

FOR SALE | 0.82 AC

7651 DAVIS BLVD, NORTH RICHLAND HILLS, TX 76182



RETAIL

MEDICAL

OFFICE

0.82 AC

\$790K



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

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## PROPERTY OVERVIEW

- » 0.82 AC
- » ~~\$790K~~ **\$680,000**
- » RETAIL, MEDICAL, OR OFFICE USE
- » Several new operators nearby
- » City of North Richland Hills



## DAILY TRAFFIC COUNT

Davis Blvd	25,900 VPD
North Tarrant Pkwy	24,700 VPD
Precinct Line Rd	32,300 VPD



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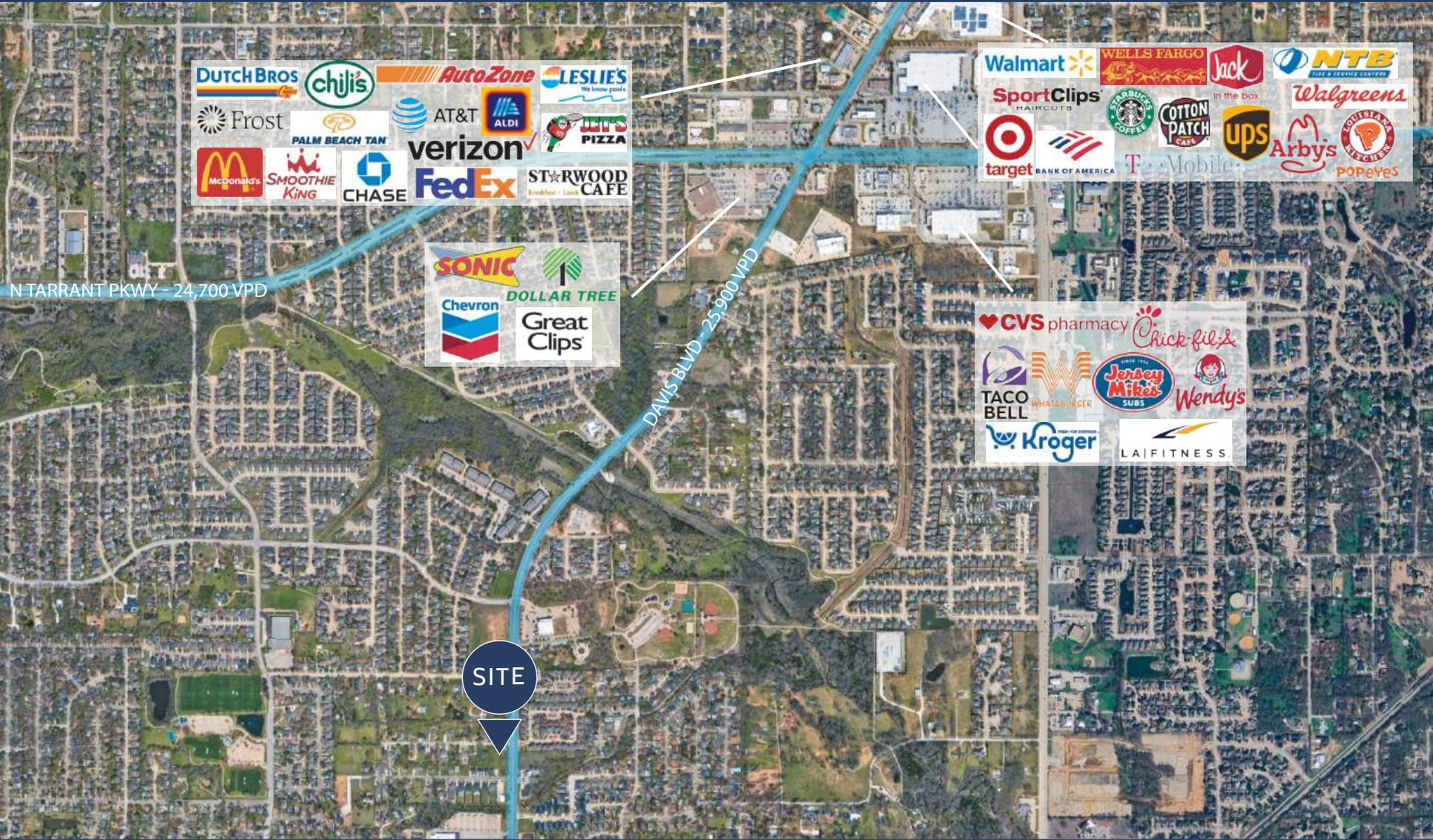
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INTERIOR PHOTOS



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Southwest  
Aerial



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regulatory approval, permit, or construction.

19122.00

01 May 2019

### Exterior Sketch Rendering 01

7651 DAVIS BLVD

**BENNETT • BENNER  
PARTNERS**  
ARCHITECTURE • INTERIORS • PLANNING



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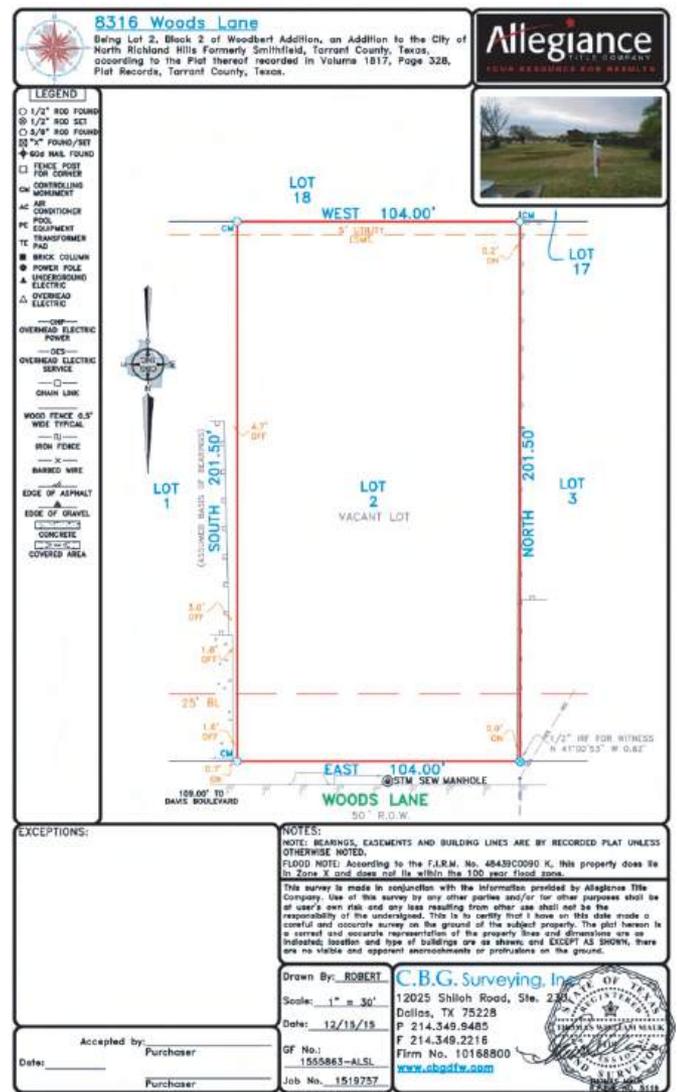
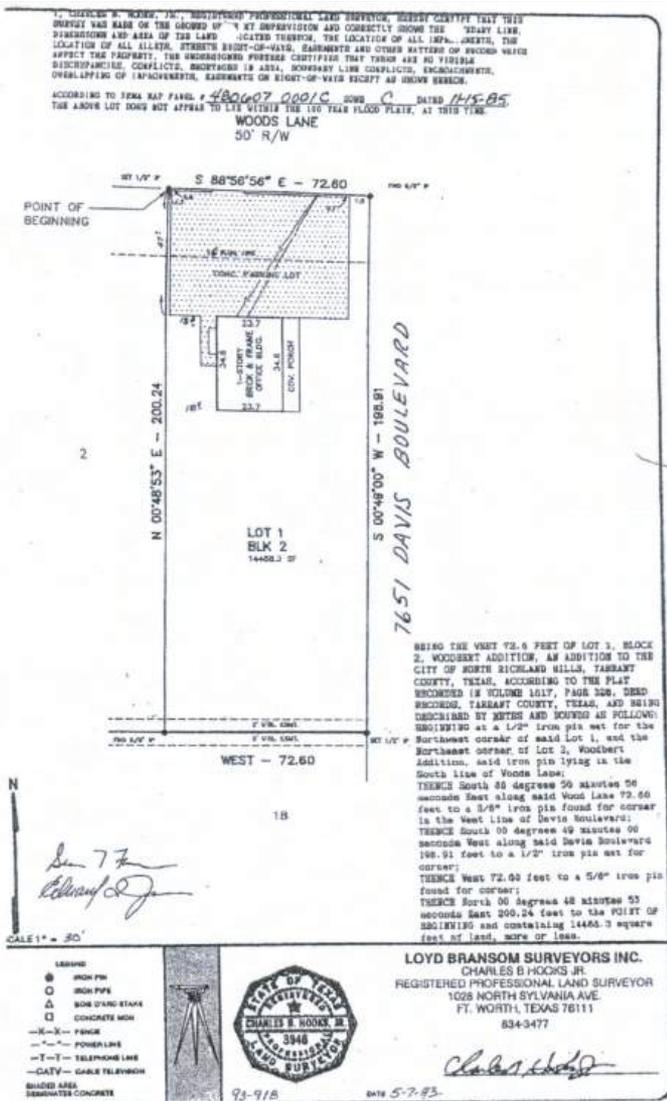
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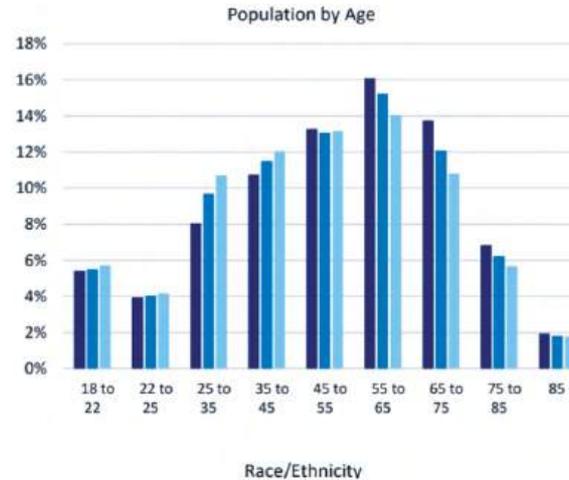
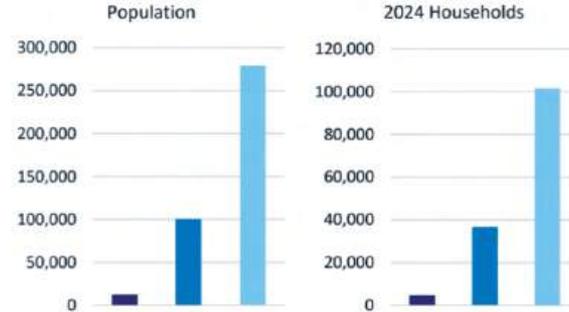
## Davis Blvd

7651 Davis Blvd | North Richland Hills, TX

### Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	12,452	---	99,754	---	278,638	---
2029 Projected Population	12,464	---	99,775	---	279,452	---
Pop Growth (%)	0.1%	---	0.0%	---	0.3%	---
2024 Households	4,594	---	36,443	---	101,508	---
2029 Projected Households	4,594	---	36,549	---	101,866	---
HH Growth (%)	0.0%	---	0.3%	---	0.4%	---
<b>Census Year</b>						
2000 Population	8,984	---	74,232	---	204,390	---
2010 Population	12,001	---	97,230	---	272,197	---
Pop Growth (%)	33.6%	---	31.0%	---	33.2%	---
2000 Households	2,981	---	25,058	---	72,433	---
2010 Households	4,429	---	35,460	---	99,075	---
HH Growth (%)	48.6%	---	41.5%	---	36.8%	---
<b>Total Population by Age</b>						
Average Age (2024)	43.7		42.2		40.8	
<b>Children (2024)</b>						
0 - 4 Years	557		5,075		15,125	
5 - 9 Years	658		5,493		15,841	
10-13 Years	601		4,776		14,053	
14-17 Years	673		5,480		16,006	
<b>Adults (2024)</b>						
18 to 22	673	5.4%	5,490	5.5%	15,929	5.7%
22 to 25	489	3.9%	4,032	4.0%	11,571	4.2%
25 to 35	1,000	8.0%	9,649	9.7%	29,857	10.7%
35 to 45	1,339	10.8%	11,490	11.5%	33,558	12.0%
45 to 55	1,653	13.3%	13,030	13.1%	36,695	13.2%
55 to 65	2,002	16.1%	15,184	15.2%	39,117	14.0%
65 to 75	1,712	13.8%	12,032	12.1%	30,146	10.8%
75 to 85	851	6.8%	6,223	6.2%	15,790	5.7%
85 +	243	2.0%	1,801	1.8%	4,950	1.8%
<b>Population by Race/Ethnicity (2024)</b>						



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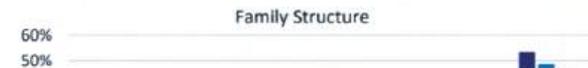
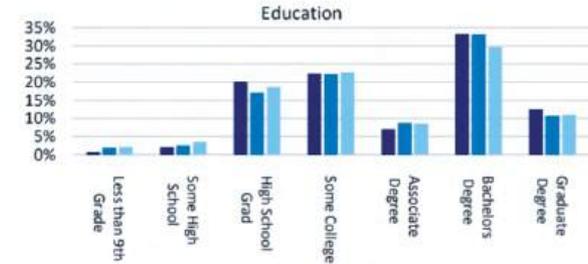
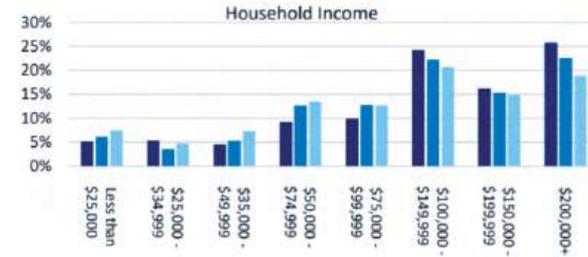
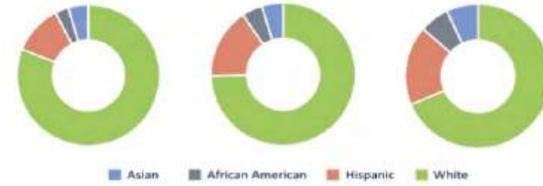
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### Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	9,646	77.5%	70,933	71.1%	181,843	65.3%
Hispanic	1,345	10.8%	15,274	15.3%	47,564	17.1%
Black	365	2.9%	4,268	4.3%	17,420	6.3%
Asian	541	4.3%	4,604	4.6%	18,582	6.7%
<b>Language at Home (2024)</b>	<b>11,895</b>		<b>94,679</b>		<b>263,513</b>	
Spanish	742	6.2%	7,714	8.1%	25,773	9.8%
Asian Language	309	2.6%	1,706	1.8%	8,072	3.1%
<b>Ancestry (2024)</b>						
American Indian (ancestry)	36	0.3%	302	0.3%	846	0.3%
Hawaiin (ancestry)	7	0.1%	141	0.1%	576	0.2%
<b>Household Income (2024)</b>						
Per Capita Income	\$60,324	---	\$57,550	---	\$54,485	---
Average HH Income	<b>\$163,524</b>	---	<b>\$157,528</b>	---	<b>\$149,561</b>	---
Median HH Income	\$132,345	---	\$119,293	---	\$109,559	---
Less than \$25,000	234	5.1%	2,210	6.1%	7,559	7.4%
\$25,000 - \$34,999	242	5.3%	1,268	3.5%	4,789	4.7%
\$35,000 - \$49,999	207	4.5%	1,899	5.2%	7,421	7.3%
\$50,000 - \$74,999	423	9.2%	4,592	12.6%	13,639	13.4%
\$75,000 - \$99,999	452	9.8%	4,643	12.7%	12,851	12.7%
\$100,000 - \$149,999	1,110	24.2%	8,060	22.1%	20,967	20.7%
\$150,000 - \$199,999	742	16.2%	5,567	15.3%	15,153	14.9%
<b>\$200,000+</b>	<b>1,183</b>	<b>25.7%</b>	<b>8,205</b>	<b>22.5%</b>	<b>19,130</b>	<b>18.8%</b>
<b>Education (2024)</b>	<b>8,801</b>		<b>69,409</b>		<b>190,113</b>	
Less than 9th Grade	58	0.7%	1,275	1.8%	4,104	2.2%
Some High School	183	2.1%	1,765	2.5%	6,761	3.6%
High School Grad	1,772	20.1%	11,899	17.1%	35,454	18.6%
Some College	1,965	22.3%	15,394	22.2%	43,267	22.8%
Associate Degree	619	7.0%	6,050	8.7%	16,350	8.6%
Bachelors Degree	2,927	33.3%	22,998	33.1%	56,560	29.8%
Graduate Degree	1,098	12.5%	7,505	10.8%	20,937	11.0%
<b>Family Structure (2024)</b>	<b>3,739</b>		<b>28,288</b>		<b>75,966</b>	
Single - Male	79	2.1%	687	2.4%	2,221	2.9%
Single - Female	264	7.1%	1,616	5.7%	4,740	6.2%



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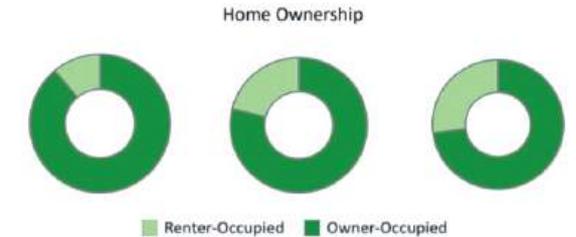
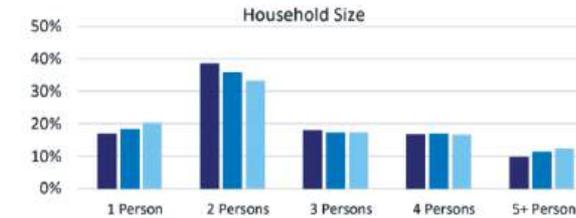
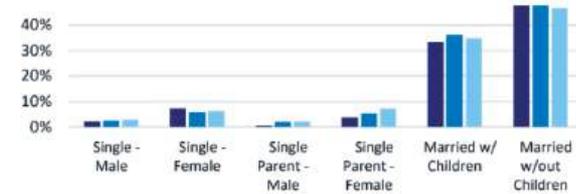
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7651 Davis Blvd | North Richland Hills, TX

### Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
Single Parent - Male	21	0.6%	549	1.9%	1,583	2.1%
Single Parent - Female	132	3.5%	1,453	5.1%	5,405	7.1%
Married w/ Children	1,248	33.4%	10,190	36.0%	26,462	34.8%
Married w/out Children	1,996	53.4%	13,793	48.8%	35,554	46.8%
<b>Household Size (2024)</b>						
1 Person	779	17.0%	6,676	18.3%	20,627	20.3%
2 Persons	1,772	38.6%	13,073	35.9%	33,829	33.3%
3 Persons	824	17.9%	6,330	17.4%	17,690	17.4%
4 Persons	769	16.7%	6,199	17.0%	16,872	16.6%
5+ Persons	449	9.8%	4,165	11.4%	12,490	12.3%
<b>Home Ownership (2024)</b>						
Owners	4,594	88.9%	36,443	79.0%	101,508	72.9%
Renters	4,083	11.1%	28,780	21.0%	74,002	27.1%
<b>Components of Change (2024)</b>						
Births	117	0.9%	1,074	1.1%	3,192	1.1%
Deaths	119	1.0%	850	0.9%	2,234	0.8%
Migration	137	1.1%	644	0.6%	1,448	0.5%
<b>Unemployment Rate (2024)</b>						
		2.2%		2.7%		3.1%
<b>Employment, Pop 16+ (2024)</b>						
Armed Services	10,309		81,706		225,597	
Civilian	3	0.0%	163	0.2%	281	0.1%
Employed	6,943	67.4%	55,955	68.5%	154,674	68.6%
Unemployed	6,787	65.8%	54,440	66.6%	149,878	66.4%
Not in Labor Force	156	1.5%	1,516	1.9%	4,796	2.1%
	3,365	32.6%	25,751	31.5%	70,923	31.4%
<b>Businesses</b>						
Establishments	192	---	2,149	---	7,089	---
Employees (FTEs)	1,493	---	22,819	---	90,720	---



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### STI: Market Outlook Report (2024)

	1 Mile			3 Miles		
	Supply (\$,000)	Demand (\$,000)	Surplus/Gap (\$,000)	Supply (\$,000)	Demand (\$,000)	Surplus/Gap (\$,000)
<b>BUILDING MATERIALS AND HOME IMPROVEMENT</b>						
Building material & supplies stores	6,219	15,413	(9,194)	98,441	122,419	(23,978)
Lumber & other building/structural materials & supplies	2,633	6,377	(3,744)	41,948	50,768	(8,821)
Hardware, tools, & plumbing & electrical supplies	1,534	4,206	(2,672)	27,035	33,586	(6,551)
Household fuels, including oil, LP gas, wood, coal	35	504	(469)	2,343	3,997	(1,653)
Flooring & floor coverings	368	2,033	(1,665)	8,453	16,132	(7,679)
Paint & sundries / wallpaper & other flexible wallcoverings	467	1,138	(671)	7,530	8,954	(1,424)
<b>LAWN &amp; GARDEN EQUIPMENT</b>						
Lawn & garden equipment & supplies stores	0	2,298	(2,298)	7,109	18,075	(10,966)
Lawn, garden, & farm equipment & supplies	590	4,252	(3,662)	18,993	33,426	(14,433)
<b>FURNITURE AND HOME FURNISHINGS</b>						
Furniture stores	0	2,877	(2,877)	18,721	22,803	(4,082)
Home furnishings stores	0	2,371	(2,371)	4,860	18,835	(13,975)
Furniture, sleep equipment & outdoor/patio furniture	89	7,239	(7,150)	29,127	57,365	(28,238)
Curtains, draperies, blinds, slipcovers, bed & table coverings	59	1,144	(1,085)	5,503	9,134	(3,632)
Kitchenware & home furnishings	126	2,798	(2,672)	11,112	22,302	(11,191)
<b>ELECTRONICS &amp; APPLIANCES</b>						
Electronics & appliance stores	0	2,565	(2,565)	15,099	23,258	(8,159)
Major household appliances	213	1,211	(998)	5,796	9,531	(3,735)
Audio equipment & musical instruments & related materials	20	1,369	(1,349)	6,424	10,907	(4,483)
Computer hardware, software, & supplies, including gaming	11	2,111	(2,100)	24,972	30,182	(5,210)
Small electric appliances	25	485	(460)	2,185	3,907	(1,722)
Televisions, video recorders, video cameras	35	1,578	(1,543)	8,681	12,485	(3,804)
<b>AUTOMOTIVE</b>						
Automotive parts, accessories, & tire stores	0	4,092	(4,092)	16,532	32,350	(15,818)

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	Supply (\$,000)	Demand (\$,000)	Surplus/Gap (\$,000)	Supply (\$,000)	Demand (\$,000)	Surplus/Gap (\$,000)
Automotive lubricants, including oil, greases, etc.	17	463	(446)	1,438	3,659	(2,221)
Automotive tires, tubes, batteries, parts, accessories	28	8,040	(8,012)	19,598	63,571	(43,973)
<b>SPECIALTY RETAIL</b>						
Book, periodical, & music stores	0	684	(684)	850	5,454	(4,603)
Books/Periodicals	6	942	(937)	3,150	7,472	(4,322)
Jewelry, luggage, & leather goods stores	0	1,352	(1,352)	3,984	10,909	(6,925)
Jewelry, including watches	5	2,058	(2,053)	6,946	16,667	(9,721)
Office supplies, stationery, & gift stores	0	980	(980)	3,959	8,131	(4,172)
Paper & related products	95	1,120	(1,025)	6,733	8,838	(2,105)
Optical goods, including eyeglasses, sunglasses, etc.	99	546	(447)	3,477	4,306	(829)
Pets, pet foods, & pet supplies	99	2,753	(2,654)	6,985	21,399	(14,413)
Sporting goods, hobby, & musical instrument stores	0	3,579	(3,579)	16,482	28,473	(11,991)
Sporting goods, including bicycles & motorized sport vehicles	30	2,550	(2,520)	14,519	20,354	(5,835)
Toys, hobby goods, & games	37	1,227	(1,190)	7,014	9,711	(2,697)
Sewing, knitting materials & supplies	2	173	(171)	855	1,255	(401)
Photographic equipment & supplies	5	308	(302)	1,896	2,450	(554)
<b>CLOTHING &amp; ACCESSORIES</b>						
Department stores	0	4,942	(4,942)	8,305	39,367	(31,062)
Clothing stores	0	7,256	(7,256)	8,775	57,954	(49,179)
Women's, juniors', & misses' wear	29	7,060	(7,031)	16,837	56,105	(39,268)
Men's wear	20	2,682	(2,662)	8,484	21,932	(13,447)
Children's wear & infants' & toddlers' clothing & accessories	17	1,172	(1,155)	4,102	9,237	(5,135)
Shoe stores	0	1,447	(1,447)	627	11,655	(11,028)
Footwear, including accessories	10	3,022	(3,012)	5,584	24,347	(18,763)
<b>GENERAL MERCHANDISE</b>						
General merchandise stores	1,152	24,600	(23,448)	91,089	195,617	(104,528)
Used merchandise stores	0	815	(815)	2,240	6,458	(4,218)

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<b>DRUGS &amp; PERSONAL CARE</b>						
Health & personal care stores	2,967	12,849	(9,882)	81,927	101,629	(19,702)
Drugs, health aids, beauty aids, including cosmetics	2,851	40,054	(37,203)	163,341	316,776	(153,435)
<b>GROCERY &amp; SPECIALTY FOOD STORES</b>						
Supermarkets	2,204	27,756	(25,552)	177,712	220,286	(42,575)
Specialty food stores	0	881	(881)	2,565	6,992	(4,427)
Groceries & other food items for off premises consumption	2,855	39,158	(36,303)	197,045	310,018	(112,974)
<b>RESTAURANTS &amp; BARS</b>						
Limited-service eating places	3,499	10,590	(7,091)	73,402	98,131	(24,730)
Full-service restaurants	671	7,479	(6,809)	78,860	74,793	4,067
Meals & nonalcoholic beverages for immediate consumption	4,234	19,615	(15,380)	144,161	181,582	(37,421)
Alcoholic drinks served at the establishment	206	2,034	(1,828)	22,144	27,129	(4,985)
Bars/Drinking places (alcoholic beverages)	0	668	(668)	1,431	8,392	(6,962)
<b>FUEL CENTERS</b>						
Gasoline stations	7,441	22,402	(14,961)	101,224	177,562	(76,338)
Automotive fuels	6,084	18,397	(12,313)	91,121	145,075	(53,955)
<b>ALCOHOL &amp; TOBACCO</b>						
Beer, wine, & liquor stores	0	2,476	(2,476)	4,141	19,824	(15,684)
Packaged liquor, wine, & beer	312	4,406	(4,095)	15,157	35,202	(20,045)
Cigars, cigarettes, tobacco, & smokers' accessories	596	3,155	(2,560)	15,037	25,017	(9,980)

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**FOR SALE | 0.82 AC**

7651 DAVIS BLVD, NORTH RICHLAND HILLS, TX 76182

## 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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## Why DO BUSINESS in North Richland Hills?

**LOCATION:** North Richland Hills is located in the Dallas-Fort Worth Metroplex, which is one of the fastest-growing regions in the United States. This location provides access to a large customer base and business opportunities.

**STRONG COMMUNITY:** North Richland Hills has a strong sense of community, which can be beneficial for businesses looking to establish roots and build relationships. The community is supportive of local businesses, and there are often networking and promotional opportunities available.

**ECONOMIC STABILITY:** The Dallas-Fort Worth Metroplex has a diverse and robust economy. By leasing commercial space in North Richland Hills, you can tap into this economic stability and take advantage of the opportunities it offers for business growth and success.

**INFRASTRUCTURE AND AMENITIES:** North Richland Hills offers a range of infrastructure and amenities that are attractive to businesses. This includes well-maintained roads, utilities, and modern commercial facilities. The city also has a variety of retail centers, restaurants, and entertainment options to cater to both businesses and residents.

**TARGET MARKET:** Understanding your target market is essential when selecting a location for your business. If your business aligns with the demographics and preferences of the North Richland Hills community, leasing commercial space in the area can give you direct access to your target market.

**ZONING AND REGULATIONS:** North Richland Hills likely has zoning regulations in place that cater to various types of businesses. Understanding the zoning requirements and ensuring they align with your intended use of the commercial space is important. By leasing in an area with suitable zoning, you can avoid potential conflicts or limitations in operating your business.

**NETWORKING AND COLLABORATION:** Leasing commercial space in North Richland Hills can provide opportunities for networking and collaboration with other local businesses. Being in close proximity to other entrepreneurs and professionals can foster partnerships, referrals, and knowledge sharing.

Image obtained from: <https://www.nrhtx.com/8/Government>



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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



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## 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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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