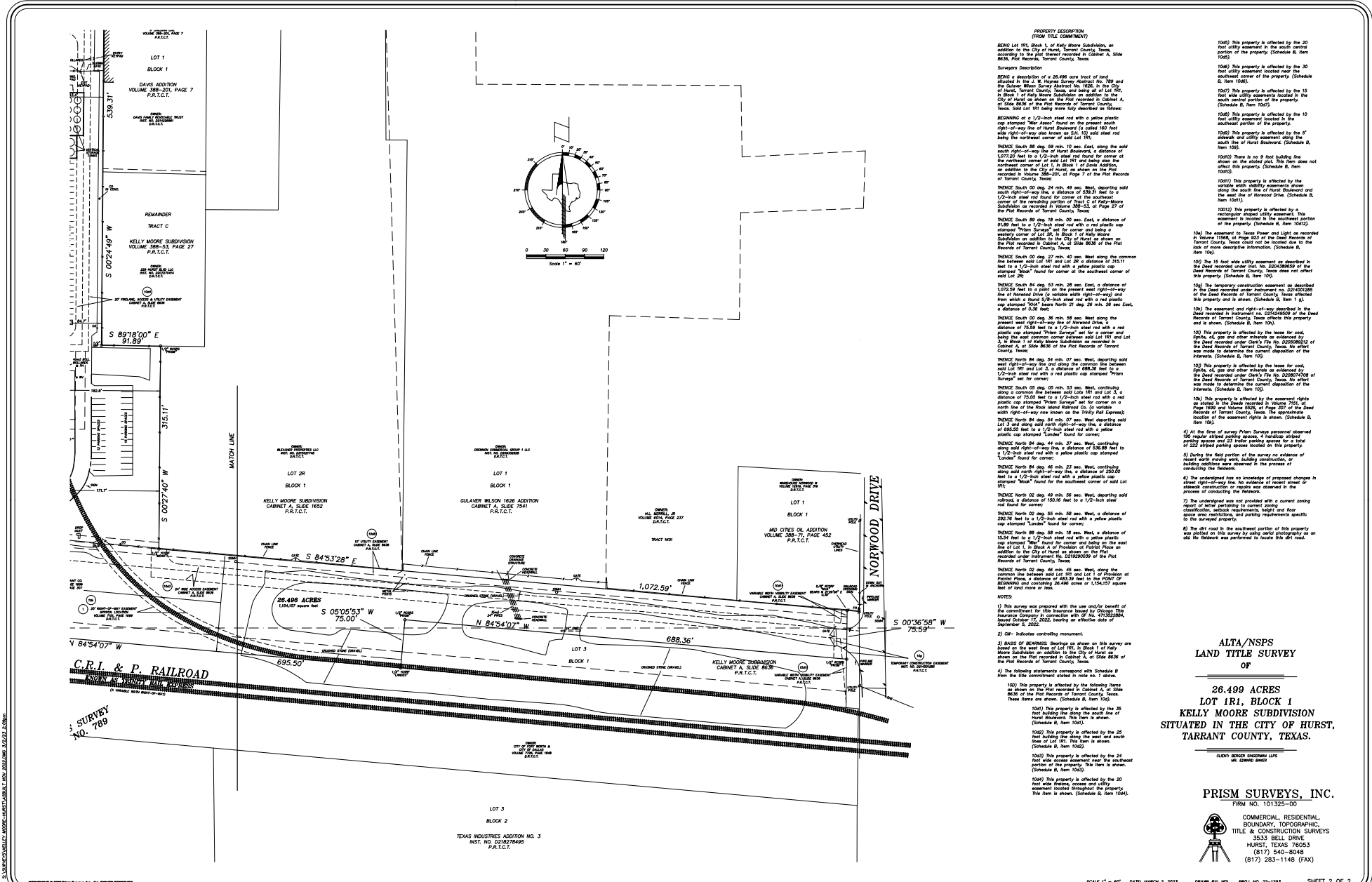
PROPERTY HIGHLIGHTS

Available SF	322,000
Warehouse SF	120,000
Production SF	173,177
Maintenance SF	3,600
Clear Height	28'
Built	1987
Land Size AC	26.5
DFW Airport Distance	13 Miles
Dallas Love Field Distance	22 Miles



322,000 SF on 26.5 AC with High Visibility

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PROPERTY DESCRIPTION
(FROM TITLE COMMITMENT)

BEING Lot 1, Block 1, of Kelly Moore Subdivision, an addition to the City of Hurst, Tarrant County, Texas, according to the plat, hereinafter referred to as Exhibit A, of the Plat Record in Tarrant County, Texas.

Survey Description

BEING a description of a 26.499 acre tract of land situated in the City of Hurst, Tarrant County, Texas, and the Galveston Bay Survey District No. 1622, in the City of Hurst, Tarrant County, Texas, and being all of Lot 1, Block 1, of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, and being all of the 26.499 acre tract of land shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a yellow plastic cap stamped "New Survey" found on the present south right-of-way line of Hurst Boulevard, a distance of 1077.22 feet to a 1/2-inch steel rod found for corner at the northeast corner of said Lot 1R1 being also on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE North 88 deg. 59 min. 10 sec. East, along the said south right-of-way line of Hurst Boulevard, a distance of 1077.22 feet to a 1/2-inch steel rod found for corner at the northeast corner of Lot 1, Block 1 of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE South 00 deg. 24 min. 48 sec. West, departing said south right-of-way line, a distance of 436.31 feet to a 1/2-inch steel rod found for corner at the southeast corner of the remaining portion of Tract C of Kelly Moore Subdivision as recorded in Volume 385-51, of Page 27 of the Plat Record of Tarrant County, Texas.

INCECE South 89 deg. 18 min. 00 sec. East, a distance of 61.89 feet to a 1/2-inch steel rod with a red plastic cap stamped "New Survey" set for corner and being a westerly corner of Lot 20, Block 1 of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE South 00 deg. 27 min. 40 sec. West along the common line between said Lot 20 and Lot 1R1, a distance of 1072.24 feet to a 1/2-inch steel rod with a red plastic cap stamped "New Survey" set for corner and being a westerly corner of Lot 20, Block 1 of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE South 00 deg. 36 min. 58 sec. West, along the present south right-of-way line of Norwood Drive, a distance of 15.58 feet to a 1/2-inch steel rod with a red plastic cap stamped "New Survey" set for corner and being the west corner corner of Lot 1R1 and Lot 3, Block 1 of Kelly Moore Subdivision as recorded in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE North 84 deg. 54 min. 07 sec. West, departing said west right-of-way line and along the common line between Lot 1R1 and Lot 3, a distance of 168.68 feet to a 1/2-inch steel rod with a red plastic cap stamped "New Survey" set for corner.

INCECE North 00 deg. 05 min. 03 sec. West, continuing along a common line between said Lot 1R1 and Lot 3, a distance of 75.00 feet to a 1/2-inch steel rod with a red plastic cap stamped "New Survey" set for corner and being the west corner corner of Lot 1R1 and Lot 3, Block 1 of Kelly Moore Subdivision as recorded in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE North 84 deg. 54 min. 07 sec. West, departing said Lot 3, along the said south right-of-way line, a distance of 250.00 feet to a 1/2-inch steel rod with a red plastic cap stamped "Landmark" found for corner.

INCECE North 84 deg. 44 min. 37 sec. West, continuing along said right-of-way line, a distance of 538.38 feet to a 1/2-inch steel rod with a yellow plastic cap stamped "Landmark" found for corner.

INCECE North 02 deg. 49 min. 58 sec. West, departing said railroad, a distance of 1517.8 feet to a 1/2-inch steel rod found for corner.

INCECE North 02 deg. 55 min. 58 sec. West, a distance of 232.78 feet to a 1/2-inch steel rod with a yellow plastic cap stamped "Landmark" found for corner.

INCECE North 88 deg. 58 min. 18 sec. West, a distance of 123.64 feet to a 1/2-inch steel rod with a yellow plastic cap stamped "Landmark" found for corner and being the west corner of Lot 1, Block 1 of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

INCECE North 02 deg. 46 min. 45 sec. West, along the common line between said Lot 1R1 and Lot 1 of Kelly Moore Subdivision, a distance of 823.39 feet to the POINT OF BEGINNING and continuing 26.499 acres or 1,143,137 square feet of land more or less.

NOTES

- 1) This survey was prepared with the use and/or benefit of the commitment for this business location by Orange The Insurance Company, a commitment with a closing date of September 3, 2022, bearing an effective date of September 3, 2022.
- 2) CM - Indicates controlling monument.
- 3) Block 1 of 26.499 ACRES. The survey on this survey was based on the west line of Lot 1R1, of Block 1 of Kelly Moore Subdivision as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 4) The following statements correspond with Schedule B Item 10 of the commitment for this business location:
- 100) This property is affected by the following items as shown on the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1001) This property is affected by the 35 foot building line along the south line of the street. (Schedule B, Item 1001).
- 1002) This property is affected by the 25 foot building line along the west and south line of Lot 1R1. (Schedule B, Item 1002).
- 1003) This property is affected by the 24 foot side access easement near the southeast portion of the property. (Schedule B, Item 1003).
- 1004) This property is affected by the 20 foot side access easement near the southeast portion of the property. (Schedule B, Item 1004).
- 1005) This property is affected by the 20 foot utility easement in the south corner portion of the property. (Schedule B, Item 1005).
- 1006) This property is affected by the 30 foot utility easement located near the southeast corner of the property. (Schedule B, Item 1006).
- 1007) This property is affected by the 15 foot side utility easement located in the south corner portion of the property. (Schedule B, Item 1007).
- 1008) This property is affected by the 10 foot utility easement located in the southeast portion of the property. (Schedule B, Item 1008).
- 1009) This property is affected by the 27 foot utility easement along the south line of Hurst Boulevard. (Schedule B, Item 1009).
- 1010) There is no 8 foot building the above on the stated plat. This item does not affect this property. (Schedule B, Item 1010).
- 1011) This property is affected by the various utility easements shown along the south line of Hurst Boulevard and the west line of Norwood Drive. (Schedule B, Item 1011).
- 1012) This property is affected by a rectangular utility easement. This easement is located in the southeast portion of the property. (Schedule B, Item 1012).
- 1013) This property is affected by the 20 foot utility easement as described in the Deed recorded under Plat No. 220428865 of the Deed Record of Tarrant County, Texas, and also this property. (Schedule B, Item 1013).
- 1014) The 10 foot utility easement as described in the Deed recorded under Plat No. 220428865 of the Deed Record of Tarrant County, Texas, and also this property. (Schedule B, Item 1014).
- 1015) The temporary construction easement as described in the Deed recorded under Plat No. 220428865 of the Deed Record of Tarrant County, Texas, and also this property and Lot 1 (g).
- 1016) The easement and right-of-way described in the Deed recorded in Tarrant County, Texas, 588 Lot 1R1 and also shown. (Schedule B, Item 1016).
- 1017) This property is affected by the issue for road, signs, oil, gas and other interests as evidenced by the Deed recorded under Clerk's File No. 200908212 of the Deed Record of Tarrant County, Texas, and also this property. (Schedule B, Item 1017).
- 1018) This property is affected by the issue for road, signs, oil, gas and other interests as evidenced by the Deed recorded under Clerk's File No. 200907678 of the Deed Record of Tarrant County, Texas, and also this property. (Schedule B, Item 1018).
- 1019) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1020) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1021) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1022) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1023) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
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- 1026) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
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- 1048) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1049) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:
- 1050) This property is affected by the easement rights as shown in Exhibit A, of the Plat Record in Tarrant County, Texas, 588 Lot 1R1 being more fully described as follows:

ALTA/NSPS
LAND TITLE SURVEY
OF
26.499 ACRES
LOT 1R1, BLOCK 1
KELLY MOORE SUBDIVISION
SITuated IN THE CITY OF HURST,
TARRANT COUNTY, TEXAS.

CLERK RECORDING SLIP
MR. EDWARD SMITH

PRISM SURVEYS, INC.
FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)

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SITE
322,000 SF
26.5 AC



W HURST BLVD.

S NORWOOD DRIVE



ARROW
SELF
STORAGE

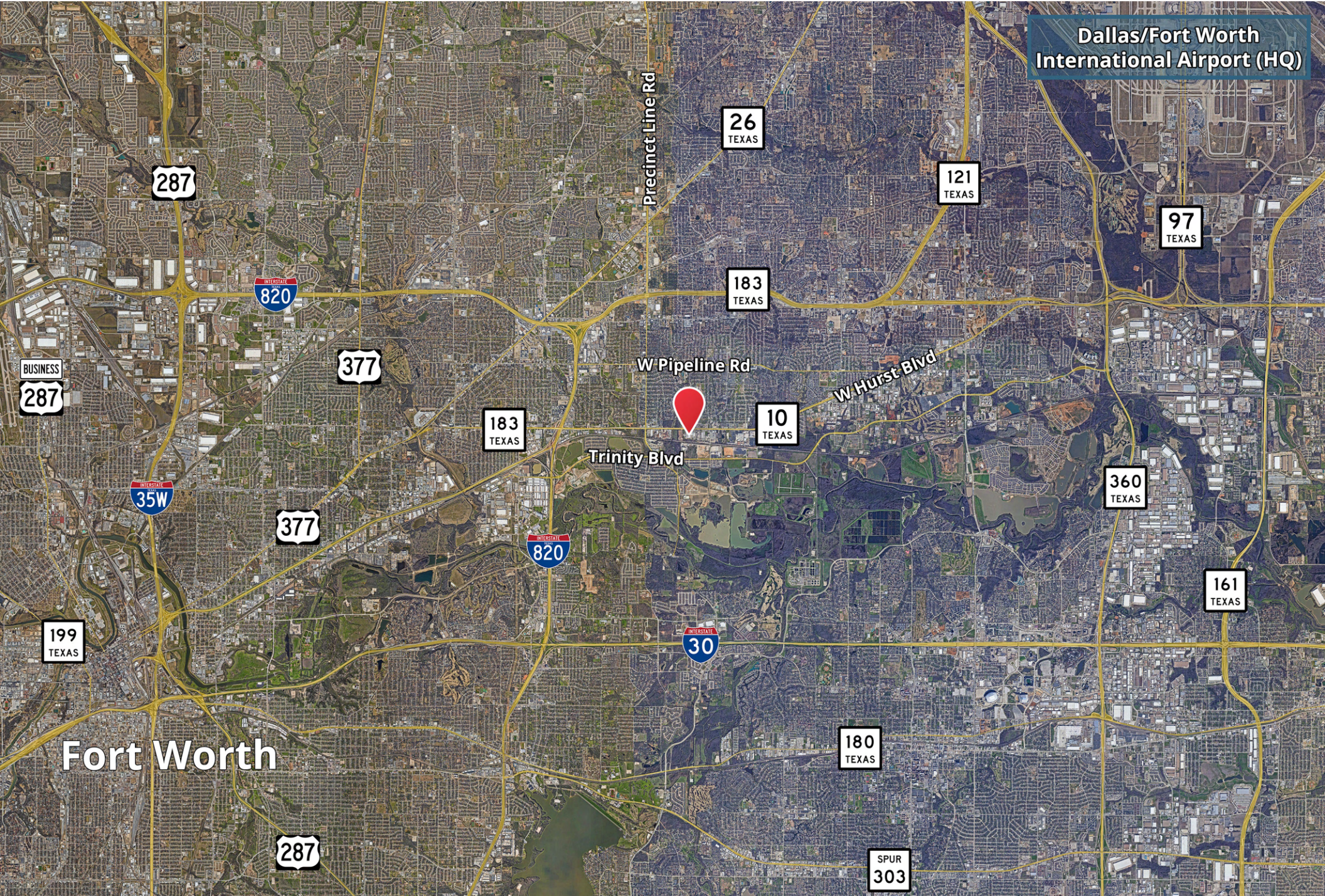


322,000 SF on 26.5 AC with High Visibility

301 W Hurst Blvd. | Hurst, TX 76053



Dallas/Fort Worth
International Airport (HQ)



Fort Worth



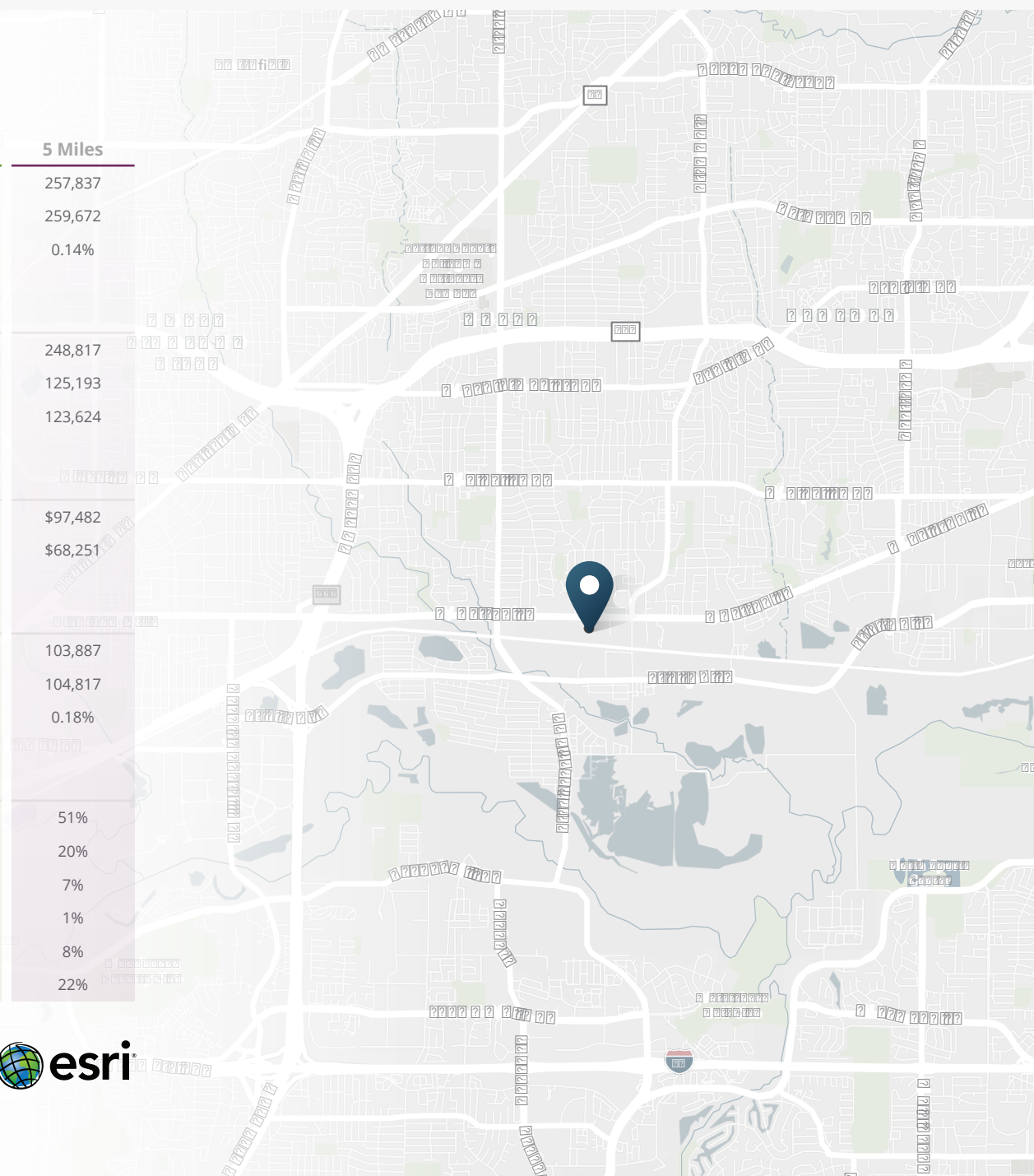
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	11,778	84,174	257,837
2028 Projected Population	11,900	84,554	259,672
Projected Annual Growth Rate 2023 to 2028	0.21%	0.09%	0.14%
Daytime Population			
2023 Daytime Population	7,978	83,343	248,817
Workers	2,418	43,821	125,193
Residents	5,560	39,522	123,624
Income			
2023 Est. Average Household Income	\$93,833	\$89,484	\$97,482
2023 Est. Median Household Income	\$74,467	\$66,948	\$68,251
Households & Growth			
2023 Estimated Households	4,239	32,332	103,887
2028 Estimated Households	4,296	32,597	104,817
Projected Annual Growth Rate 2023 to 2028	0.27%	0.16%	0.18%
Race & Ethnicity			
2023 Est. White	52%	51%	51%
2023 Est. Black or African American	12%	17%	20%
2023 Est. Asian or Pacific Islander	10%	7%	7%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	9%	9%	8%
2023 Est. Hispanic	27%	25%	22%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders 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.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

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