



WAYPOINT
REAL ESTATE ADVISORS

THE RAILYARD

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX

RETAIL PROPERTY FOR SALE

OFFERING MEMORANDUM

DEREK ANTHONY PARTNER 817.991.5072



EXECUTIVE SUMMARY

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE

OVERVIEW

Waypoint Real Estate Advisors is pleased to exclusively present the opportunity to acquire **6428 Davis Boulevard, BLDG 1**, a strategically located retail investment property positioned along one of North Richland Hills' most heavily traveled commercial corridors in the heart of the Dallas-Fort Worth Metroplex.

This offering provides investors with the opportunity to acquire a well-located retail asset benefiting from exceptional visibility, strong demographics, and continued economic growth throughout Northeast Tarrant County. Situated on Davis Boulevard, the Property enjoys outstanding frontage, convenient access, and significant daily traffic, serving a densely populated and affluent trade area that continues to experience residential and commercial expansion.

The Property is positioned to capitalize on the area's sustained retail demand and long-term appreciation potential. Whether acquired as a stabilized income-producing investment or as a value-add opportunity through future leasing and rental growth, 6428 Davis Boulevard offers investors a compelling combination of current cash flow, strategic location, and long-term upside.

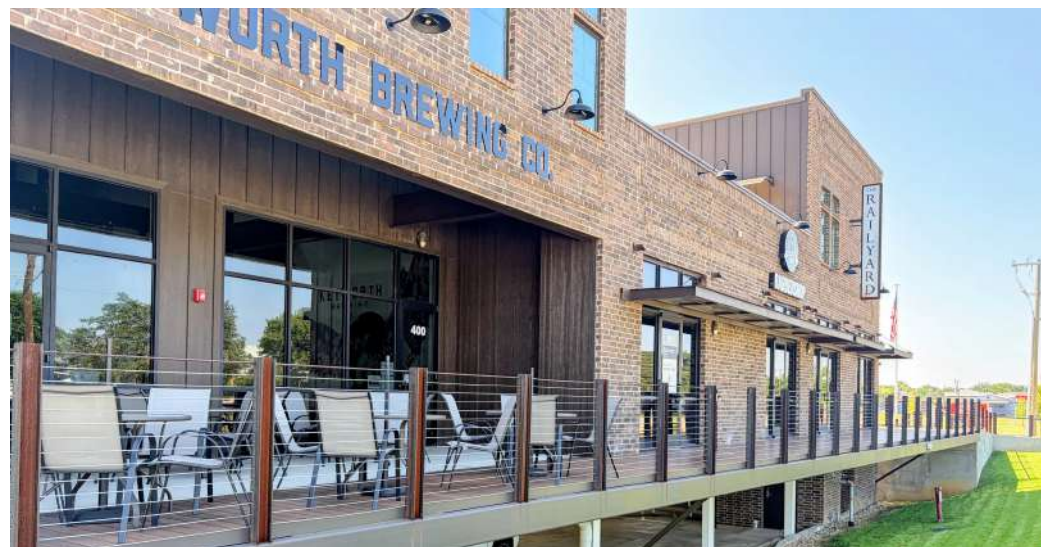
North Richland Hills has emerged as one of the premier suburban markets within the Dallas-Fort Worth Metroplex, supported by a diverse employment base, continued infrastructure investment, and strong consumer spending. Its central location between Fort Worth and Dallas, proximity to major transportation corridors, and favorable business climate continue to attract both national and regional retailers, medical users, service providers, and professional office tenants.

This investment represents an opportunity to own a highly visible retail asset in one of the nation's fastest-growing metropolitan areas, where limited infill retail opportunities and continued population growth are expected to support occupancy and rental rate appreciation for years to come.

Waypoint Real Estate Advisors is proud to present this exceptional investment opportunity and invites qualified investors to evaluate the long-term value and strategic advantages offered by **6428 Davis Boulevard, BLDG 1, North Richland Hills, Texas**.

INVESTMENT HIGHLIGHTS

- Prime frontage on Davis Boulevard with exceptional visibility and accessibility.
- Located within the highly desirable Dallas-Fort Worth Metroplex, one of the nation's fastest-growing metropolitan economies.
- Stable cash-flowing retail investment with diversified tenant income.
- Attractive opportunity for future rent growth through lease renewals and market appreciation.
- Dense surrounding population supported by above-average household incomes and strong daytime employment.
- Excellent accessibility to major highways, regional employers, and established residential communities.
- Professionally maintained asset with strong long-term ownership fundamentals.
- Positioned within a supply-constrained infill retail corridor where new



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INFO GRAPHICS

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE

FINANCIAL OVERVIEW



SALES PRICE /
PURCHASE PRICE

\$2.3M



ANNUAL RENTAL
INCOME

\$227K



NET OPERATING
INCOME (NOI)

\$174K



CAP RATE

7.55%



CASH FLOW



OPERATING
EXPENSES

\$54K



DEBT SERVICE
COVERAGE

DEMOGRAPHICS & MARKET OVERVIEW

3 MILE



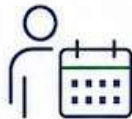
POPULATION

111K



HOUSEHOLDS

43K



AVERAGE AGE

41.3



AVERAGE HOUSEHOLD
INCOME

\$126K



MEDIAN HOME
VALUE

\$383K



EMPLOYMENT
GROWTH

4.4%



DAYTIME
POPULATION

42K



RETAIL
SALES

\$1.5B

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INFO GRAPHICS

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PROPERTY OVERVIEW



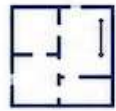
OCCUPANCY

90%



YEAR BUILT

2021

BUILDING SIZE
(SF)

9,838

LAND SIZE
(AC)

0.65

PARKING
RATIO

REA



LEASE TYPE

VARIES

LEASE TERM
REMAINING

TENANT

6

CREDIT
TENANT

1

LOCATION & AREA HIGHLIGHTS

STRATEGIC
LOCATION

DFW

HIGHWAY
ACCESS

I-820

TRAFFIC
COUNTS

33K

AIRPORT
ACCESS

15 M

RAIL
ACCESS

1/2 M

UNIVERSITIES /
SCHOOLS

1/2 M



HOSPITALS

8 M

MAJOR
RETAILERS

YES

MAJOR
EMPLOYERS

YES

NEW
DEVELOPMENT

YES

MARKET
GROWTH

4.4%

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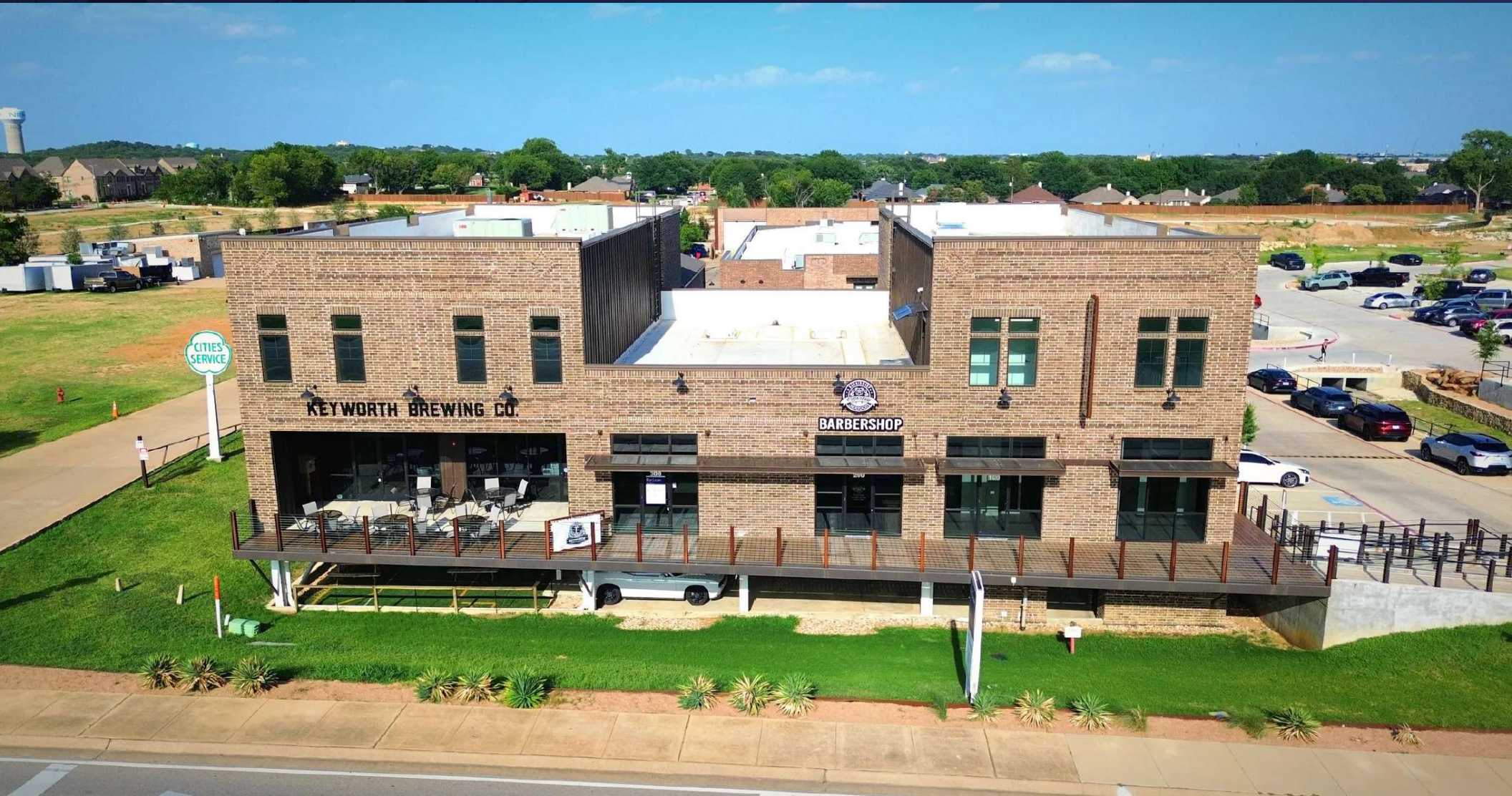
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STREET VIEW

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PROPERTY SUMMARY

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in North Richland Hills, TX! This 9,838 SF property, built in 2021, is ideally suited for Retail/Strip Center investors. Boasting 5 units and a favorable 90% occupancy rate, this versatile space is zoned for Retail, Medical, and Office use. Located in the bustling Dallas/Fort Worth area, this property offers a lucrative proposition for savvy investors seeking a high-demand, high-visibility location. With a strong tenant base and modern construction, this property presents a compelling opportunity for those looking to expand their commercial real estate portfolio.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,712	39,988	109,793
Total Population	11,794	106,260	293,079
Average HH Income	\$121,870	\$125,095	\$127,048

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	5
Lot Size:	0.65 Acres
Building Size:	9,838 SF
NOI:	\$173,679.00
Cap Rate:	2027 7.55%

CURRENT TENANTS INCLUDE:

- Keyworth Brewery
- Vigorous Underdogs Barbershop
- Covenant Royalties
- Pontem Enerav Partners

DEREK ANTHONY

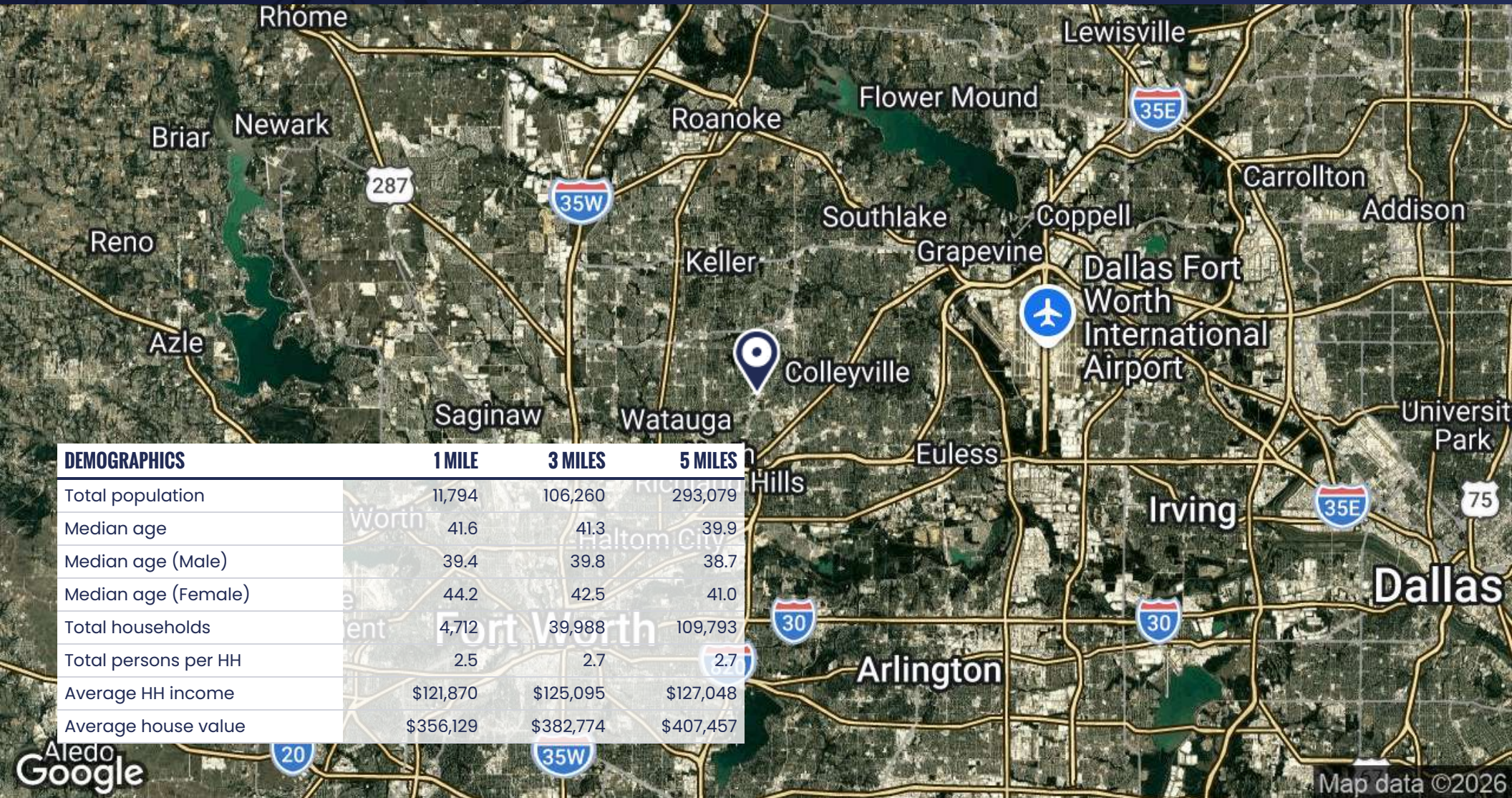
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AERIAL MAP

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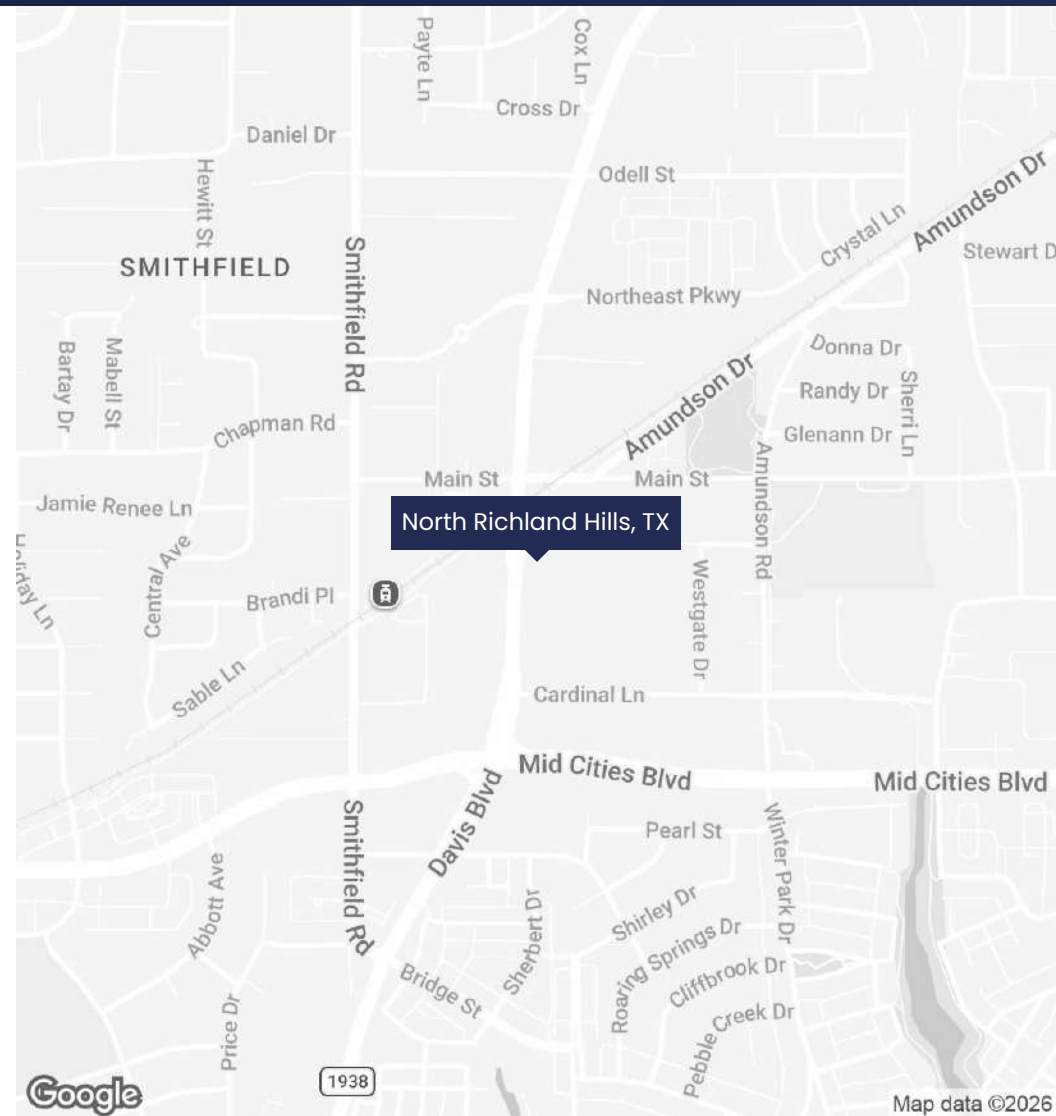
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REGIONAL MAP

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RETAIL PROPERTY FOR SALE



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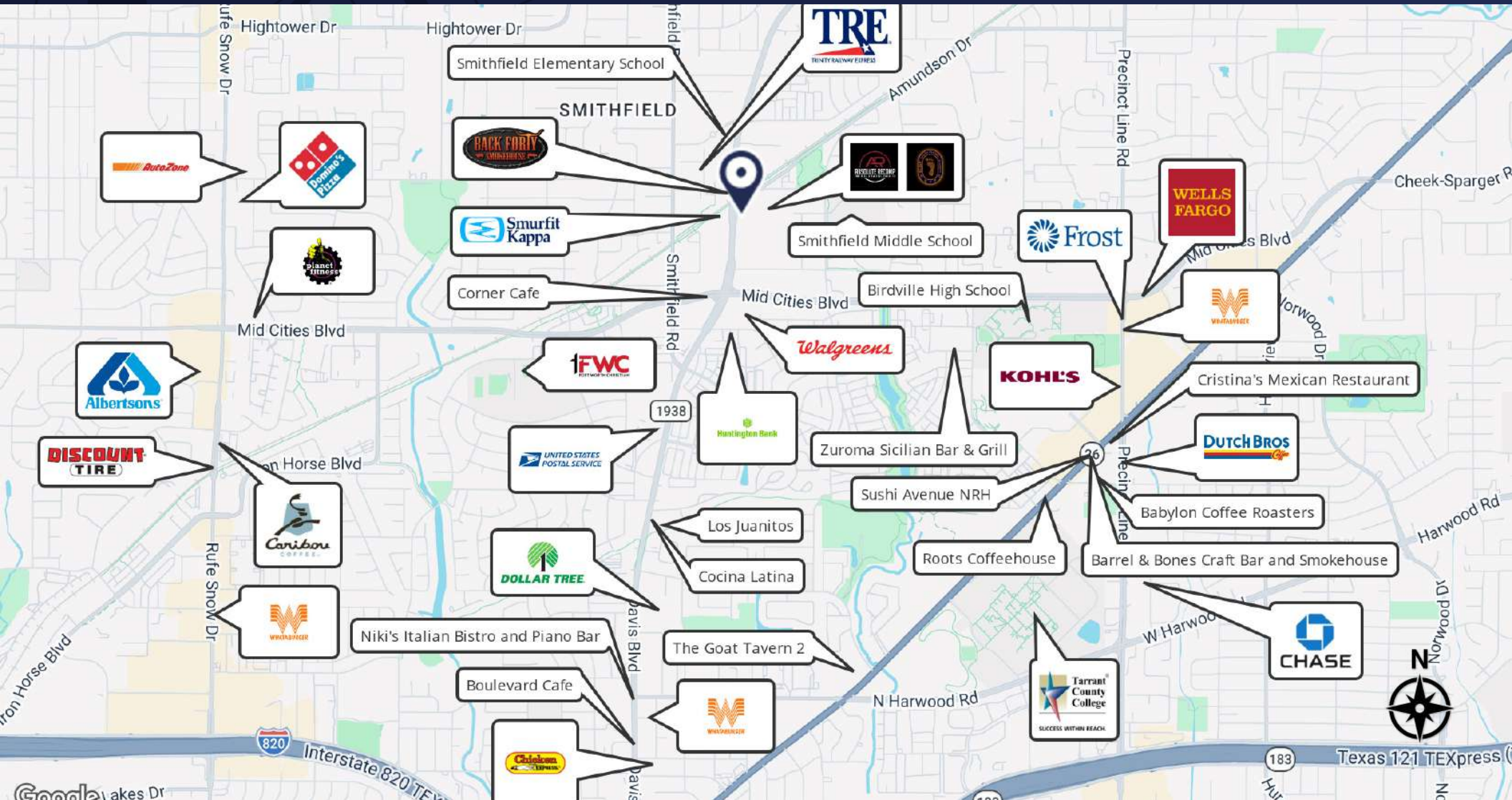
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TRADE AREA

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THE RAILYARD & COMING SOON

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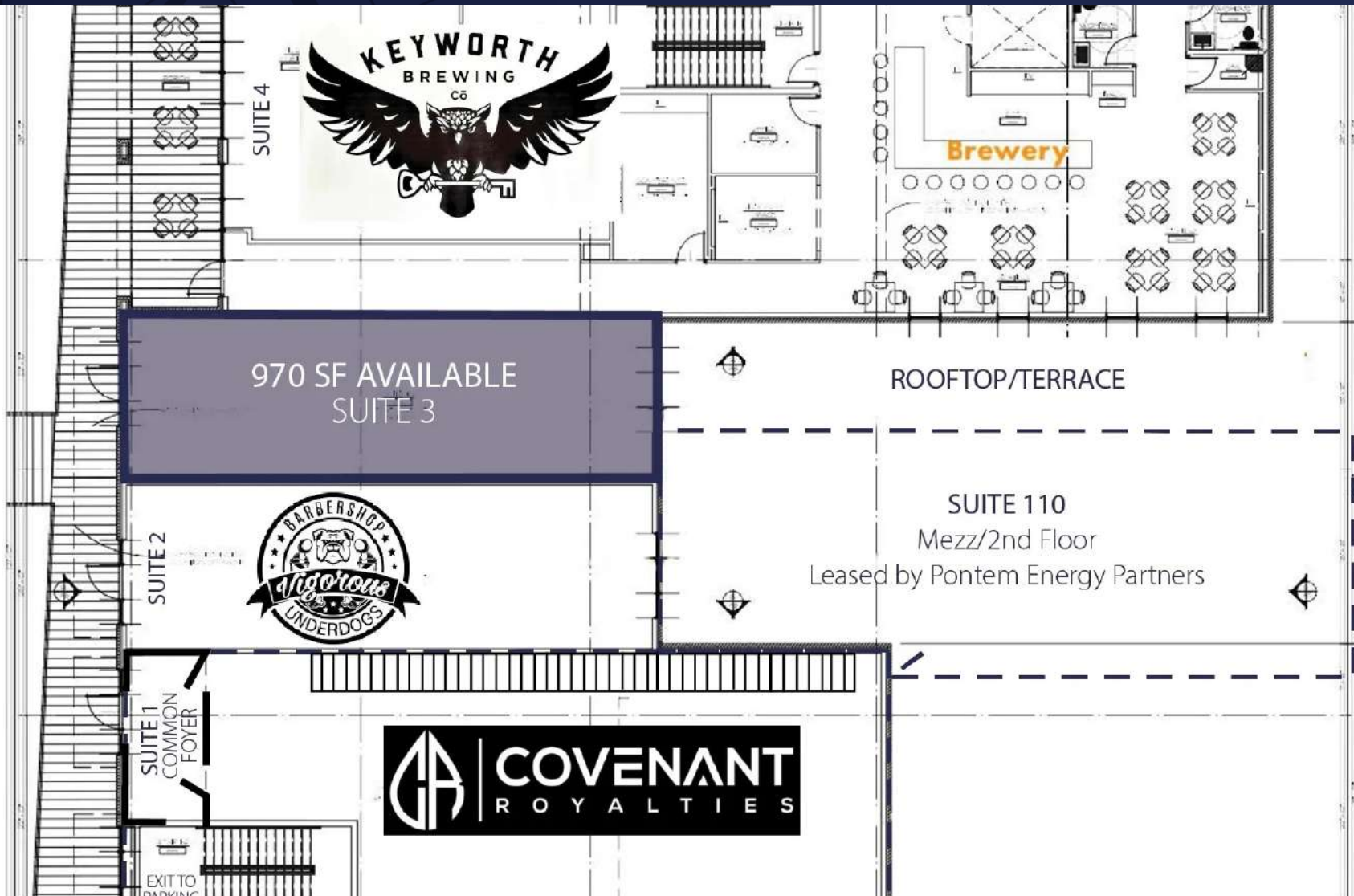
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TENANT MIX

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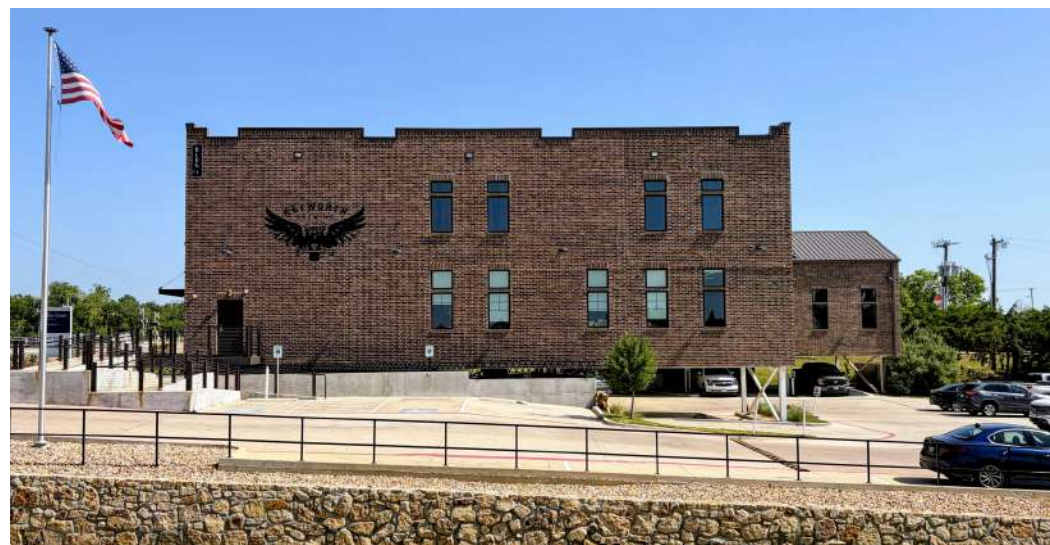
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ADDITIONAL PHOTOS

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
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NEXT DOOR TENANT COMING

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
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- COMING 2027
- 18,000 SF Indoor Padel Ball Facility
- 32' Clear Height | 45' Tall Building

What is Padel?

Padel, a fast-growing racquet sport that blends elements of tennis and squash, has rapidly gained popularity due to its social nature, accessibility, and strong community appeal. Studio Arena is capitalizing on this momentum with a strategic expansion plan that includes new locations in North Richland Hills and the Austin metropolitan area within the next year.



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PROPERTY DETAILS

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE

Sale Price

\$2,300,000

LOCATION INFORMATION

Building Name	The Railyard
Street Address	6428 Davis Blvd, BLDG 1
City, State, Zip	North Richland Hills, TX 76182
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	North Richland Hills
Cross-Streets	Davis Blvd & Main St
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	I-820
Nearest Airport	DFW

TAXES & VALUATION

Taxes (estimated after close - 2027)	\$35,000.00
Foreclosure / Distressed	No

PARCEL IS CURRENTLY BEING REPLATTED AND WILL BE COMPLETED SOON

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Retail/Medical/Office
Lot Size	0.65 Acres
Lot Frontage	150 ft
Lot Depth	170 ft
Corner Property	No
Traffic Count	33000
Traffic Count Street	Davis Blvd
Traffic Count Frontage	33000
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Cross Parking REA in Place
Number of Parking Spaces	25 + 100 spaces with REA

UTILITIES

City of North Richland Hills	Trash, Water, Sewer
Internet, Phone, Cable, TV	Spectrum
Electric	NRG Energy

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WHY NRH?

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
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Why LIVE in North Richland Hills?

LOCATION: North Richland Hills is conveniently located in the Dallas-Fort Worth Metroplex, making it easily accessible to major cities and employment centers. It offers a suburban lifestyle with close proximity to urban amenities and opportunities.

QUALITY OF LIFE: The city is known for its excellent quality of life. It has a low crime rate, well-maintained neighborhoods, and a strong sense of community. Residents can enjoy a safe and family-friendly environment with plenty of parks, recreational facilities, and community events.

EDUCATION: North Richland Hills has highly regarded public and private schools, providing quality education for families. The Birdville Independent School District serves the city, and there are also several private school options available.

AMENITIES AND ENTERTAINMENT: The city offers a wide range of amenities and entertainment options. Residents can find numerous shopping centers, restaurants, and entertainment venues within close proximity. The NRH2O Family Water Park is a popular attraction, offering fun for all ages.

JOB OPPORTUNITIES: Being part of the Dallas-Fort Worth Metroplex, North Richland Hills benefits from the region's strong and diverse economy. There are a variety of job opportunities in sectors such as healthcare, technology, finance, and manufacturing, which can provide residents with employment options.

HOUSING: North Richland Hills offers a range of housing options, including single-family homes, townhouses, and apartments, catering to different preferences and budgets. The housing market is relatively stable, and there are opportunities for both buying and renting.

TRANSPORTATION: The city is well-connected with major highways and roadways, making it easy to commute to neighboring cities and travel within the Metroplex. The Dallas/Fort Worth International Airport is also nearby, providing convenient air travel options.

Image obtained from: <https://www.facebook.com/NRHCityHall/>

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DEMOGRAPHICS MAP & REPORT

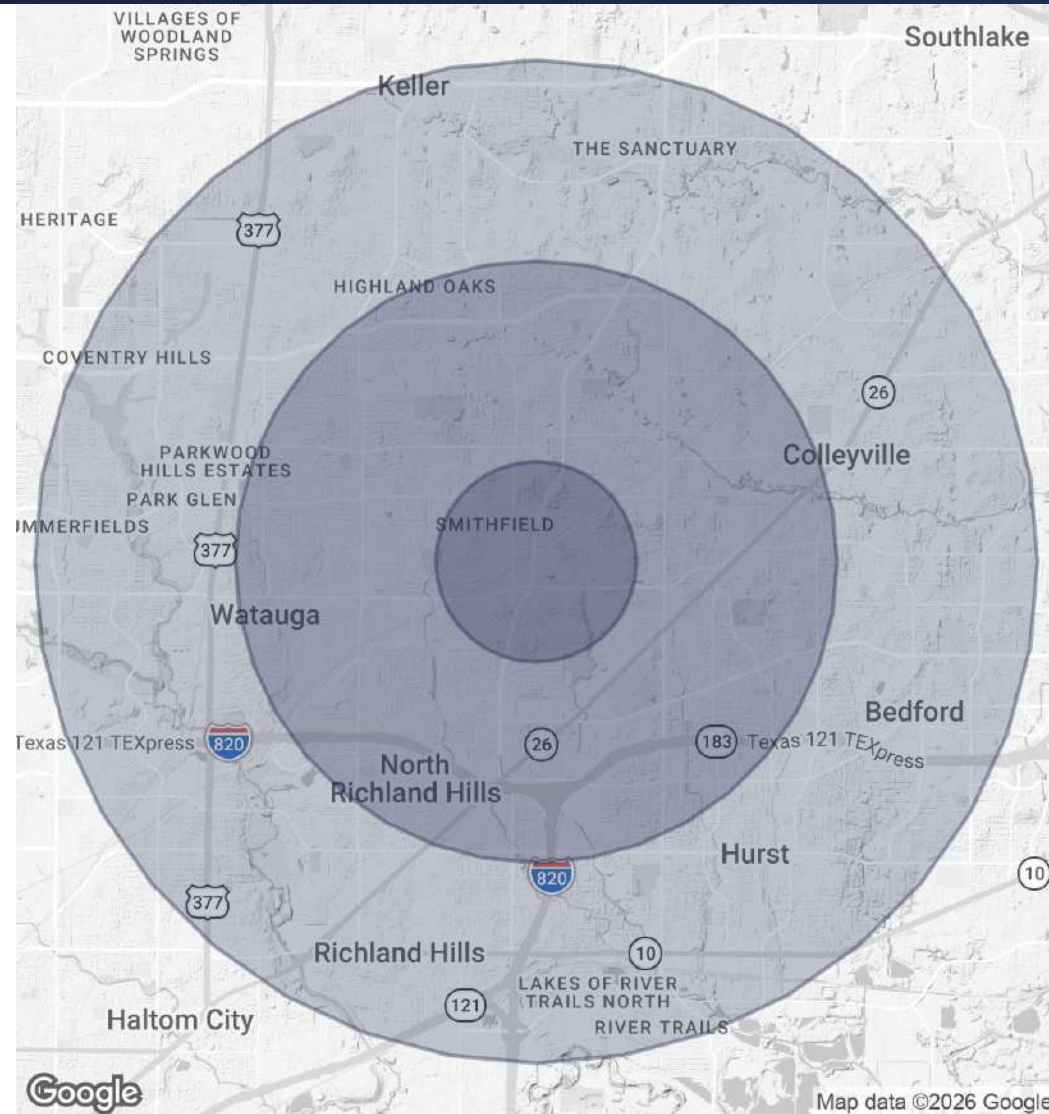
6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,794	106,260	293,079
Average Age	41.6	41.3	39.9
Average Age (Male)	39.4	39.8	38.7
Average Age (Female)	44.2	42.5	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,712	39,988	109,793
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$121,870	\$125,095	\$127,048
Average House Value	\$356,129	\$382,774	\$407,457

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Davis Blvd & Main St	33,000/day		

2023 American Community Survey (ACS)



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TENANT PROFILES

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RETAIL PROPERTY FOR SALE



TENANT OVERVIEW

of Locations: 1

Keyworth Brewing is a locally family-owned craft brewery that has become a popular destination for residents and visitors seeking quality, small-batch beer in a welcoming atmosphere. Known for its rotating selection of handcrafted brews, community events, and relaxed taproom experience, the brewery attracts a loyal customer base and contributes to the area's vibrant dining and entertainment scene. Its strong local following and commitment to quality make Keyworth Brewing a valued neighborhood destination.

SF:	4,170 SF
Percentage of GLA:	42.39%
In-Place Rent PSF:	\$13.93 + NNN (\$19.24 gross)
Lease Expiration:	7/31/2032
Company Website:	www.keyworthbrewing.com



TENANT OVERVIEW

of Locations: 1

Vigorous Underdogs Barbershop is a modern, community-focused barbershop known for delivering high-quality haircuts, beard grooming, and personalized service in a welcoming environment. Combining skilled craftsmanship with a relaxed atmosphere, the shop has built a loyal clientele and strong local reputation. Its commitment to customer experience and professional grooming makes Vigorous Underdogs Barbershop a popular destination for clients seeking premium barber services.

SF:	1,032 SF
Percentage of GLA:	10.49%
In-Place Rent PSF:	\$27.88 + NNN (\$7.00 SF)
Lease Expiration:	4/30/2029
Company Website:	www.vigorous-underdogs.square.site

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TENANT PROFILES

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TENANT OVERVIEW

of Locations: Multiple

Covenant is an oil and gas minerals, royalties, leasing, and non-op AFEs acquisition firm with significant capital resources, technical expertise, and a prolific track record of closing successful transactions — large and small. Their focus since 2017 was the Permian Basin, with hundreds of deals closed. Based in Dallas/Fort Worth, Texas, we are a driven and diversified entrepreneurial team with over 100 years of collective industry experience.

SF:	1,866 SF
Percentage of GLA:	18.97%
In-Place Rent PSF:	\$27.00 + NNN
Lease Expiration:	5/31/2028
Company Website:	www.covenantroyalties.com



TENANT OVERVIEW

of Locations: 3

Founded by Jeff Bartlett, Pontem Energy and its affiliates ("Pontem") invests in and operates upstream and midstream energy assets in the US. Primarily backed by capital from family offices, Pontem provides its partners with principal preservation while reaping the benefits of capital appreciation for both operated and non-operated energy assets.

SF:	1,100 SF
Percentage of GLA:	11.18%
In-Place Rent PSF:	\$12.14 + NNN (\$17.45 Gross)
Lease Expiration:	MONTH-TO-MONTH
Company Website:	www.pontemec.com

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IABS & CONTACT INFORMATION



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

6428 DAVIS BLVD, BLDG 1 NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR SALE



WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



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FOR MORE INFORMATION

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