

# 7504 GRAPEVINE HIGHWAY - FOR SALE OR LEASE

NORTH RICHLAND HILLS, TX 76180



7504 BLVD 26 - NORTH RICHLAND HILLS, TEXAS

## PROPERTY OVERVIEW

- » For Sale or Lease - Retail/Flex/Showroom
- » 6,672 SF - .65 Acres (1-2 Tenants)
  - » Space 1: 4,672 SF Retail/Office (For Lease)
  - » Space 2: 2,000 SF Office/Flex (For Lease)
- » Frontage on Blvd 26 (Grapevine Highway)
- » 1/2 Mile from I-820 & Two Blocks from New City Point Project

## AREA RETAILERS

City Point Development	Kroger	Sally Beauty Supply
TJMaxx	Walgreens	The Children's Place
CVS	GNC	Lane Bryant
PetSmart	Harbor Freight Tools	Sonic



## DAILY TRAFFIC

Blvd 26/Grapevine Hwy	20,000 VPD
Interstate 820	156,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Projected Population (2023)	10,585	104,972	296,702
Estimated Households (2018)	3,941	38,841	105,392
Proj. Avg HH Income (2023)	\$76,442	\$83,736	\$95,701
Daytime Businesses (2018)	642	4,615	9,758
Households with 1 Vehicle	1,169	13,658	34,308
HH with 2 or More Vehicles	2,632	23,711	67,252
Drive to Work Alone	4,105	40,571	114,295



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Property Video:  
[https://youtu.be/In8llJ\\_G\\_vU](https://youtu.be/In8llJ_G_vU)

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- For Sale or Lease
- 6,672 SF (To Be Replatted)
- Frontage on Blvd 26 (Grapevine Highway)
- Space I:
  - 9' Drop Ceiling in Showroom
  - Large 15' x 15' Office
  - Small Office/Storage Room (12' x 12')
- 2 Bathrooms
- 13' Ceilings in Warehouse
- \$95,000 Roof 2018 (24R-Rated) Capital Improvement
- New HVAC Condenser (2018)
- Built in 1971
- Solid Tilt Wall Construction
- Secured Fencing to Rear of Building and to Tenants
- Up to 40 Parking Spots
- 2 Large Garage Doors for Commercial Sized (Optional to add more)
- Vehicles in Rear (9' x 10'); 2 Normal 3' x 8' Doors for Workers/ Customers in Warehouse Space (Exit/Entrance)
- Very Clean



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**HOOTERS** **SUBWAY**  
 T-Mobile **Waffle House**  
**HomeZone** **12.12**  
**FITNESSNOW**

**NORTHEAST MALL**  
**sears** **Dillard's**  
**macy's** **CINEMARK**  
**NORDSTROM** **BANANA REPUBLIC**  
**EXPRESS** **DICK'S SPORTING GOODS** **JCP**  
**GAP** **charlie**

**THE SHOPS AT NORTHEAST MALL**  
**BED BATH & BEYOND** **at&t** **OLD NAVY**  
**dressbarn** **DSW** **Michaels**  
**BEST BUY** **PET SMART** **five BELOW**  
**Sprint** **DISCOUNT TIRE** **Payless**  
**MATTRESS FIRM** **LifeWay**  
**BARNES & NOBLE** **THE CHILDREN'S PLACE**  
**TJ-maxx** **DAVID'S BRIDAL** **ULTA BEAUTY**  
**LANE BRYANT**

**MARKET STREET VILLAGE**  
**Office DEPOT**  
**ROSS** DRESS FOR LESS  
**CAVENDER'S** **buybuy BABY**

**Cann's** **LA FITNESS**  
**Quinta Inn** **COMFORT SUITES** **FREEDOM POWERSPORTS**  
**ALDI** **iFLY INDOOR SKYDIVING**

**DOLLAR GENERAL** **Walgreens** **GNC**  
**Kroger**



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## PROJECTED 2020 - 2027

\$187 million mixed use development

- Estimated 7 year build out

364 single family homes (zero lot line & townhomes)

- \$299,000 average taxable value per lot

300 to 600 multi-family units

- \$125,000 average taxable value per unit
- \$1.55 to \$1.70 rent per square foot
- 300 units surface parked, or 600 units with structured parking

70,000 square feet of commercial space

- Retail, restaurants and service based businesses

100+ room hotel

- Upscale brand or above



Townhomes 2-Story



Urban Home 2-Story



Multi-Family 4-Story



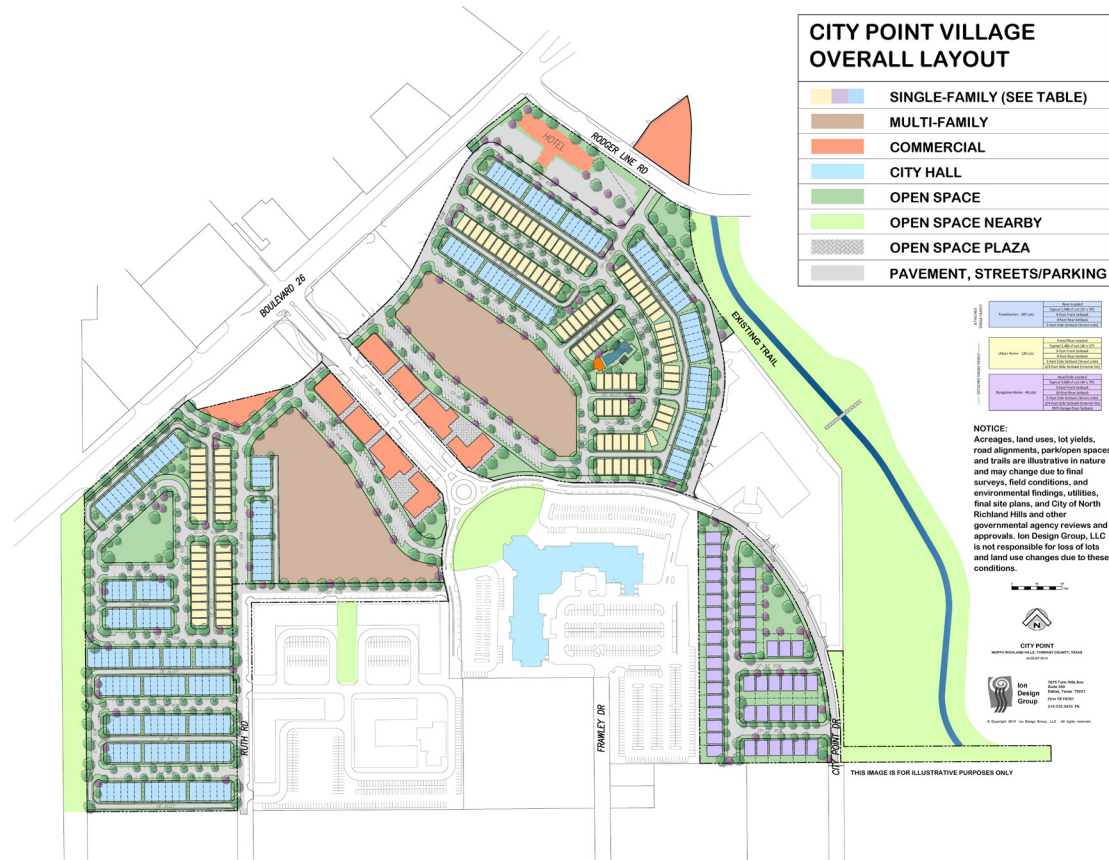
Urban Home 3-Story



Commercial



Bungalow Home 2-Story



2 BLOCKS FROM SITE



DEREK ANTHONY

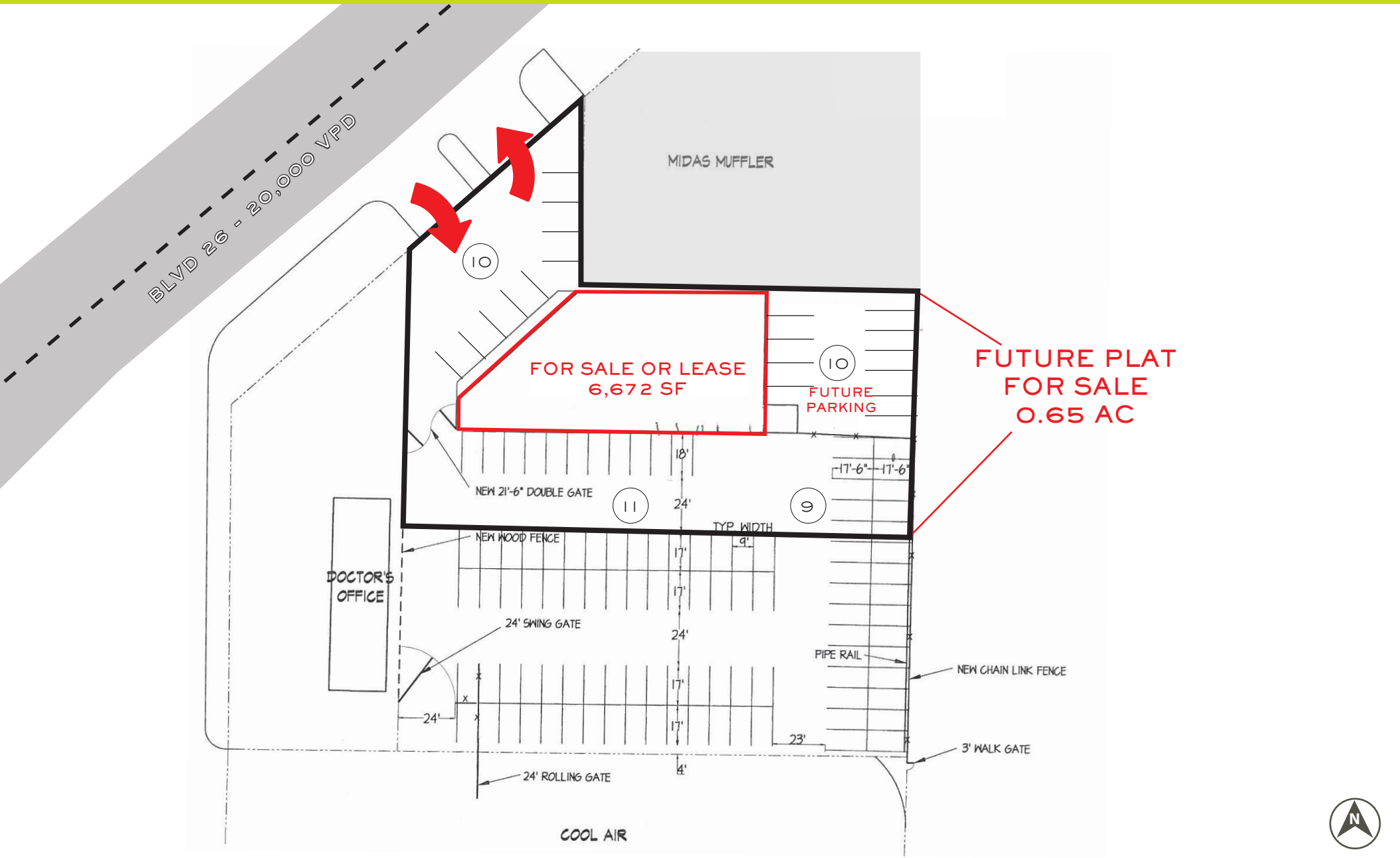
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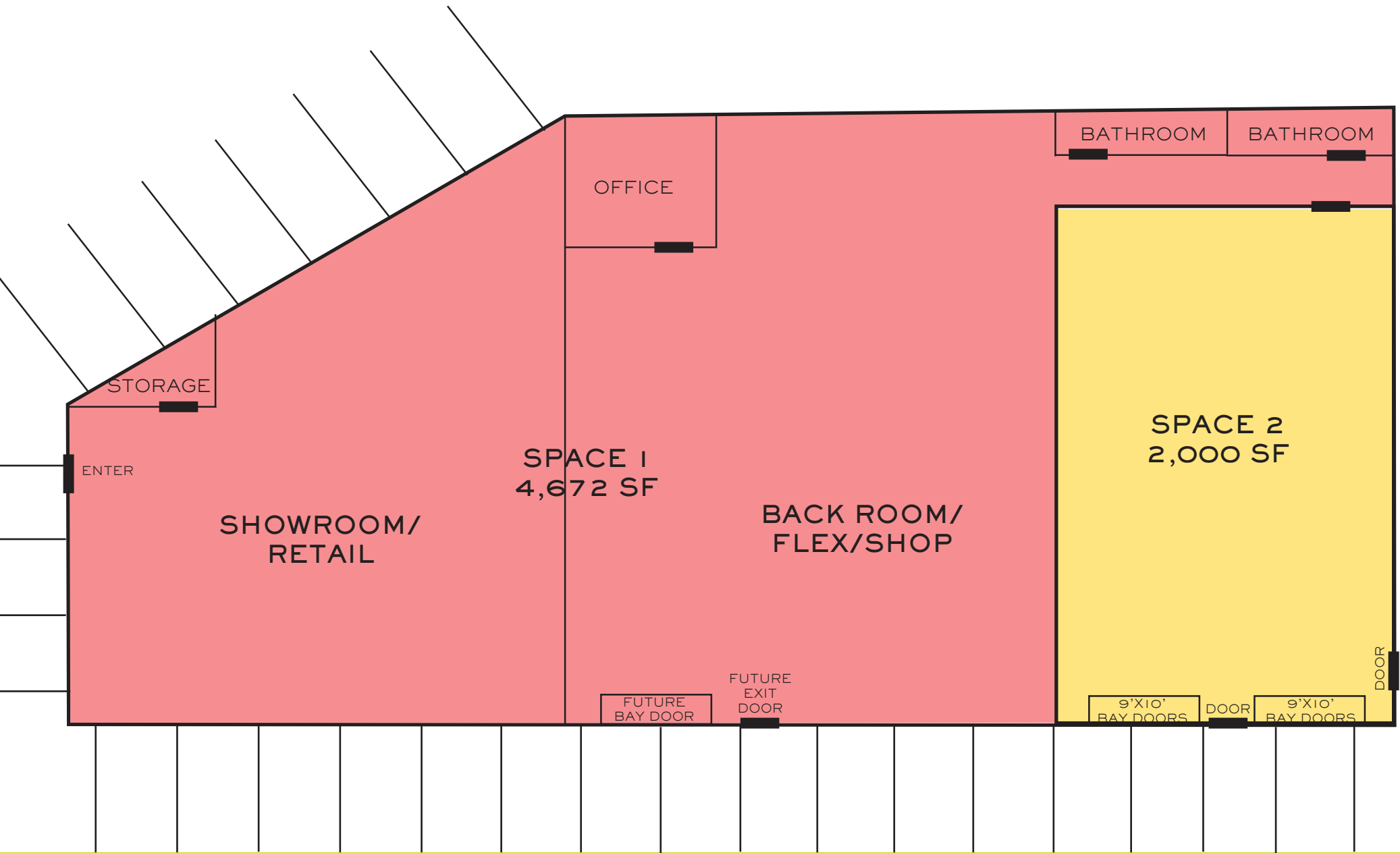


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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_