



Davis Blvd

6360 Davis Boulevard  
North Richland Hills, Texas 76182

FOR SALE OR LEASE  
**± 3,070 SF**  
**± 1.537 Acres**

**NAI** Robert Lynn / Retail

# AMENITIES + MAP + DEMOGRAPHICS



**Hard Corner Development Opportunity**



**7/11 Removed Tanks & Canopy**



**Multiple Ingress/Egress Points**



**At Signalized Intersection**



**Two (2) Pad Site Opportunities**



**Divisible: No Lot Minimums**



**Lease Rate: Contact Broker**



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,777	112,381	304,051
TOTAL HOUSEHOLDS	5,500	42,625	113,609
AVERAGE HOUSEHOLD SIZE	2.4	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$97,325	\$103,092	\$106,191

DAVIS BLVD

**30,240 VPD**

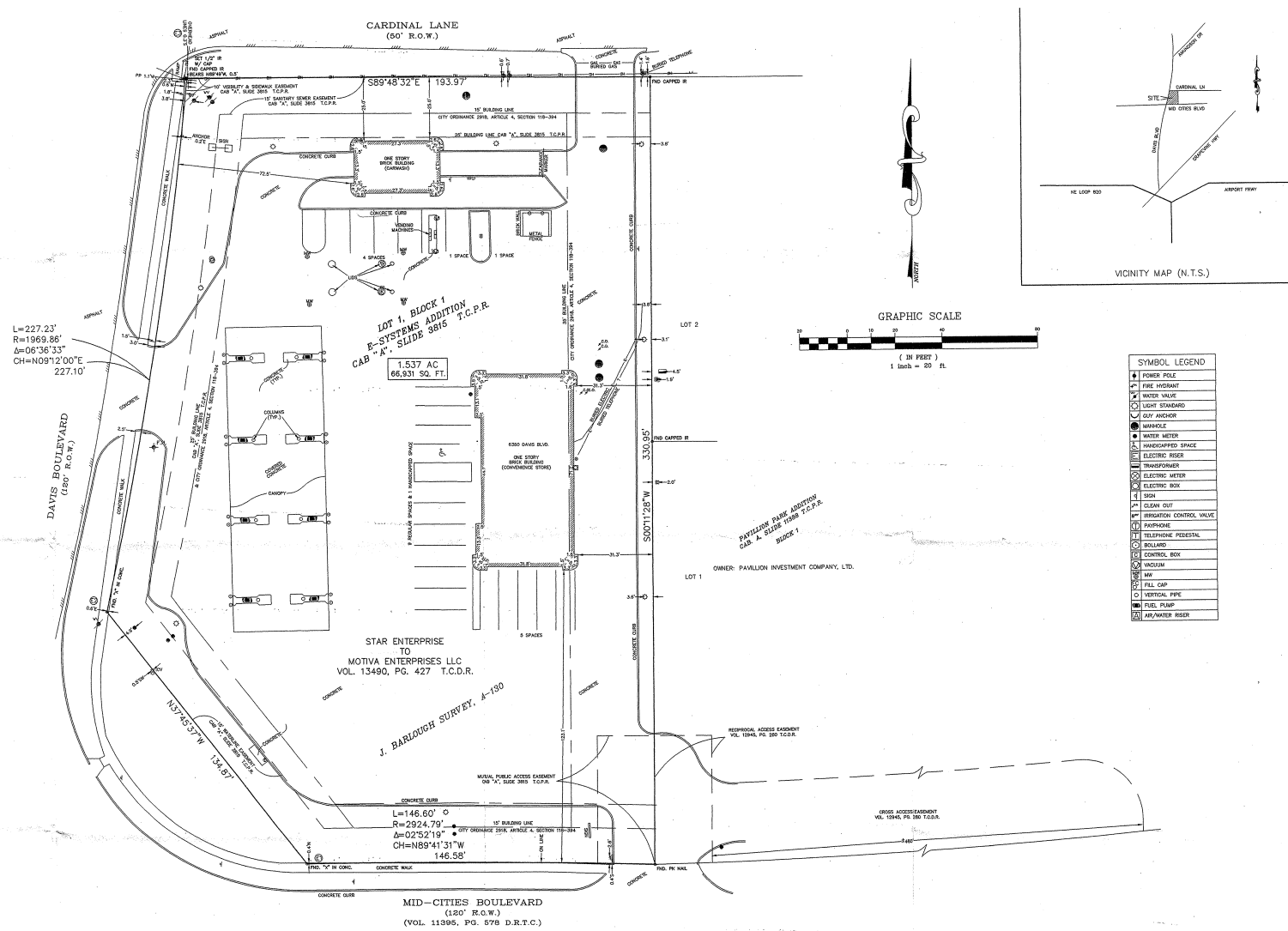
MID CITIES BLVD

**19,414 VPD**

Source: CoStar 2022

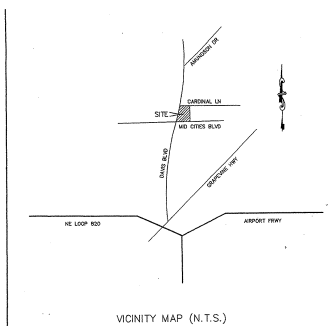
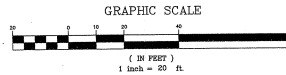
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**SYMBOL LEGEND**

- ▲ POWER POLE
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ LIGHT STANDARD
- ⊙ GUY WIRE
- MANHOLE
- ⊙ WATER METER
- ⊙ HANDICAPPED SPACE
- ⊙ ELECTRIC RISER
- ⊙ TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ SIGN
- ▲ CLEAN OUT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ TELEPHONE
- ⊙ TELEPHONE REESTABL.
- ⊙ BOLLARD
- ⊙ CONTROL BOX
- ⊙ WINDOW
- ⊙ MAIL
- ⊙ FILL CAP
- ⊙ VERTICAL PIPE
- ⊙ FUEL PUMP
- ⊙ AIR/WATER RISER



**ALTA/ACSM LAND TITLE SURVEY  
OF A 1.537 ACRE TRACT OF LAND  
IN THE  
J. BARLOUGH SURVEY, ABSTRACT NO. 130  
TARRANT COUNTY, TEXAS**

C.C.# 115627  
6360 DAVIS BLVD.  
NORTH RICHLAND HILLS

*Precision Land Surveying, Inc.*  
4914 Dickson Street, Suite "B"  
Houston, Texas 77007  
(713) 862-5862

01-28-2008: ADDED R.A.E. & CROSS A.E.; REVISED NOTE 3  
01-24-2009: REVISED NOTE 3; ADDED PUBLIC ACCESS EASEMENT  
12/19/07: REVISED CERTIFICATION ADDRESSES, AND NOTE 3

07114-01  
AUGUST 28, 2007

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## AGENTS

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

**NAI** Robert Lynn

201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333 | [nairl.com](http://nairl.com)

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# 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.

11-2-2015



## 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 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.

**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.

**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 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 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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