



## **PROPERTY PROFILE**

**Name:** Harwood @ Martin

**Seller:** Bedford 157 Joint Venture

**Location:** Southwest corner of 3030 Harwood Road at (2727) Martin Drive in Bedford, TX 76021.

**Size:** Approximately 2.411 acres; 105,025 square feet; 200' x 525'

**Access:** Frontage

- 200 feet on the south side of Harwood Road, a 4-lane divided thoroughfare within a 100-foot right-of-way, protected left turn stacking lanes and traffic signal lights at the Martin Drive
- 525 feet on the west side of Martin Drive, a 3-lane undivided thoroughfare within an 80-foot right-of-way with two lanes in each direction and a center turn lane

Major Thoroughfares

- Harwood Road is a major cross-town thoroughfare
- Martin Drive is a major collector thoroughfare

Highways

- To the east, Texas State Highway 121 is a major, north-south limited access highway in the Dallas/Fort Worth metroplex area
- To the south, Texas State Highway 183 (Airport Freeway) is a major, east-west limited access highway in the Dallas/Fort Worth metroplex area

**Traffic counts:** Nearby large employers, schools, and day care facilities generate traffic counts exceeding 22,000 cars per day per CCIM STDB:

Location	VPD	Year
Harwood, west of Martin	19,074	2012
Harwood, east of Martin	22,248	2012
Martin, north of Harwood	5,140	2013
Martin, south of Harwood	4,199	2013



**Utilities:**

Utility	Size	Location	Supplier
Water	12"	Eastside of Martin	Bedford
Water	12"	Southside of Harwood	
Sanitary Sewer	6"	at south property line	Bedford
Sanitary Sewer	10"	Southside Harwood, 400' west	Bedford
Gas	4"	Eastside of Martin Drive	Lone Star
Electric		at the property	Oncor
Telephone		at the property	SBC
Cable		at the property	Storer Cable

**Zoning:**

HC – Heavy Commercial. Permitting office, hotel, retail, restaurant, showroom, convenience store (gasoline sales with SUP, liquor sales not possible), and many other uses. This property is not within the SH-121 Overlay District.

**Topography:**

The property has a gentle slope and falls from east to west.

**Demographics:**

Population within 3 miles exceeds 100,000 people. The property is in a dominant retail area near SH-121 and across the street from a grocery store-anchored shopping center. Figures are from CCIM STDB.

2017	1 Mile	3 Miles	5 Miles
Total Population	17,498	121,754	214,272
Total Households	8,032	50,724	87,306
Average Household Size	2.17	2.39	2.45
Average Household Income	\$79,274	\$88,589	\$91,497

**Current use:**

Agriculture

**Adjoining uses:**

North: Retail strip center and Meadow Creek Elementary School  
East: Harwood Hills Village Shopping Center (grocery store anchor)  
South: Woodbridge Apartments  
West: Huntington Glen Apartments



**Public facilities:**

Emergency Services

- Police: 2121 L. Don Dodson Drive
- Fire: Station #2 - 3940 Martin Drive

Education

- Tarrant County Community College - northeast campus is located at 828 Harwood Road, Hurst, TX 76054
- H-E-B ISD: Meadow Creek Elementary, Harwood Junior High, and Trinity High School

Parks

- Bedford Trails Linear Park is located to the west on Harwood
- Meadow Park Athletic Complex is located to the west on Harwood
- Stormie Jones Park is located to the east on Harwood

**CIP:**

Bedford has initialed a capital improvement project to upgrade Harwood Road.

**Studies:**

Available studies:

- Title commitment is available
- Concept site plan(s) is available

**Title company:**

Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: ncolaluca@republictitle.com.

**Principals:**

Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

**Brokers:**

Broker(s) and agent(s) may register their client by requesting a Registration Letter.

**Price:**

Price depends on amount of land desired, shape, location, and intended use. Call agent to discuss.



**Information:**

Contact Broker: Hope Realty  
Attention: Michael Hope, Broker Associate  
US Mail: P. O. Box 427, Addison, TX 75001  
Delivery: 15842 Addison Road, Addison, TX 75001  
Direct Dial: 972/239-1325  
E-mail: [mike@hwktx.com](mailto:mike@hwktx.com)  
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**Exhibits:**

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Sketch/Survey/Site Plan
- Property Description