

# Harwood Road Office Duplex

401 Harwood Road, Bedford TX 76021

100% Leased

OFFERING MEMORANDUM



**Saul Waranch**  
Broker  
(214) 526-5800  
swaranch@sfwaranch.com

**Jeff Lewin**  
Head of Brokerage  
(214) 336-7715  
jlewin@sfwaranch.com

**George O'Reilly**  
Broker  
(806) 438-4018  
goreilly@sfwaranch.com



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01

## Property Description

Property Features

Aerial Map

Parcel Map

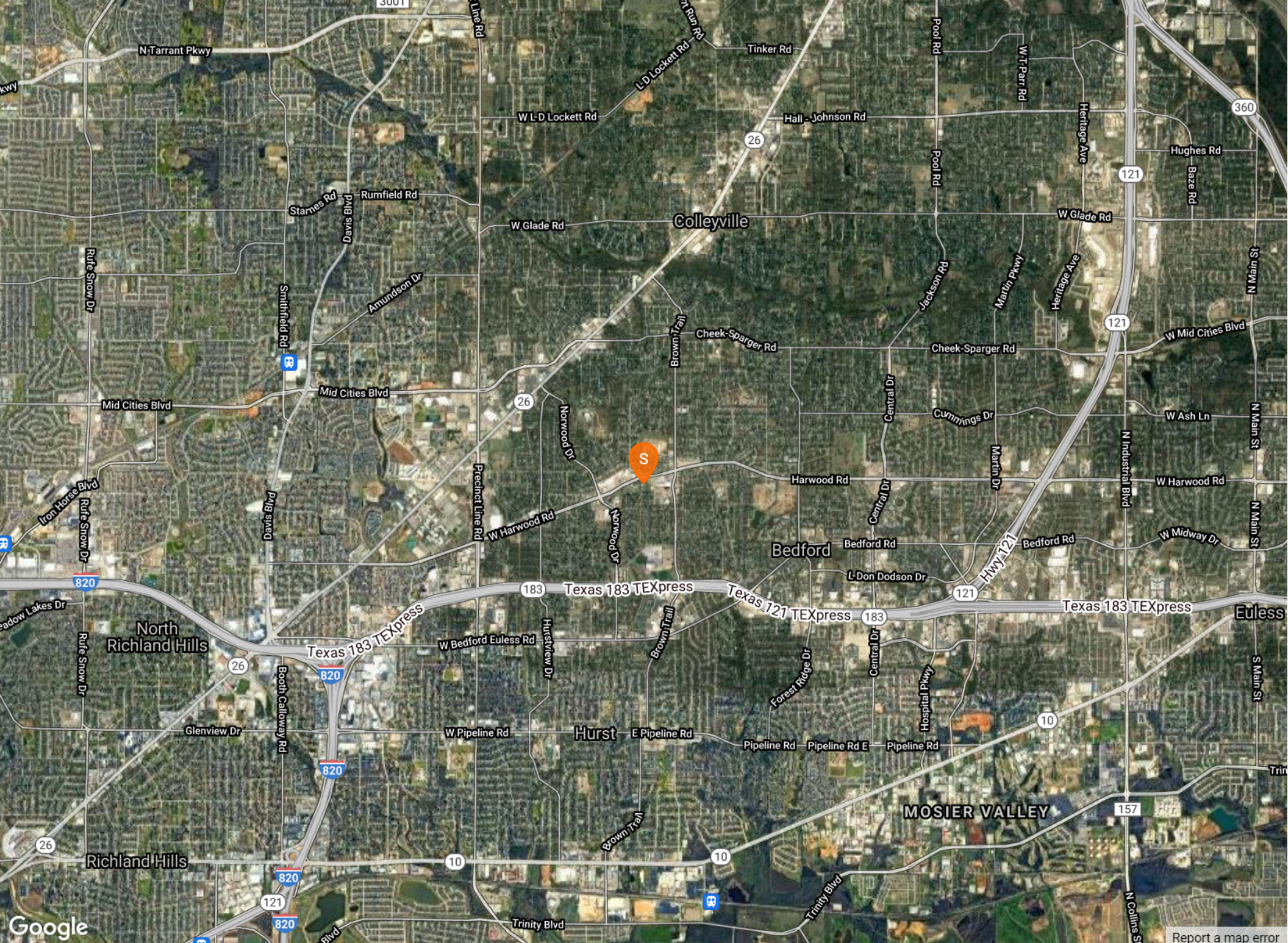


## PROPERTY FEATURES

NUMBER OF TENANTS	2
NET RENTABLE AREA (SF)	2,696
YEAR BUILT	2001
NUMBER OF STORIES	one
NUMBER OF BUILDINGS	one
NUMBER OF PARKING SPACES	Ample







[Report a map error](#)





02

## Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,214	102,665	218,301
2010 Population	11,654	104,998	238,188
2021 Population	11,857	112,564	263,773
2026 Population	12,017	116,767	276,743
2021 African American	387	9,987	21,816
2021 American Indian	52	693	1,519
2021 Asian	565	5,106	18,134
2021 Hispanic	1,333	22,066	49,246
2021 Other Race	270	7,536	15,927
2021 White	10,186	84,508	194,504
2021 Multiracial	350	4,256	9,912
2021-2026: Population: Growth Rate	1.35 %	3.70 %	4.80 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	2,123	4,345
\$15,000-\$24,999	191	3,027	5,415
\$25,000-\$34,999	237	4,273	7,585
\$35,000-\$49,999	371	6,163	11,707
\$50,000-\$74,999	754	9,109	18,580
\$75,000-\$99,999	682	5,879	13,938
\$100,000-\$149,999	1,272	8,187	19,079
\$150,000-\$199,999	624	3,522	10,035
\$200,000 or greater	606	4,209	12,448
Median HH Income	\$101,218	\$69,599	\$80,691
Average HH Income	\$120,821	\$98,434	\$112,118

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,832	43,117	86,998
2010 Total Households	4,789	43,321	93,504
2021 Total Households	4,898	46,493	103,133
2026 Total Households	4,958	48,220	108,004
2021 Average Household Size	2.42	2.40	2.54
2000 Owner Occupied Housing	4,110	25,078	54,850
2000 Renter Occupied Housing	661	16,155	28,804
2021 Owner Occupied Housing	4,175	27,700	67,822
2021 Renter Occupied Housing	723	18,793	35,312
2021 Vacant Housing	97	2,567	4,679
2021 Total Housing	4,995	49,060	107,812
2026 Owner Occupied Housing	4,279	29,030	71,751
2026 Renter Occupied Housing	679	19,190	36,253
2026 Vacant Housing	92	2,577	4,674
2026 Total Housing	5,050	50,797	112,678
2021-2026: Households: Growth Rate	1.20 %	3.65 %	4.65 %



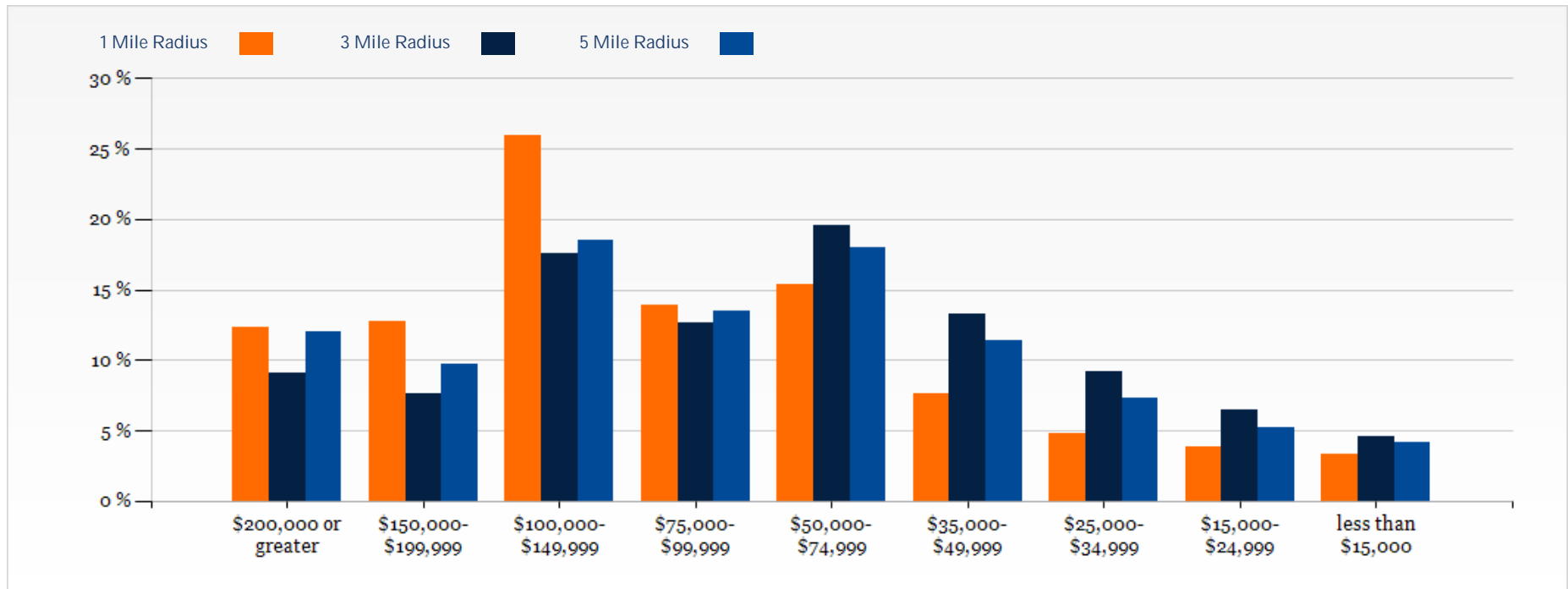
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	576	7,404	16,364
2021 Population Age 35-39	627	7,621	17,142
2021 Population Age 40-44	656	6,860	16,521
2021 Population Age 45-49	702	6,901	16,982
2021 Population Age 50-54	754	7,341	18,316
2021 Population Age 55-59	926	7,998	19,839
2021 Population Age 60-64	987	7,880	18,626
2021 Population Age 65-69	996	6,697	15,123
2021 Population Age 70-74	1,033	5,697	12,222
2021 Population Age 75-79	691	3,865	7,738
2021 Population Age 80-84	397	2,478	4,740
2021 Population Age 85+	318	2,577	4,746
2021 Population Age 18+	9,880	89,879	207,007
2021 Median Age	51	42	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,930	\$56,287	\$66,596
Average Household Income 25-34	\$110,276	\$76,743	\$86,645
Median Household Income 35-44	\$111,892	\$76,921	\$91,701
Average Household Income 35-44	\$136,839	\$103,069	\$116,195
Median Household Income 45-54	\$115,938	\$89,940	\$106,232
Average Household Income 45-54	\$136,405	\$120,935	\$141,404
Median Household Income 55-64	\$111,884	\$88,734	\$100,318
Average Household Income 55-64	\$131,072	\$119,074	\$135,408
Median Household Income 65-74	\$95,756	\$73,713	\$77,377
Average Household Income 65-74	\$122,496	\$99,679	\$104,400
Average Household Income 75+	\$90,734	\$70,160	\$70,823

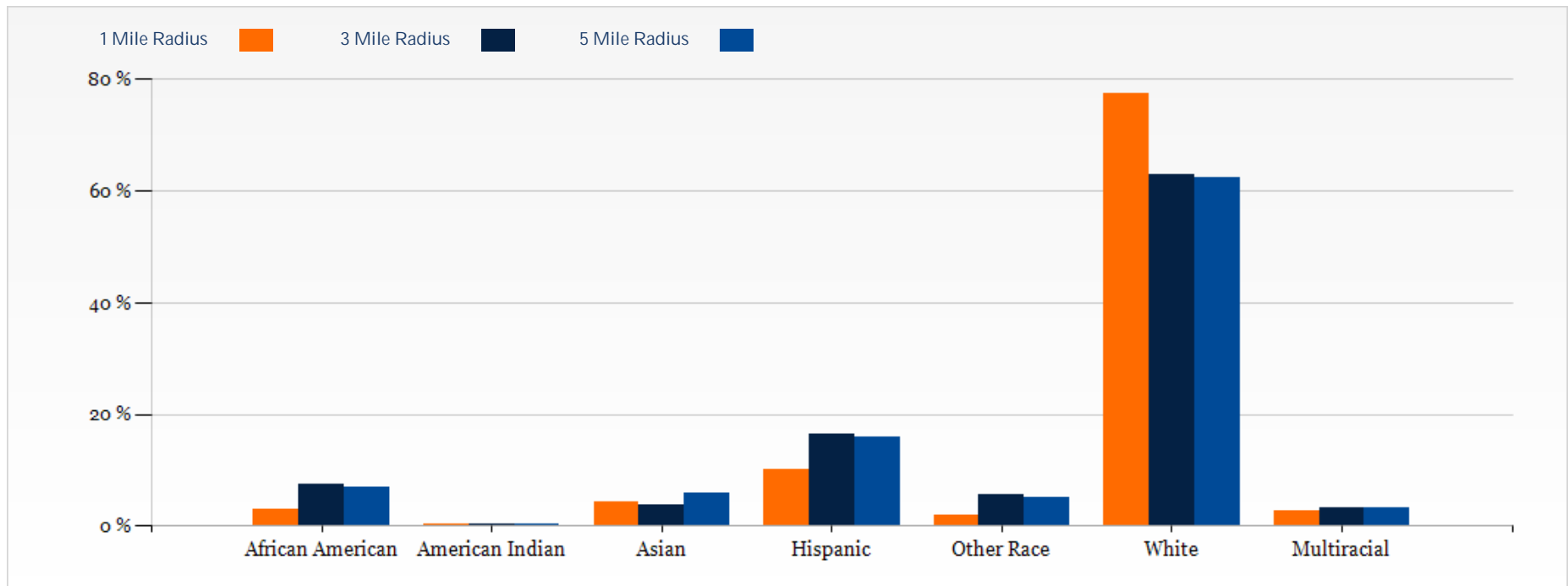
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	652	7,389	18,443
2026 Population Age 35-39	667	7,548	18,135
2026 Population Age 40-44	717	7,774	18,040
2026 Population Age 45-49	742	7,198	17,365
2026 Population Age 50-54	713	7,011	17,341
2026 Population Age 55-59	793	7,267	18,163
2026 Population Age 60-64	944	7,854	18,893
2026 Population Age 65-69	993	7,413	17,483
2026 Population Age 70-74	999	6,265	14,122
2026 Population Age 75-79	844	4,909	10,734
2026 Population Age 80-84	507	3,060	6,182
2026 Population Age 85+	374	2,925	5,453
2026 Population Age 18+	9,998	93,638	218,740
2026 Median Age	51	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,113	\$61,827	\$75,217
Average Household Income 25-34	\$119,970	\$84,656	\$96,946
Median Household Income 35-44	\$118,759	\$84,492	\$101,424
Average Household Income 35-44	\$150,407	\$114,287	\$128,656
Median Household Income 45-54	\$122,897	\$99,081	\$111,789
Average Household Income 45-54	\$149,375	\$131,947	\$151,843
Median Household Income 55-64	\$118,727	\$95,842	\$107,231
Average Household Income 55-64	\$143,762	\$129,943	\$149,844
Median Household Income 65-74	\$105,052	\$79,557	\$84,659
Average Household Income 65-74	\$136,647	\$111,542	\$119,108
Average Household Income 75+	\$106,558	\$79,933	\$83,047

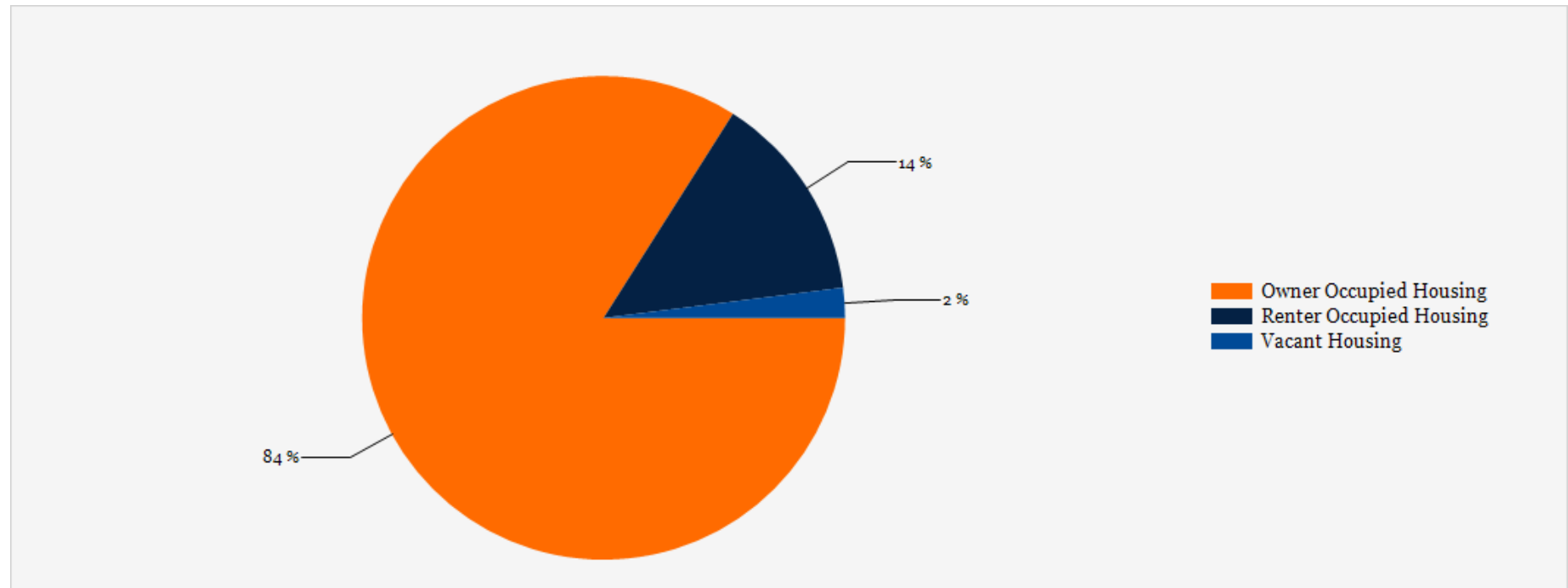
## 2021 Household Income



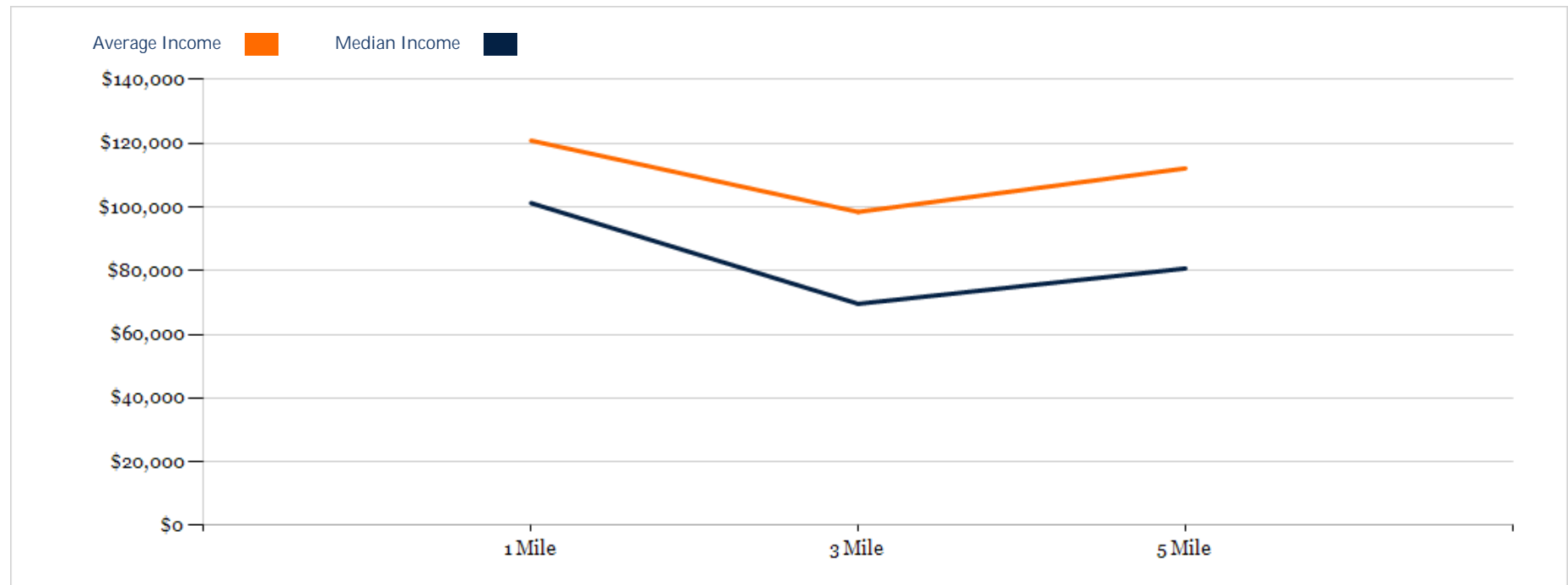
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





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