



Office/Flex Warehouse Near Downtown

3,120 SF AVAILABLE | FOR SALE



5148 VICKERY LOOP E, BENBROOK, TX 76116 | \$775,000

Scott Lowe
Partner/Associate Broker



For Sale – 5148 Vickery Loop E, Benbrook, TX 76116



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Benbrook, TX! This contemporary 3,120 SF building offers a prime location for prospective office or office building investors. Boasting a single, spacious unit, this property presents versatile spaces designed for optimal functionality and customization. With a strategic address in the desirable Benbrook area, investors can leverage the growing demand for commercial real estate in this thriving community. The property's modern design and ample square footage provide the ideal canvas for creating a dynamic and efficient office environment. Don't miss the chance to capitalize on this prime asset, perfectly suited for the discerning investor seeking a strategic foothold in this vibrant market.

PROPERTY HIGHLIGHTS

- 5 offices , conference room , gated lot
- 672 sf warehouse shop space with attic
- 2 extra lots to build on or store items
- Zoned light industrial

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OFFERING SUMMARY

Sale Price:	\$775,000
Number of Units:	1
Building Size:	3,120 SF

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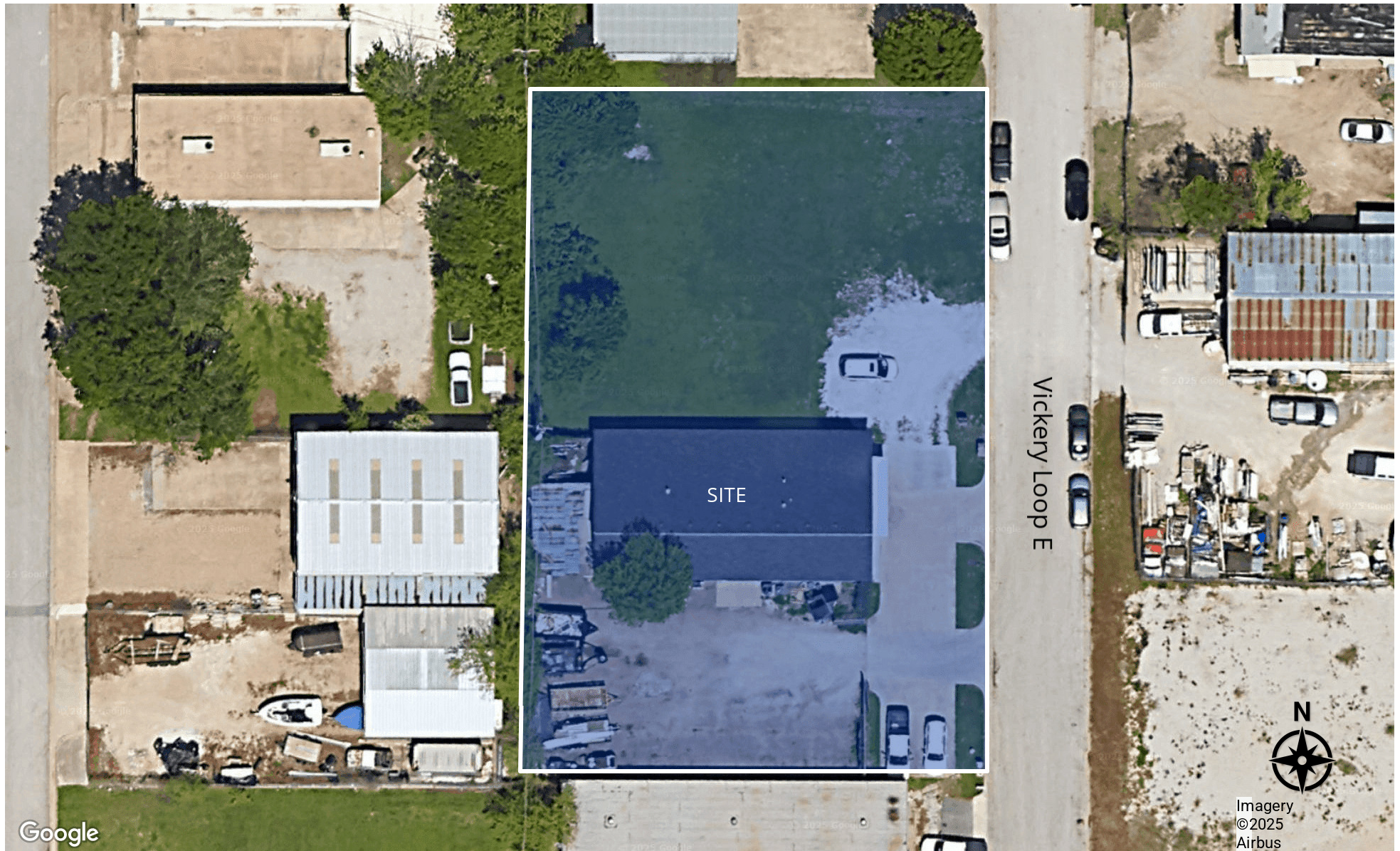
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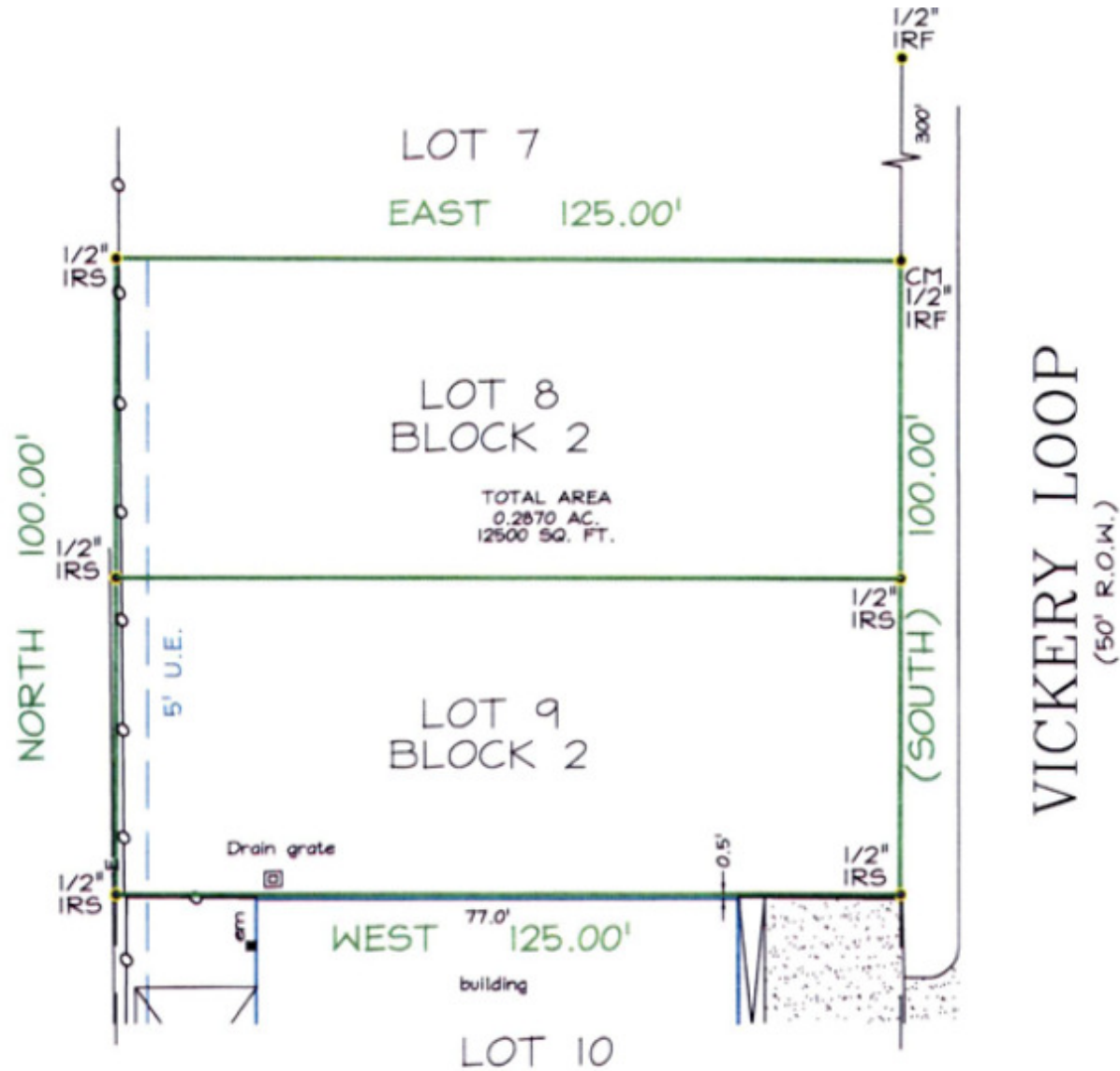
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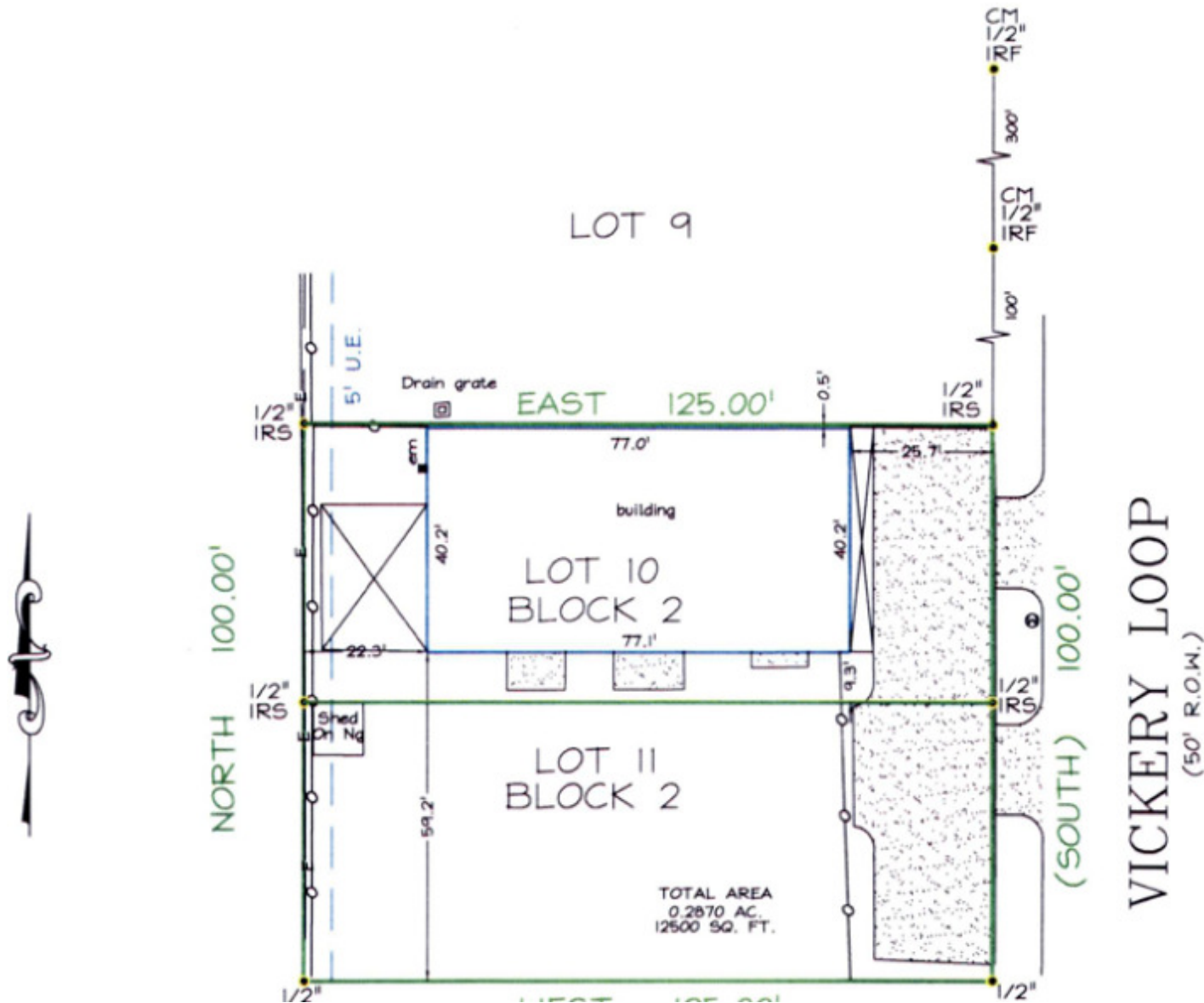
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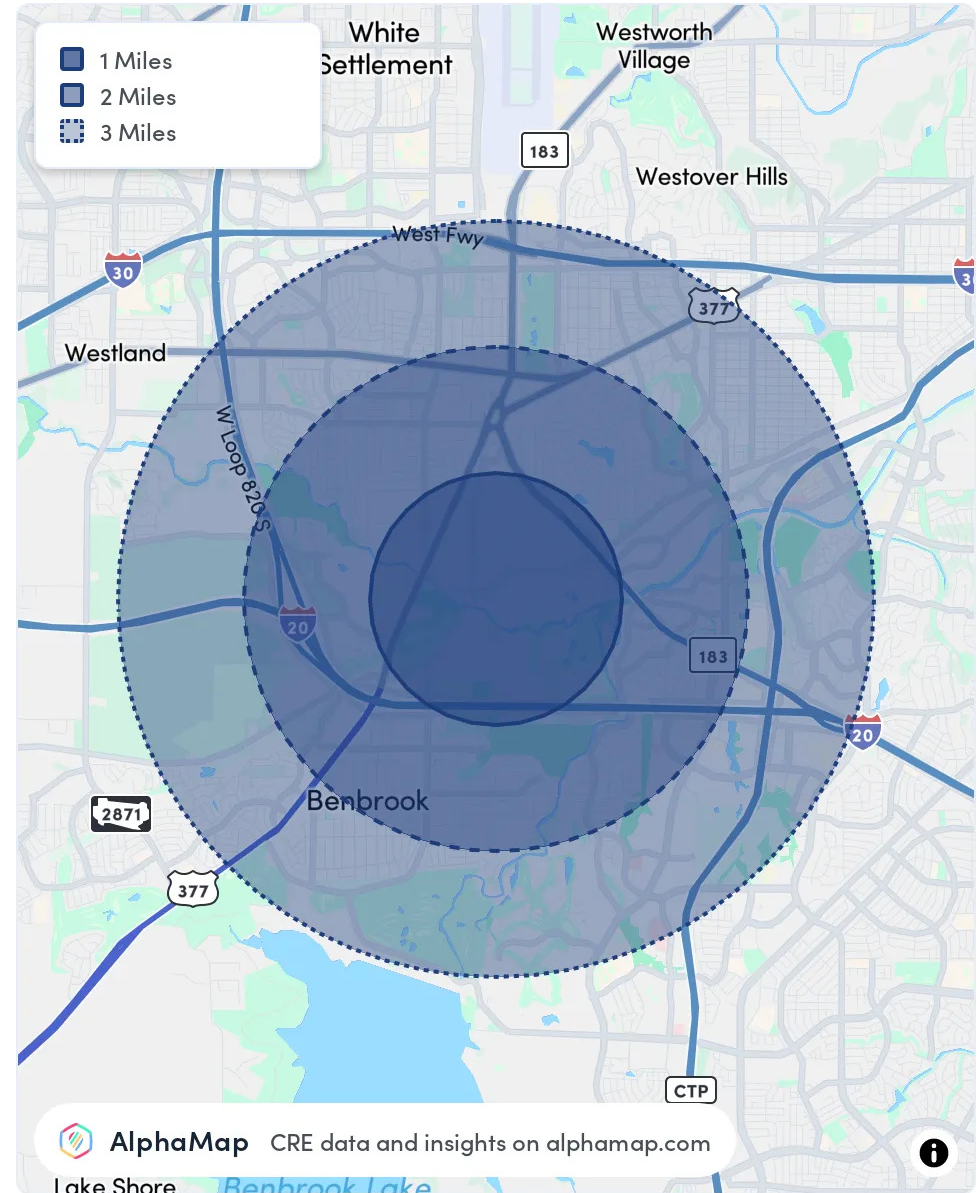
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,046	81,099	203,735
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,736	36,536	85,844
Persons per HH	2.4	2.2	2.4
Average HH Income	\$103,548	\$101,900	\$103,184
Average House Value	\$458,874	\$446,668	\$426,306
Per Capita Income	\$43,145	\$46,318	\$42,993

Map and demographics data derived from AlphaMap

VEHICLES PER DAY
12,133 VPD on Vickery Loop Blvd



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Information About Brokerage Services

2-10-2025



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 known by the agent, including information 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 agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction 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. 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 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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Designated Broker of Firm	License No.	Email	Phone