



SUITE 105B  
1,860 SF

SUITE 111  
2,839 SF

SUITE 104  
1,039 SF

HILLTOP DR

HILLTOP DR

# RETAIL SUITES FOR LEASE

## HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE  
NORTH RICHLAND HILLS, TX 76180





# PROPERTY DETAILS

## HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE  
NORTH RICHLAND HILLS, TX 76180

**28,051 SF**

BUILDING SIZE

**2.77**

ACRES

**111**

PARKING SPACES

**1985**

YEAR BUILT





**HILLTOP DR**

**RUFE SNOW DR**  
**39,226 VPD**

# PROPERTY DESCRIPTION

**HILLTOP SQUARE SHOPPING CENTER**  
6455 HILLTOP DRIVE, NORTH RICHLAND HILLS, TX 76180

Situated at the NWC of Hilltop Drive and Rufe Snow Drive, the Hilltop Square Shopping Center occupies a prime location in North Richland Hills. Catering to the surrounding demographic market, Hilltop Square is ideal for both national retailers and small start-up businesses.

- FAVORABLE DEMOGRAPHICS
- HIGH TRAFFIC COUNTS
- DEDICATED TURN LANE WITH EASY ACCESS
- PYLON SIGN AVAILABLE
- LOCATED ¼ MILE NORTH OF LOOP 820



# SITE PLAN

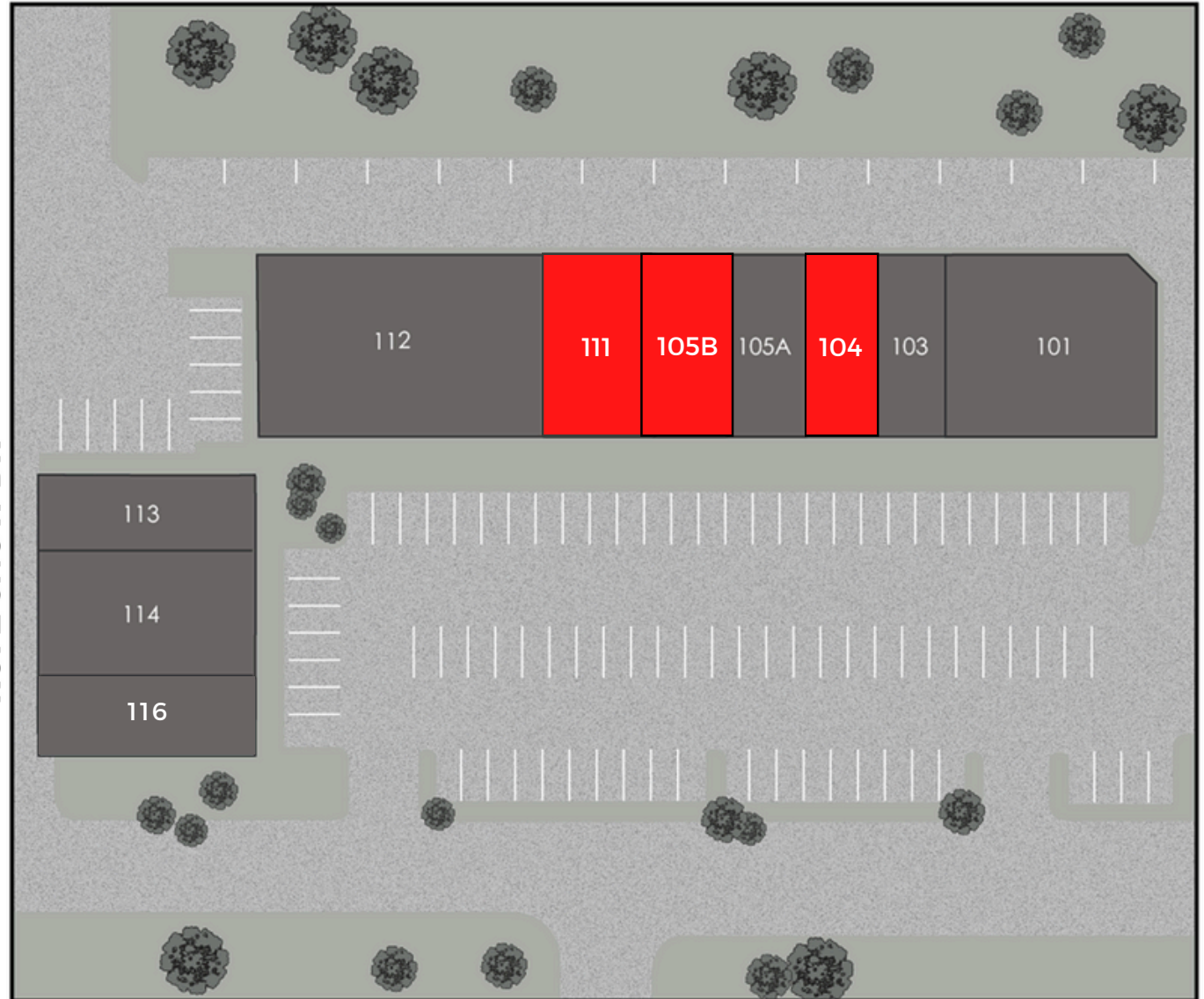
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HILLTOP DR

SUITE	TENANT	SQUARE FEET
101	BLUE MOUND CAFE	4,927 SF
103	LEASED	1,276 SF
<b>104</b>	<b>AVAILABLE WHITE BOX</b>	<b>1,037 SF</b>
105A	NEPTUNE SOCIETY	2,720 SF
<b>105B</b>	<b>AVAILABLE WHITE BOX</b>	<b>1,860 SF</b>
<b>111</b>	<b>AVAILABLE SHELL SPACE</b>	<b>2,839 SF</b>
112	US RENAL CARE	6,166 SF
113	DANWAYS TRUCKING	1,242 SF
114	MONARCH DENTAL	3,902 SF
116	CERTIFIED MASSAGE THERAPIST	1,540 SF

RUFE SNOW DR

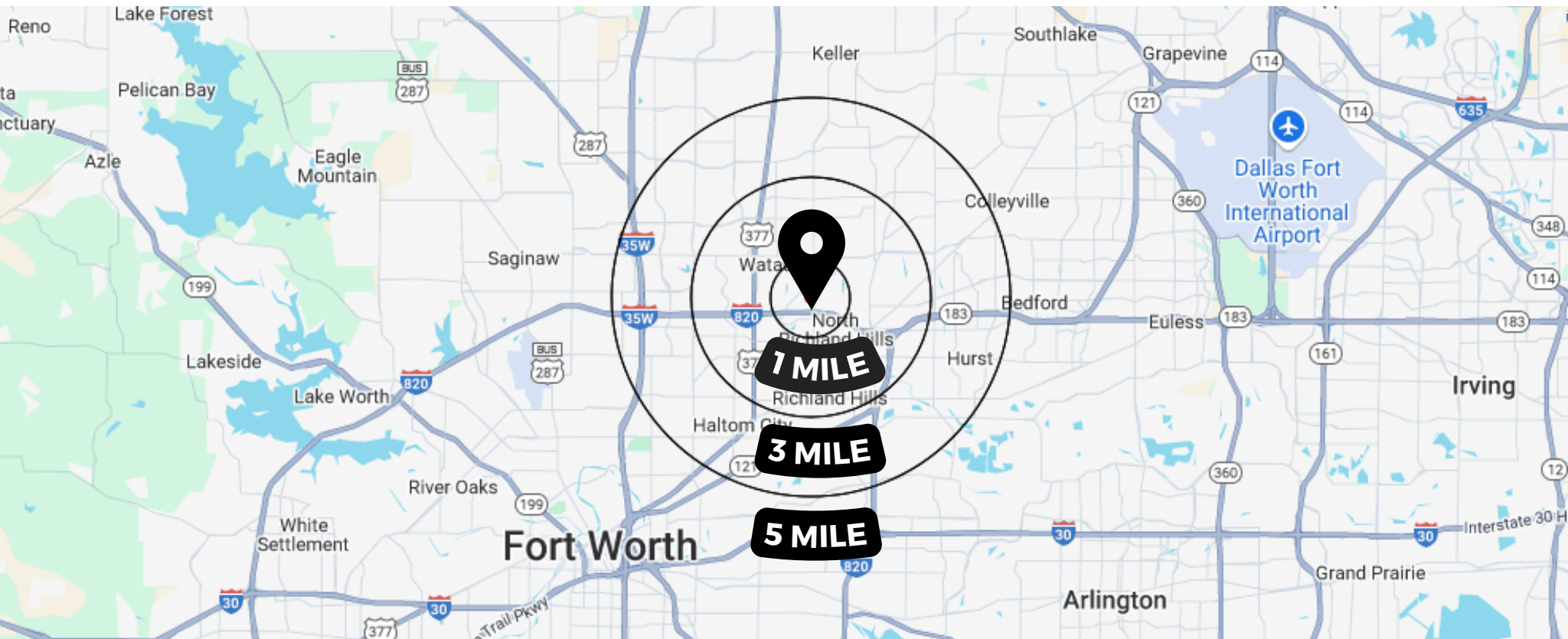





# AREA DEMOGRAPHICS


## HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE  
NORTH RICHLAND HILLS, TX 76180




  
**2024 ESTIMATED POPULATION**


1 MILE	13,288
3 MILES	128,084
5 MILES	296,853

  
**2024 ESTIMATED HOUSEHOLDS**


1 MILE	5,614
3 MILES	49,796
5 MILES	110,614

  
**2024 ESTIMATED AVERAGE HOUSEHOLD INCOME**

1 MILE	\$100,940
3 MILES	\$100,216
5 MILES	\$114,183

  
**2024 ESTIMATED TOTAL EMPLOYEES**

1 MILE	7,015
3 MILES	39,283
5 MILES	110,771

  
**2024 ESTIMATED TOTAL BUSINESS**

1 MILE	590
3 MILES	4,472
5 MILES	12,654



# PROPERTY IMAGES

## HILLTOP SQUARE SHOPPING CENTER

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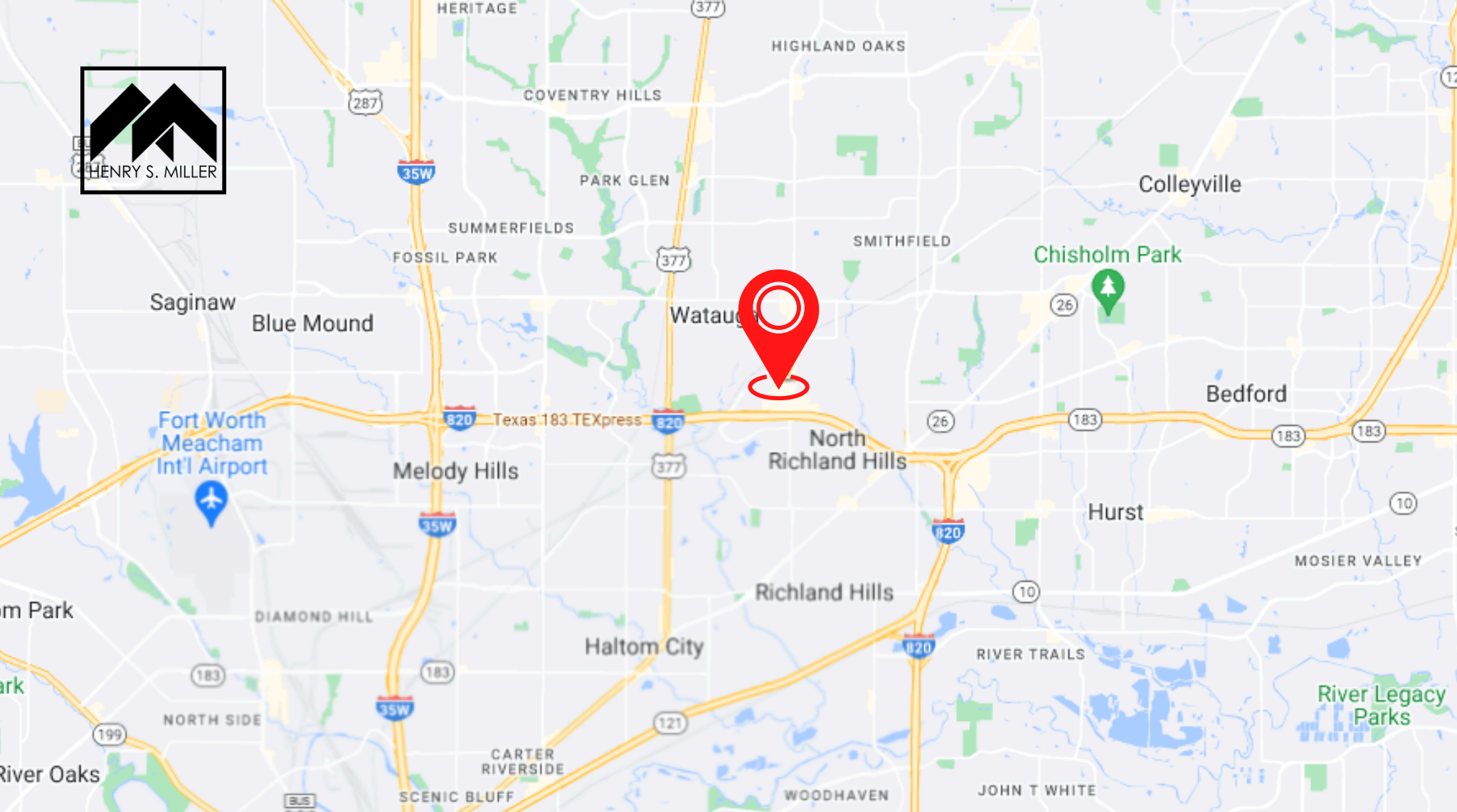


# AERIAL IMAGES

**HILLTOP SQUARE SHOPPING CENTER**  
6455 HILLTOP DRIVE  
NORTH RICHLAND HILLS, TX 76180







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