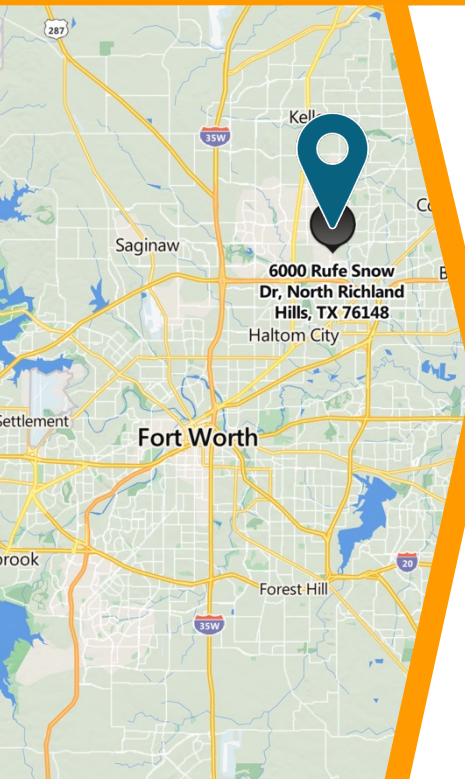




6000 Rufe Snow Drive, N Richland Hills, TX



PROPERTY DETAILS

- Former Fast-Food Restaurant Building with Drive Thru.
Building is in shell condition with new storefront and roof and can be used as a restaurant or repurposed for additional retail uses.
- Current zoning is I-2, which allows for numerous uses "out of right" including Medical Clinic, Pharmacy, Retail, Convenience Store, etc. Potential to "up zone" through city.
- Excellent Visibility and Access – Hard corner at signalized intersection.

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FOR LEASE



BUILDING SF
3,324 (can be split)



TRAFFIC COUNTS
40K+ VPD



AVAILABLE SF
38,853 Land



ZONING
I-2

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Rufe Snow Drive
41,000 VPD

Subject
Property

HIGHLIGHTS

- 38,853 SF Parcel – suitable for restaurant or retail. New Drive thru Restaurant possible with Special Use Permit.
- Seeking Medical Clinic, Restaurant, or Retail. Building can be split.
- Located off Rufe Snow Drive, which boasts Traffic Counts of more than 40,000 vehicles per day.
- Unique I-2 zoning with potential to “up zone”. Hard corner retail frontage, excellent visibility and signalized access.



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6000 Rufe Snow Drive
North Richland TX, 76148

RETAIL AERIAL



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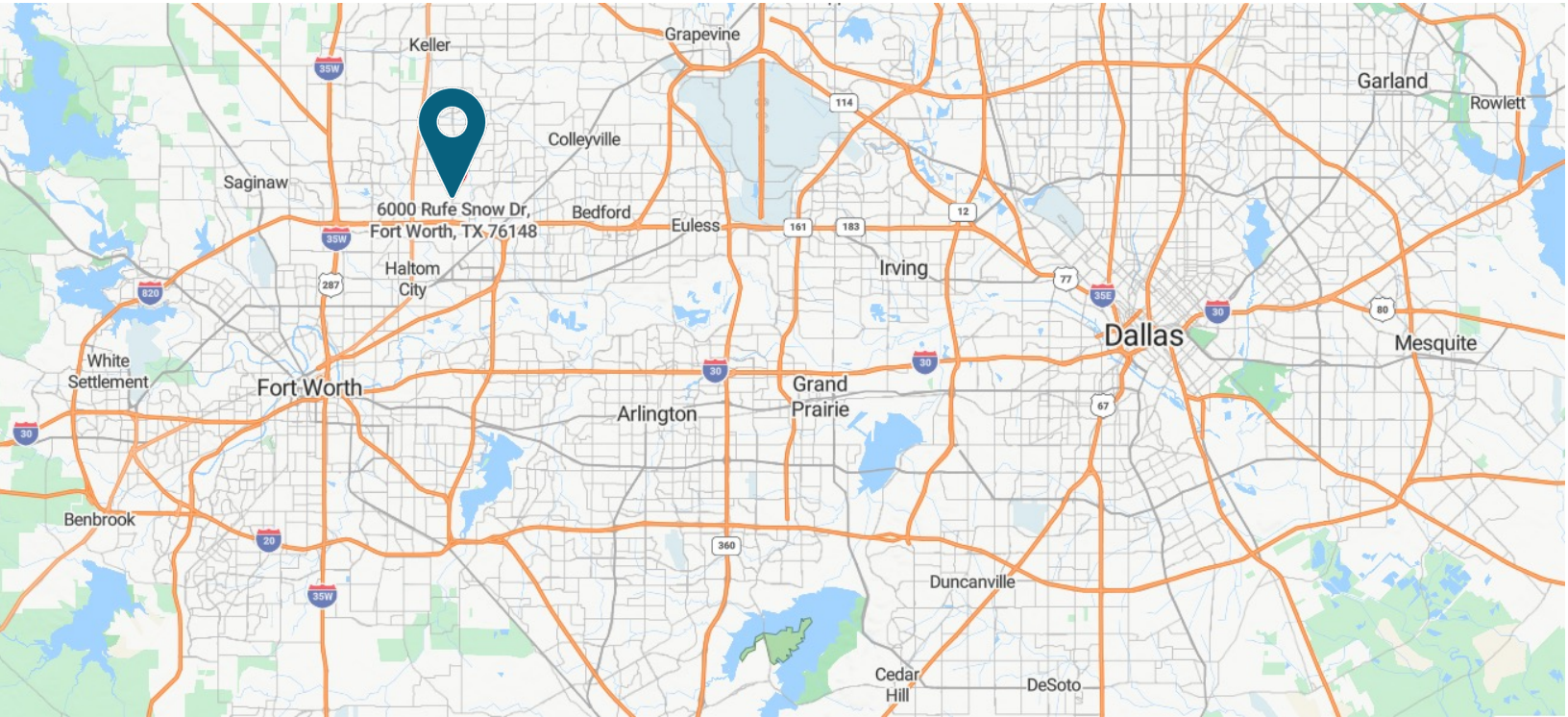
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Market Overview

The Dallas-Fort Worth-Arlington, TX MSA (colloquially known as the "Metroplex") is located in northeastern/north central Texas. The Dallas MSA is comprised of 13 counties – two of which have populations exceeding 2 million people. The Dallas Metroplex is one of the largest metropolitan areas in the United States by land area, and the largest MSA in the state by population.

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Growth

The Dallas Fort Worth MSA is the largest population base in Texas, and the fourth largest in the U.S. The population has been growing faster than any other MSA year-over-year since 2016 and has accounted for more than one-third of the population growth in the entire state of Texas from 2016 to 2017. According to the 2018 census, the population growth is driven primarily by the business friendly Metroplex economy, as well as the lower cost of living and residential real estate prices vs. other MSAs in the nation.

Unique Aspects

Today's Metroplex is a cosmopolitan conglomeration of urban amenities with all of the arts and cultural bells and whistles of a major MSA, juxtaposed with a truly Texas vibe of rolling prairies, barbecue and of course the omnipresent Dallas Cowboys. Congruent with the massive growth stats that are widely reported, one cannot help but notice construction EVERYWHERE when traversing the local highways and byways, as well as the massive amount of occupied suburban office supporting jobs and growth in the local economy.

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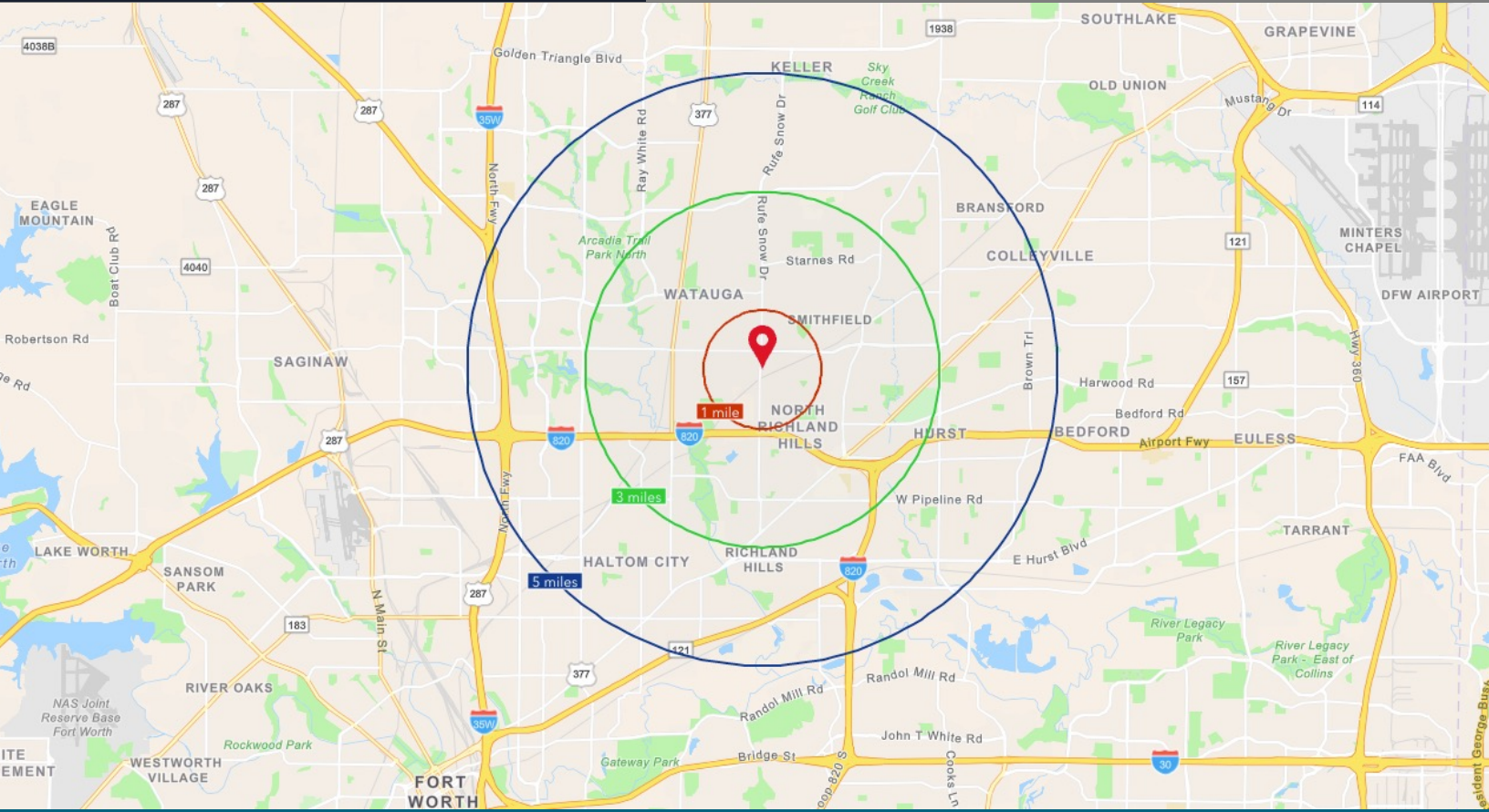


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6000 Rufe Snow Drive North Richland TX, 76148

Demographics



2022 Summary	1 Mile	3 Miles	5 Miles	2027 Summary	1 Mile	3 Miles	5 Miles
Population	14,836	127,093	303,916	Population	15,245	128,246	304,827
Households	5,581	47,918	111,439	Households	5,744	48,447	1112,057
Families	3,791	32,515	77,993	Families	3,893	32,816	78,241
Average Household Size	2.65	2.64	2.72	Average Household Size	2.65	2.64	2.71
Owner Occupied Housing Units	3,643	30,049	74,086	Owner Occupied Housing Units	3,804	30,470	74,929
Renter Occupied Housing Units	1,938	17,870	37,353	Renter Occupied Housing Units	1,941	17,977	37,128
Median Age	36.7	37.2	37.0	Median Age	37.4	37.6	37.3
Median Household Income	\$ 73,562	\$ 76,058	\$ 81,904	Median Household Income	\$ 82,485	\$ 84,398	\$ 92,143
Average Household Income	\$ 88,222	\$ 98,783	\$ 110,429	Average Household Income	\$ 101,416	\$ 112,583	\$ 124,732





Executive Summary

6000 Rufe Snow Dr, Fort Worth, Texas, 76148
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.85585
Longitude: -97.23784

	1 mile	3 miles	5 miles
Population			
2010 Population	13,463	116,703	271,606
2020 Population	14,276	124,965	300,062
2022 Population	14,836	127,093	303,916
2027 Population	15,245	128,246	304,827
2010-2020 Annual Rate	0.59%	0.69%	1.00%
2020-2022 Annual Rate	1.72%	0.75%	0.57%
2022-2027 Annual Rate	0.55%	0.18%	0.06%
2022 Male Population	48.3%	48.9%	48.9%
2022 Female Population	51.7%	51.1%	51.1%
2022 Median Age	36.7	37.2	37.0

In the identified area, the current year population is 303,916. In 2020, the Census count in the area was 300,062. The rate of change since 2020 was 0.57% annually. The five-year projection for the population in the area is 304,827 representing a change of 0.06% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	61.0%	61.1%	60.5%
2022 Black Alone	7.4%	8.5%	8.6%
2022 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2022 Asian Alone	5.8%	6.3%	6.8%
2022 Pacific Islander Alone	0.5%	0.3%	0.3%
2022 Other Race	9.6%	8.6%	8.7%
2022 Two or More Races	14.7%	14.3%	14.2%
2022 Hispanic Origin (Any Race)	25.9%	24.2%	24.4%

Persons of Hispanic origin represent 24.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	63	86	105
2010 Households	5,052	43,712	99,756
2020 Households	5,380	46,970	109,648
2022 Households	5,581	47,918	111,439
2027 Households	5,744	48,447	112,057
2010-2020 Annual Rate	0.63%	0.72%	0.95%
2020-2022 Annual Rate	1.64%	0.89%	0.72%
2022-2027 Annual Rate	0.58%	0.22%	0.11%
2022 Average Household Size	2.65	2.64	2.72

The household count in this area has changed from 109,648 in 2020 to 111,439 in the current year, a change of 0.72% annually. The five-year projection of households is 112,057, a change of 0.11% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2020. The number of families in the current year is 77,993 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.0%	16.7%	16.5%
Median Household Income			
2022 Median Household Income	\$73,562	\$76,058	\$81,904
2027 Median Household Income	\$82,485	\$84,398	\$92,143
2022-2027 Annual Rate	2.32%	2.10%	2.38%
Average Household Income			
2022 Average Household Income	\$88,222	\$98,783	\$110,429
2027 Average Household Income	\$101,416	\$112,583	\$124,732
2022-2027 Annual Rate	2.83%	2.65%	2.47%
Per Capita Income			
2022 Per Capita Income	\$33,423	\$37,213	\$40,489
2027 Per Capita Income	\$38,486	\$42,507	\$45,849
2022-2027 Annual Rate	2.86%	2.70%	2.52%

Households by Income

Current median household income is \$81,904 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,143 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$110,429 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$124,732 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,489 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,849 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	140	125	125
2010 Total Housing Units	5,322	46,279	105,913
2010 Owner Occupied Housing Units	3,181	28,592	68,980
2010 Renter Occupied Housing Units	1,872	15,121	30,777
2010 Vacant Housing Units	270	2,567	6,157
2020 Total Housing Units	5,618	48,989	114,443
2020 Vacant Housing Units	238	2,019	4,795
2022 Total Housing Units	5,904	50,440	116,722
2022 Owner Occupied Housing Units	3,643	30,049	74,086
2022 Renter Occupied Housing Units	1,938	17,870	37,353
2022 Vacant Housing Units	323	2,522	5,283
2027 Total Housing Units	6,095	51,501	118,627
2027 Owner Occupied Housing Units	3,804	30,470	74,929
2027 Renter Occupied Housing Units	1,941	17,977	37,128
2027 Vacant Housing Units	351	3,054	6,570

Currently, 63.5% of the 116,722 housing units in the area are owner occupied; 32.0%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 114,443 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is \$256,818, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.05% annually to \$298,382.

DISCLOSURES

Information contained herein has been obtained from the owner of the property or from other resources that we believe reliable. We have no reason to doubt the accuracy of such information, however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to errors, omissions or changes in conditions prior to sale, lease or withdrawal without notice. All information contained herein should be verified to satisfaction of the person relying thereon

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