



214.378.1212

KEN REIMER
 KREIMER@VENTURELANDGROUP.NET

1.93 ACRES FOR SALE

WEST ON CRYSTAL SPRINGS ST
 BEDFORD, TX

PROPERTY HIGHLIGHTS

- ★ HIGHLY TRAFFICED LOCATION WITH GREAT ACCESS FROM BOTH HWY 121 & E HARWOOD RD
- ★ LOCATED 1 MILE FROM GLADE PARKS TOWN CENTER & LESS THAN 5 MILES FROM DFW AIRPORT
- ★ AVERAGE HOUSEHOLD INCOME ABOVE \$100,00 IN 1, 3, 5 MILE RADIUS
- ★ ALL UTILITIES TO SITE OR CLOSE BY

SIZE

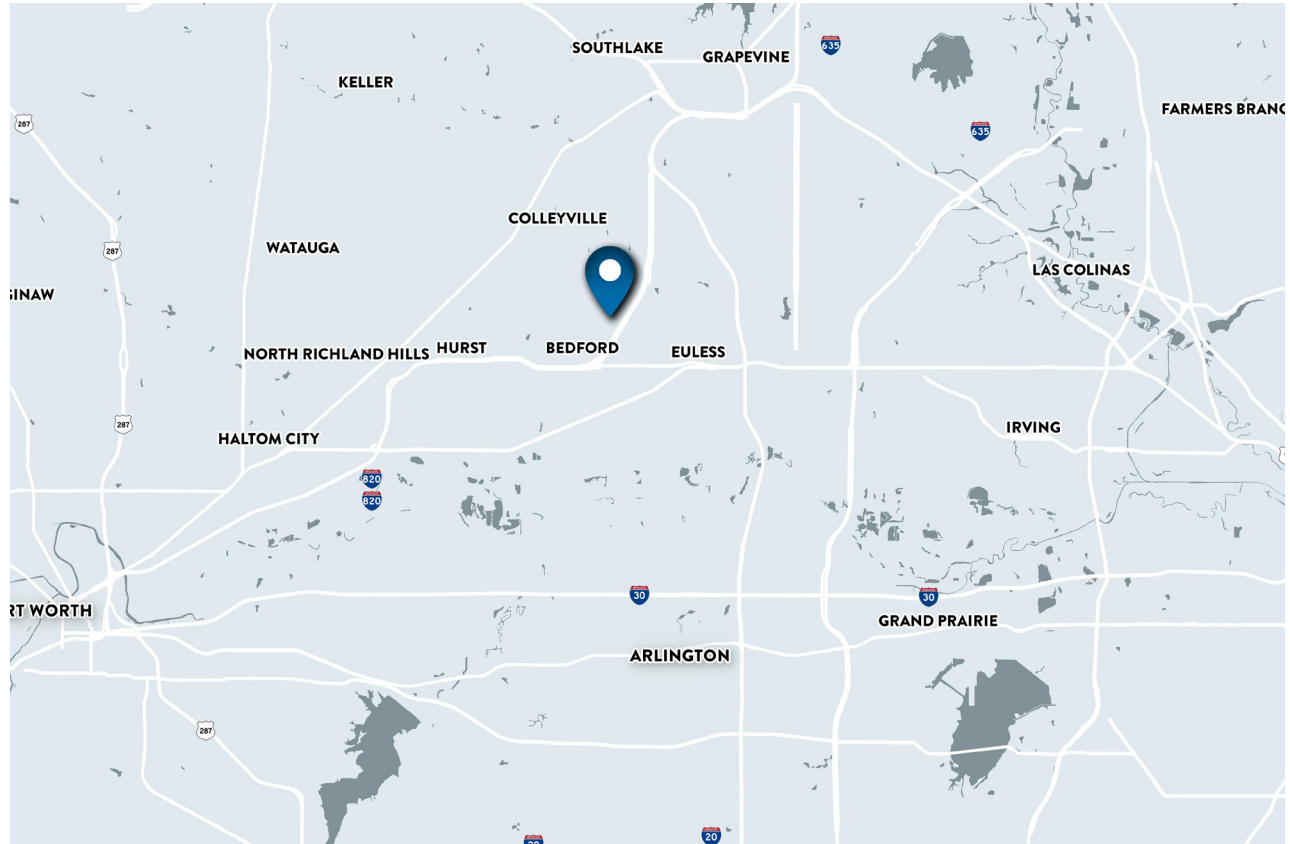
1.93 AC

TRAFFIC COUNTS

HWY 121	E HARWOOD RD
91,551 VPD	17,853 VPD

ZONING

- ★ CURRENT ZONING: H - HEAVY COMMERCIAL DISTRICT

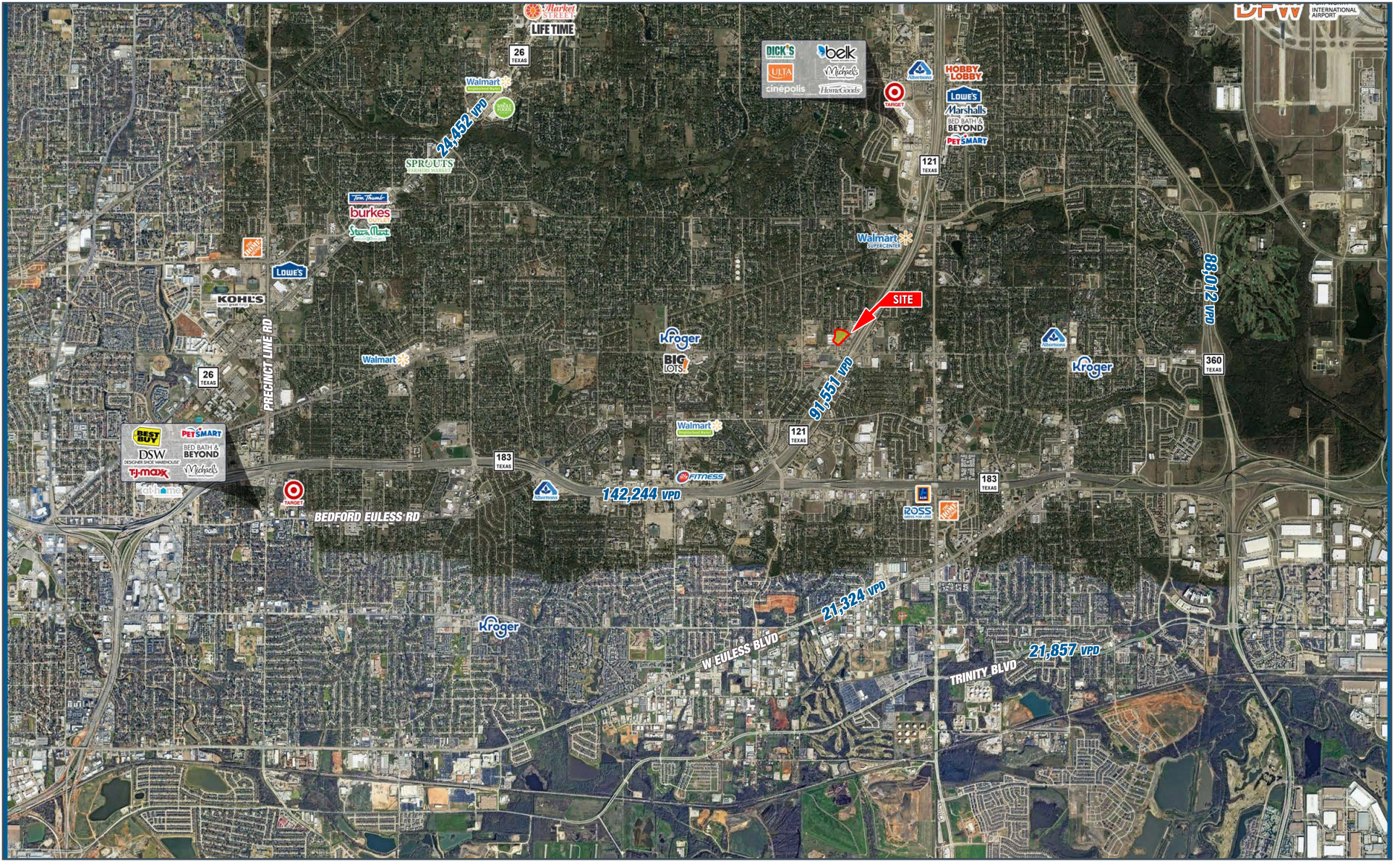


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,823	126,673	216,639
EST. DAYTIME POPULATION	9,476	76,944	153,821
EST. AVG. HH INCOME	\$94,952	\$99,223	\$102,542

AREA ATTRACTIONS













8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTURELANDGROUP.NET

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Founding Principal
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kreimer@venturelandgroup.net



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.



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.

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.

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.

- 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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Kenneth Edward Reimer, Designated Broker of Firm, and Licensed Supervisor of Sales Agent/Associate.