

FOR LEASE

School Lane Office Suites

2312 School Ln | Bedford, TX 76021



VISION
COMMERCIAL REAL ESTATE

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PRICE | **CONTACT BROKER**

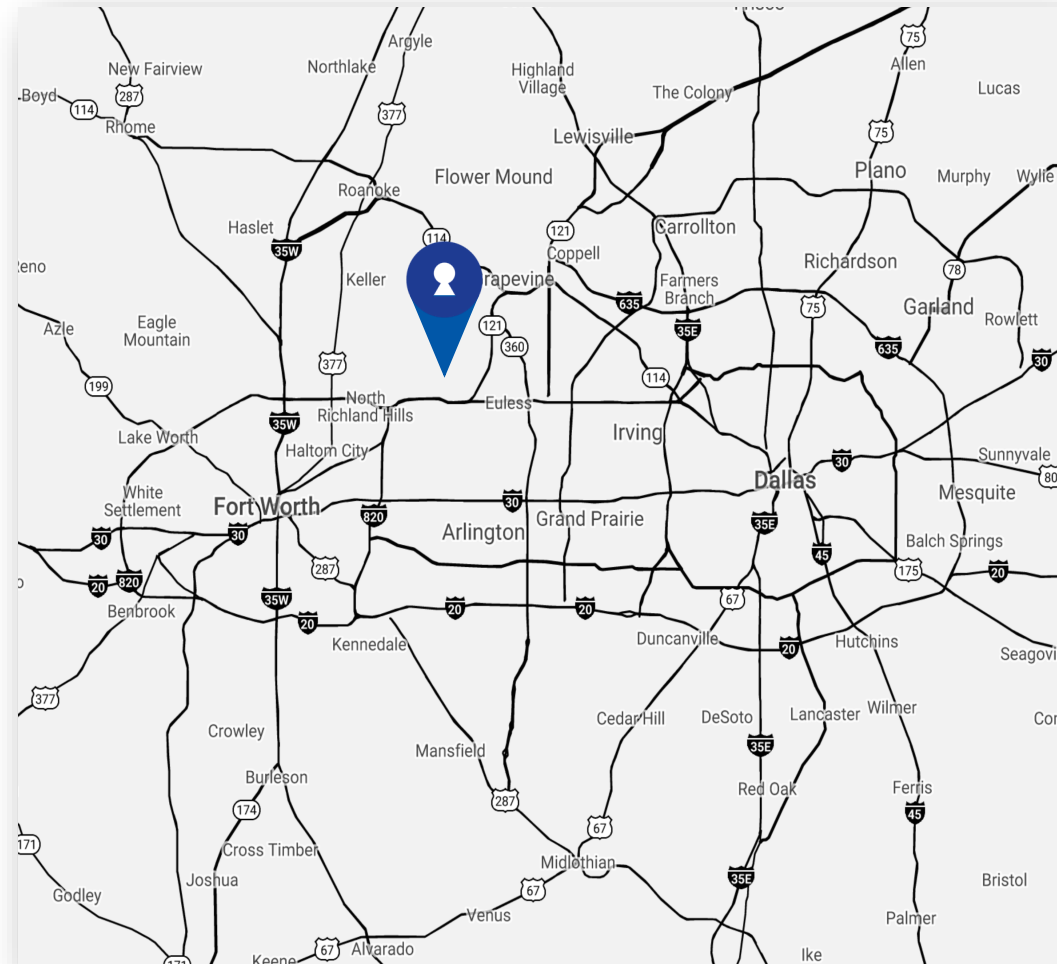
PROPERTY AREA | **3,760 SF**

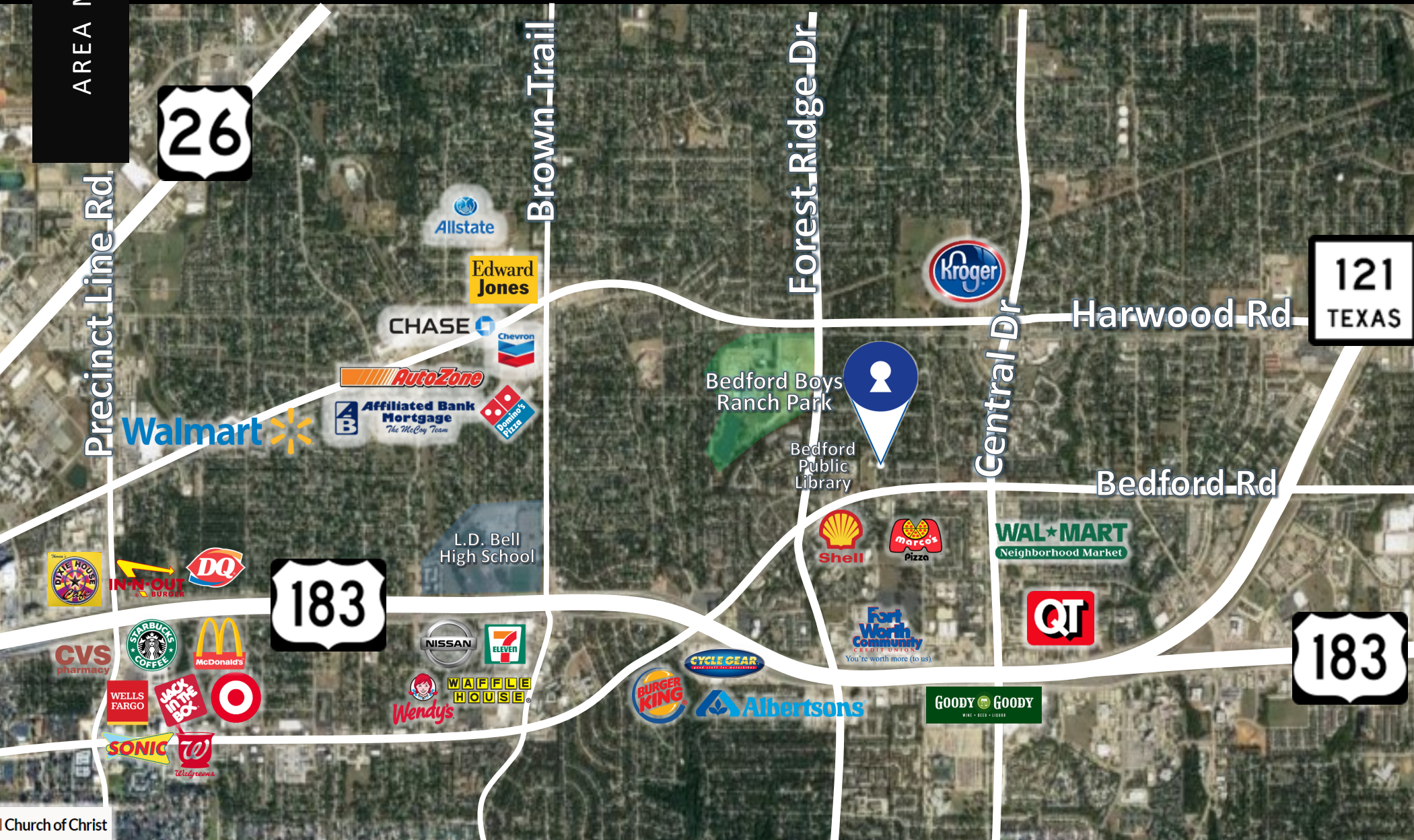
- Executive windowed offices—single offices or multiple office suites can be leased
- Furnished conference room available for tenants, complete kitchen, outdoor sitting area, 3 restrooms
- Renovated interiors with beautiful finishes throughout
- Ample off-street parking
- Located adjacent to beautiful historic park
- Conveniently located approximately 1/4 mile north of Airport Freeway (183) and west of Central Drive in Bedford and near Hwy 26

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	10,675	49,919	118,999	260,522
EMPLOYEES	3,760	21,710	48,325	102,480
AVG HH INCOME	\$112,136	\$98,397	\$93,673	\$107,256
POPULATION GROWTH 2022-2027	0.8%	1.1%	1.2%	1.2%

TRAFFIC COUNT

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.









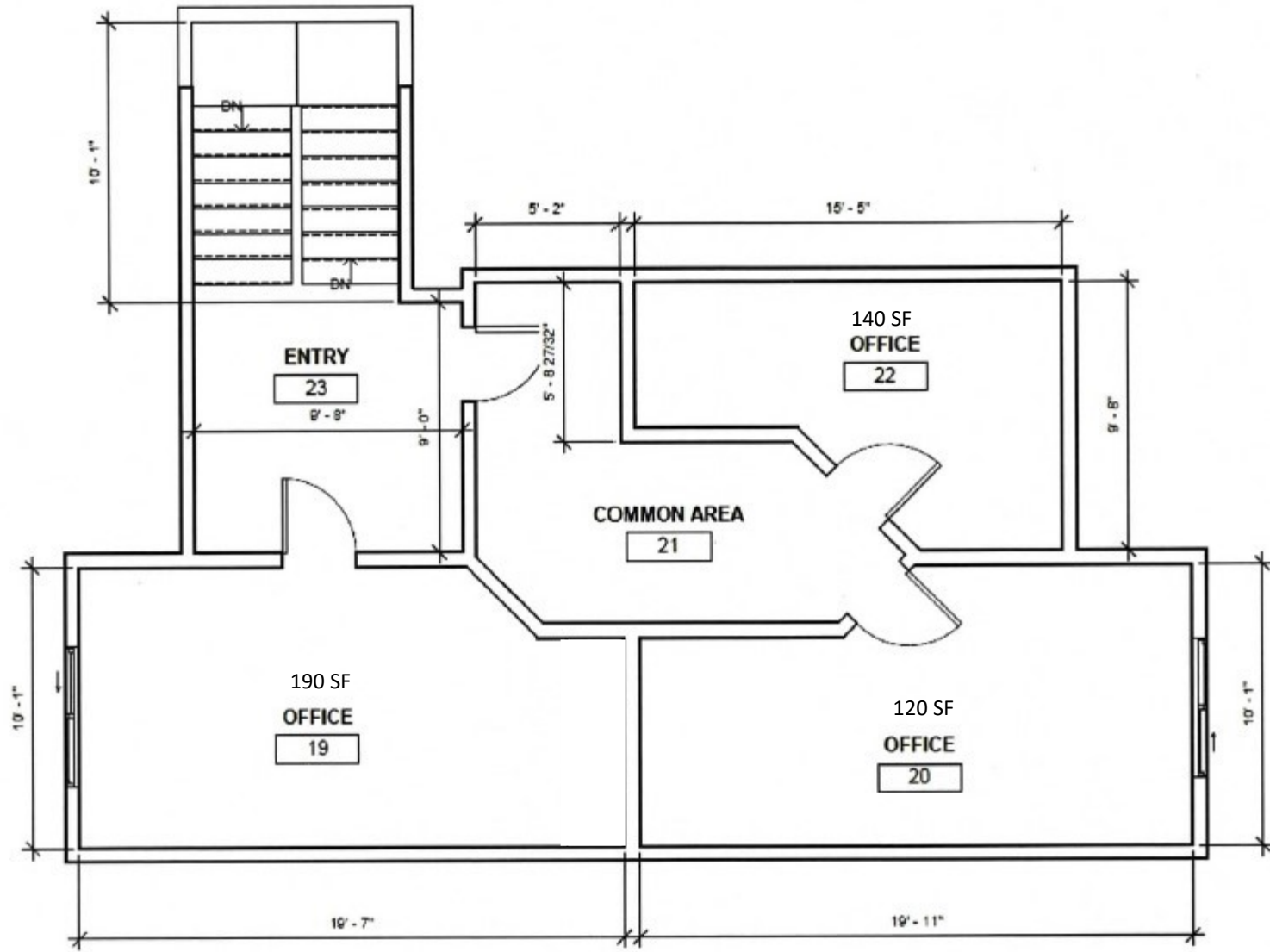
Floor Plan Details:

- Room 1:** ENTRY, 20'-0" x 11'-3"
- Room 2:** OFFICE, 15'-7" x 10'-0"
- Room 3:** OFFICE, 11'-7" x 10'-0"
- Room 4:** CONFERENCE, 269 SF, 22'-4" x 11'-7"
- Room 5:** RECEPTION, 8'-7" x 8'-7"
- Room 6:** CL, 8'-7" x 7'-4"
- Room 7:** RR, 7'-4" x 7'-4"
- Room 8:** STORAGE, 10'-9" x 8'-7"
- Room 9:** RR, 8'-9" x 8'-9"
- Room 10:** RR, 4'-0" x 5'-10"
- Room 11:** OFFICE, 260 SF, 15'-4 1/4" x 15'-11"
- Room 12:** OFFICE, 94 SF, 11'-10" x 8'-0"
- Room 13:** OFFICE, 254 SF, 11'-10" x 21'-0"
- Room 14:** OFFICE, 15'-2 1/8" x 10'-2"
- Room 15:** BREAK ROOM, 10'-1" x 10'-1"
- Room 16:** RR, 4'-0" x 5'-10"
- Room 17:** CL, 11'-7" x 11'-7"

Other Features:

- Staircase:** Located between Room 4 and Room 17.
- Corridors:** Various widths throughout the plan, including 3'-0", 3'-6", 3'-7", 3'-11", and 9'-11".
- Entrance:** Located at the bottom center of the plan.
- Restrooms (RR):** Multiple restrooms are distributed throughout the plan, including a full bathroom in Room 7.
- Storage:** Located in Room 8.
- Break Room:** Located in Room 15.
- Conference Room:** Located in Room 4.
- Offices:** Several offices are located throughout the plan, including Room 2, Room 3, Room 11, Room 12, Room 13, and Room 14.

SECOND FLOOR





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HIGHER EDUCATION

Three
Research 1
Universities



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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