

UNIVERSITY PLAZA | Hurst, Texas



**900 Airport Freeway, 1600 Precinct Line Road, 820 Thousand Oaks Drive
Hurst, Texas 76054**

Precinct Line Road and Airport Freeway (Hwy 183) Hurst, TX

SHOPPING CENTER SIZE: 5.26+/- Acres
46,346 Sq. Ft.

AVAILABLE SPACE: 2,518 – 3,482 Sq. Ft.

TRIPLE NETS EXPENSES: \$3.39

TRAFFIC COUNTS

Campus Drive – 4,370 per day

Precinct Line Rd. @ Hwy 183 – 71,990 per day

MAJOR TENANTS:

Black-eyed Pea, Bronco Sports Grill, XSalons, Catfish & Company, Impel Management

2009 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	11,969	105,031	243,502
# of Households	5,049	40,887	92,883
Avg. H.H. Income	\$64,082	\$74,616	\$80,129

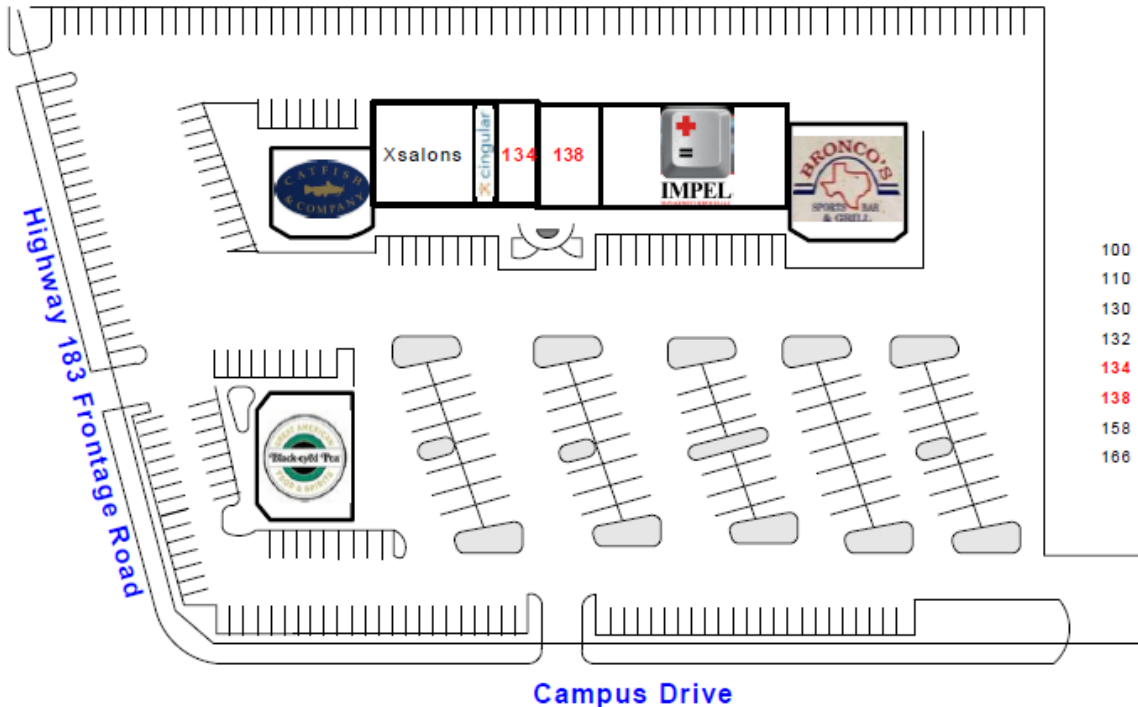
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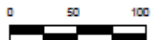
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PROPERTY DATA

100	BLACKEYED PEA	6,500 SQ. FT.	
110	CATFISH & COMPANY	4,800 SQ. FT.	
130	XSALONS, LLC	5,625 SQ. FT.	75 X 75
132	CINGULAR	1,125 SQ. FT.	15 X 75
134	AVAILABLE	2,518 SQ. FT.	33.580 X 75
138	AVAILABLE	3,482 SQ. FT.	46.42 X 75
158	IMPEL MANAGEMENT SERVICES	10,500 SQ. FT.	
166	BRONCO'S SPORTS GRILL	6,338 SQ. FT.	83.27X76.11



Triple Nets: \$3.39



TABULATIONS	
Land Area = 5.262 Acres = 229,212.7 SF	
Building Area:	
Catfish & Company	4,800 SF
AVAILABLE	17,908 SF
Black-Eyed Pea	6,500 SF
ItaliAni's	5,458 SF
Retail	11,680 SF
TOTAL	46,346 SF
Parking:	
Provided	323 Spaces