

# OFFERING MEMORANDUM



## RETRO PLAZA

1424 BROWN TRAIL, BEDFORD, TX 76022

**UNIQUE RETAIL/OFFICE BUILDING | 9,092 SF | 86.8% LEASED**



# INVESTMENT OVERVIEW

## RETRO PLAZA

Retro Plaza is an “ecclectic cool” multi-tenant office/retail project located in the heart of the premier Hurst/Euless/Bedford submarket with excellent access to Hwy 183/121. The offering represents a unique opportunity to acquire a 86.8% occupied office/retail project in the affluent area just southwest of DFW International Airport with below market rents in place and room for significant upside in bringing all rent to market rates.

## OFFERING AT A GLANCE

ADDRESS	1424 BROWN TRAIL
RENTABLE AREA	9,092 RSF
% LEASED	86.8%
# OF BUILDINGS	3
<b>SALE PRICE</b>	<b>\$1,100,000</b>
PRICE / SF	\$120.99
CAP RATE/PROFORMA	7.8%/11.6%
LOT SIZE	31,000 SF
PARKING RATIO	4.5/1,000 SF
YEAR BUILT	1967; REN 2022
MARKET	DALLAS - FORT WORTH
SUBMARKET	HURST/EULESS/BEDFORD



# KEY LOCATION



## BELOW MARKET RENTS

The property is 86.8% leased with current rents 55% below the market rates which provides significant upside in the property to bring the rates to market rents.



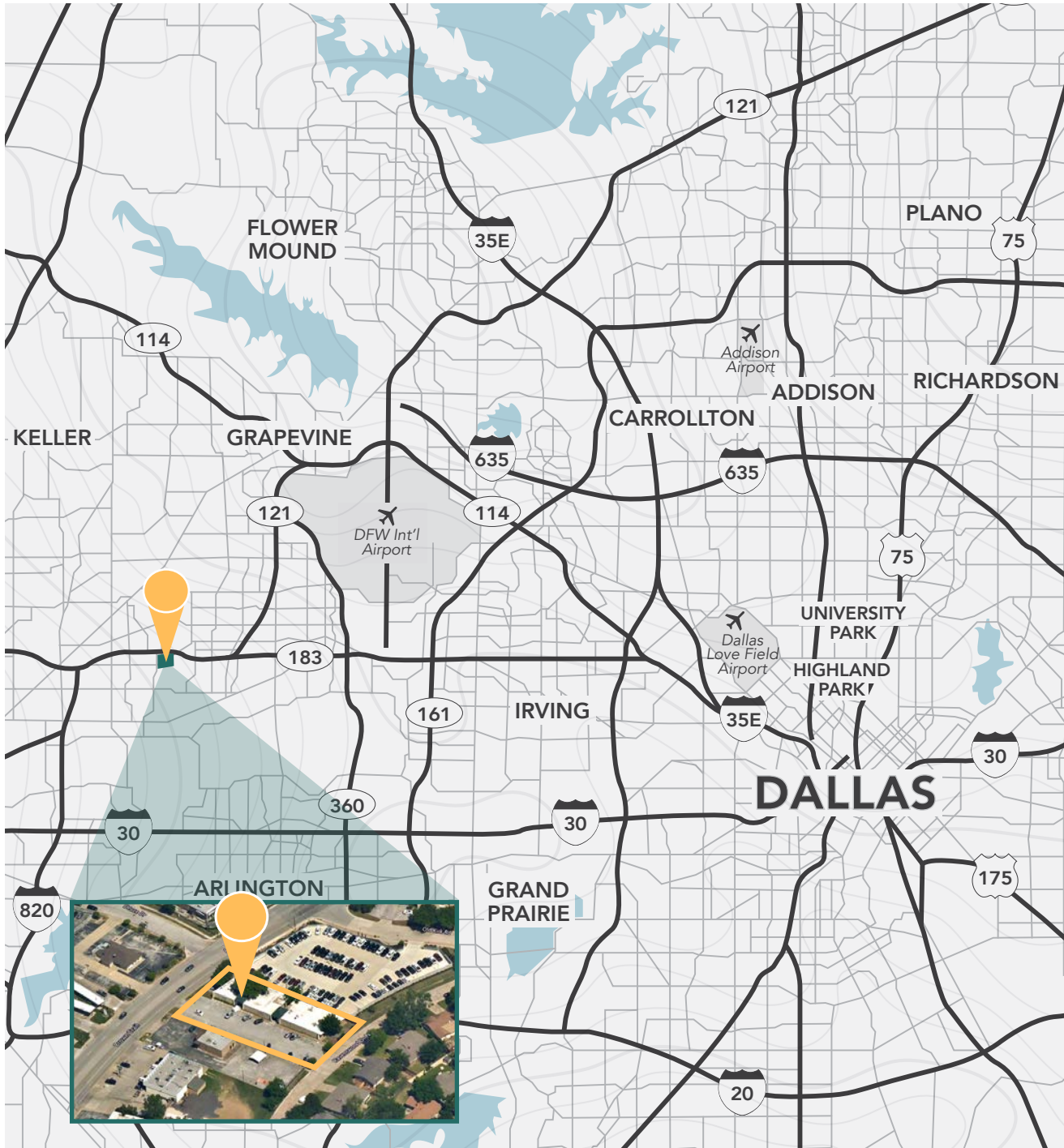
## STRATEGIC LOCATION

Located near the Brown Trail and SH 183 intersection with frontage directly on Brown Trail. The project has very easy access to SH 183 in the center of the Hurst Euless Bedford area.



## IRREPLACEABLE ASSET

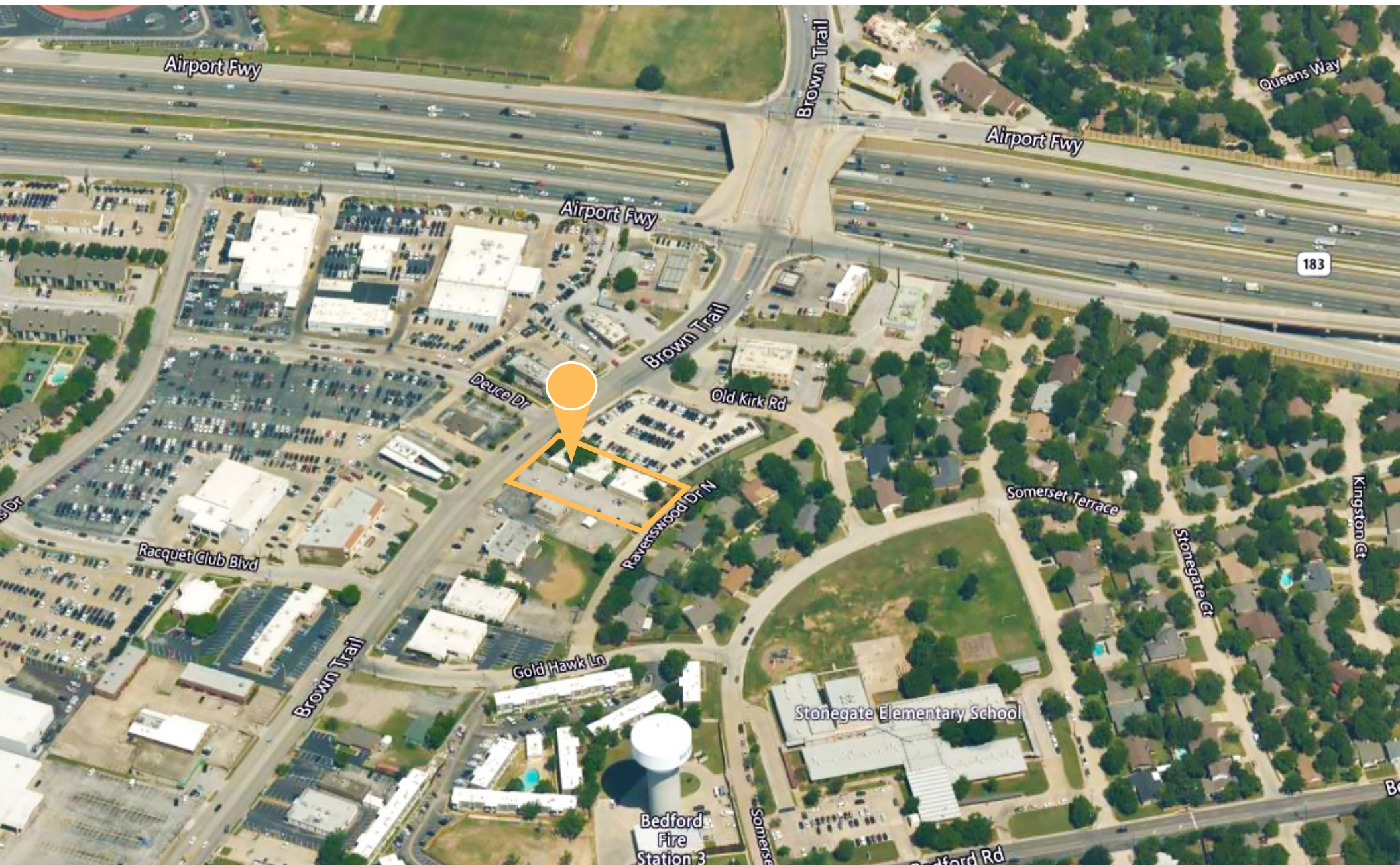
Land scarcity and significantly inflated construction costs shelter the asset and cash flow stream from additional competitive supply in the market.





# KEY LOCATION

RETRO PLAZA





# PROPERTY PHOTOS

RETRO PLAZA





# PROPERTY PHOTOS

RETRO PLAZA







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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:

**Jason Finch**

First Vice President

972.389.9006

[jfinch@bradford.com](mailto:jfinch@bradford.com)

**Michael Spain**

Executive Vice President

972.337.9325

[mspain@bradford.com](mailto:mspain@bradford.com)

