# OFFERING MEMORANDUM FOR SALE



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Amis & Elements Salon Suites 6601 and 6609 Precinct Line Rd North Richland Hills, TX 76182



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**Darin Vilhauer**Director of Business Development (469) 625-4940

Transworld Realty Group 5 Cowboys Way, #300 Frisco, TX 75034





element



### **Property Overview**

**Executive Summary** 

**Transworld Realty Group**, as the exclusive listing broker and marketing advisor, is pleased to present the memorandum of an exclusive investment opportunity for a salon suites portfolio located in the North Richland Hills, Texas.

The Amis & Elements Salon Suites offer a unique investment opportunity in a highly sought-after location in North Richland Hills, TX. This fully operational, well-maintained property is designed specifically for beauty professionals and small business owners seeking flexible, upscale spaces. With high demand for salon suite leasing and an established reputation in the community, this is a prime asset for any investor or owner-operator looking to expand into the rapidly growing salon suite market.

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Asking Price: \$2,900,000

#### **Amis & Elements Salon Suites**



#### **Salon Amis Property**

- Asking Price \$1,600,000
- Built 2007
- Building 3,901 SF
- Single Floor
- Land 20,030 SF
- 91% Occupied

#### For Sale

\$2,900,000
Only Selling as a Portfolio
–Both Properties

8.5% CAP At 100% Occupancy

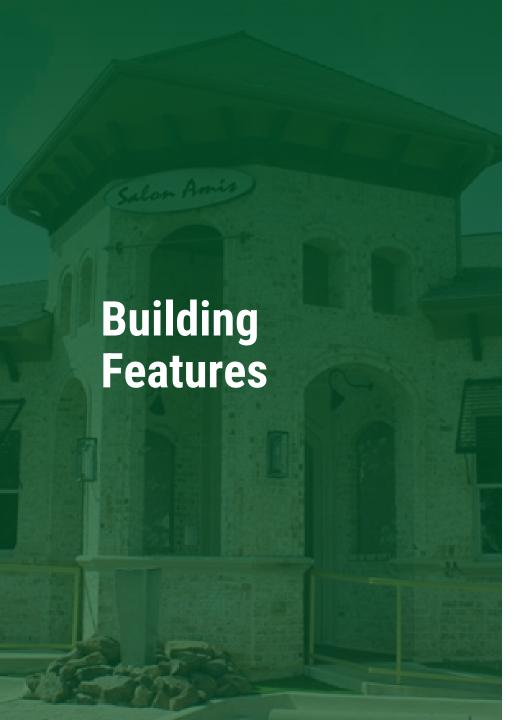
Salon Suite Use

Owner Occupant or Investment

93% Occupied

#### **Salon Element Property**

- Asking Price \$1,300,000
- Built 2011
- Building 3,263 SF
- Single Floor
- Land 25,998 SF
- 96% Occupied





- Private, semi-private and shared semi-private suites
- ✓ Shared amenities: including waiting area, lounge, restrooms, wash stations and laundry
- ✓ Parking ratio 11 : 1,000 SF
- ✓ Irrigation system
- ✓ Energy efficient windows
- ✓ High-speed internet and telecommunications infrastructure
- ✓ New 30yr designer roof installed on both salons Oct. 2024
- ✓ Video notification system in Salon Amis to notify the stylists of their clients
- ✓ Security system and access keypad for stylists
- ✓ No POA or HOA

### **Key Investment Highlights**

**Amis & Elements Salon Suites** 



01



Prime Location
High Traffic area
along Precinct Rd
in North Richland
Hills

02



The suites are home to a variety of tenants including hairstylist, nail techs, estheticians and other beauty professionals

Diverse Tenant Base

03



Stylish Office
Built with a modern, comfortable and private environment

04



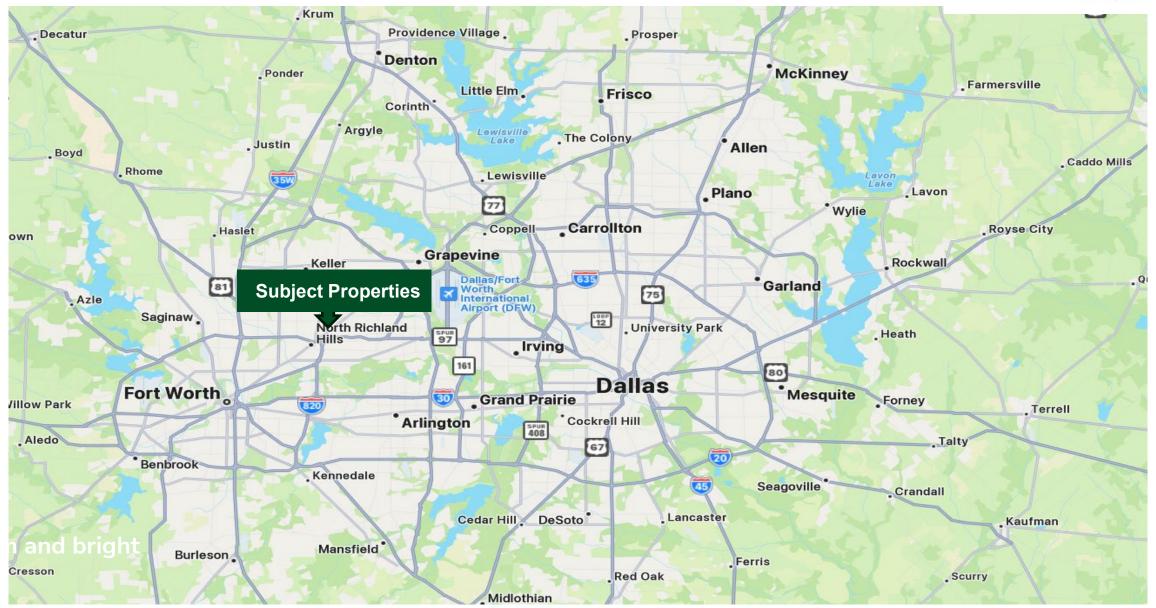
Attractive
Leasing
Opportunity
Multi-tenant with
short-term
leases, allows
dynamic repricing

05

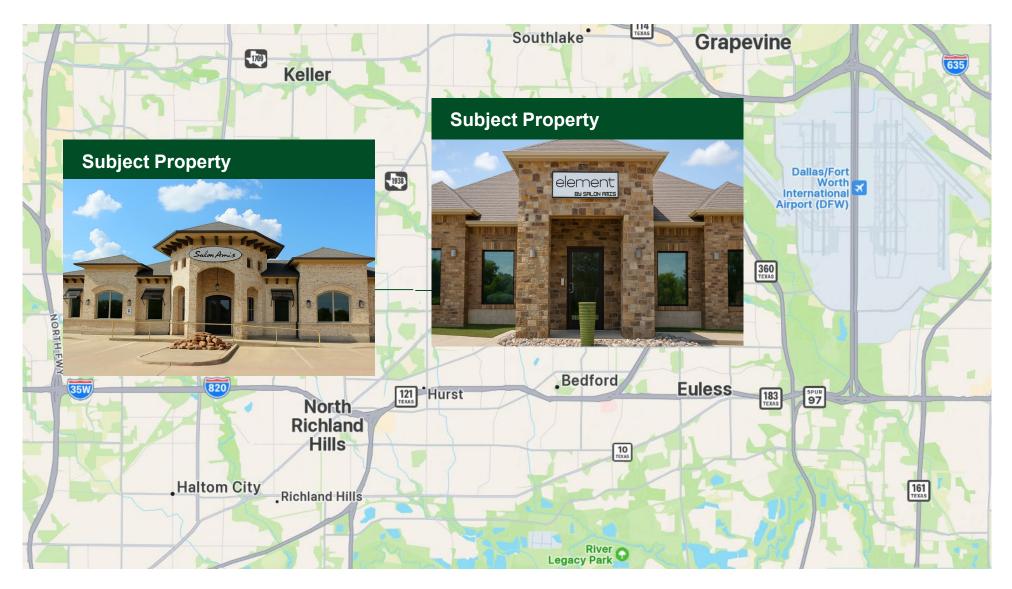


Well-Maintained
The building is in
excellent
condition with
modern
renovations and
upgrades









#### **Amis & Elements Salon Suites**





#### **Potential Rental Income**



6609 Precinct Line Rd (Salon Amis)

6609 Precinct Line Rd (Salon Amis)										
Tenant	Suite	GLA-SF	% of GLA	Occupancy	Lease Start	Lease End	Annual Rent Revenue	PSF	% of Revenue	Lease Type
Occupied Tenant -Property Manager	Private Suite 1	42	3%	3%			\$10,920	\$ 258.63	5%	Gross Lease
Occupied Tenant	Private Suite 2	43	3%	3%	1/1/2009	2/28/2026	\$9,541	\$ 220.18	4%	Gross Lease
Occupied Tenant	Private Suite 3	42	3%	3%	1/3/2009	10/1/2027	\$9,635	\$ 228.20	4%	Gross Lease
Occupied Tenant	Private Suite 4	42	3%	3%			\$9,880	\$ 234.00	4%	Gross Lease
Occupied Tenant	Private Suite 5	43	3%	3%	1/11/2017	12/30/2026	\$8,930	\$ 206.08	4%	Gross Lease
Occupied Tenant	Private Suite 6	42	3%	3%	1/9/2009	12/30/2026	\$11,040	\$ 261.47	5%	Gross Lease
Occupied Tenant	Private Suite 7	42	3%	3%	1/1/2010	2/28/2026	\$8,930	\$ 211.50	4%	Gross Lease
Occupied Tenant	Private Suite 8	43	3%	3%	11/1/2011	2/20/2026	\$9,256	\$ 213.60	4%	Gross Lease
Occupied Tenant	Private Suite 9	42	3%	3%	11/1/2011	2/20/2026	\$11,985	\$ 283.86	5%	Gross Lease
Occupied Tenant	Private Suite 10	42	3%	3%	3/1/2009	10/30/2027	\$8,930	\$ 211.50	4%	Gross Lease
Occupied Tenant	Private Suite 11	43	3%	3%	9/1/2008	12/30/2026	\$9,635	\$ 222.35	4%	Gross Lease
Occupied Tenant	Private Suite 12	42	3%	3%	12/1/2011	12/20/2025	\$9,870	\$ 233.76	4%	Gross Lease
Occupied Tenant	Semi Private Suite 1	73	5%	5%	3/1/2013	10/30/2027	\$8,695	\$ 119.11	4%	Gross Lease
Occupied Tenant	Semi Private Suite 2	94	7%	7%	6/1/2012	6/30/2026	\$8,366	\$ 89.24	4%	Gross Lease
Occupied Tenant	Semi Private Suite 3	94	7%	7%	5/1/2009	6/30/2026	\$8,366	\$ 89.24	4%	Gross Lease
Occupied Tenant	Semi Private Suite 4	62	4%	4%	4/1/2014	6/60/26	\$8,366	\$ 134.94	4%	Gross Lease
Occupied Tenant	Semi Private Suite 5	65	5%	5%	2/1/2021	2/28/2026	\$8,366	\$ 129.37	4%	Gross Lease
Occupied Tenant	Semi Private Suite 6	62	4%	4%	7/1/2010	6/30/2026	\$8,366	\$ 134.94	4%	Gross Lease
Occupied Tenant	Semi Private Suite 7	65	5%	5%	2/1/2021	2/28/2026	\$8,366	\$ 129.37	4%	Gross Lease
Vacant/Prospective Tenant	Semi Private Suite 8	62	4%	0%			\$9,256	\$ 149.29	4%	Gross Lease
Vacant/Prospective Tenant	Semi Private Suite 9	65	5%	0%			\$9,256	\$ 143.13	4%	Gross Lease
Occupied Tenant	Semi Private Suite 10	63	5%	5%	2/1/2021	2/28/2026	\$8,366	\$ 132.09	4%	Gross Lease
Occupied Tenant	Semi Private Suite 11	94	7%	7%	2/1/2021	2/28/2026	\$8,366	\$ 89.24	4%	Gross Lease
Occupied Tenant	Semi Private Suite 12	94	7%	7%	2/1/2022	2/1/2027	\$8,366	\$ 89.24	4%	Gross Lease
Total	24 Suites Available	1,402	100%	91%			\$221,053	\$ 157.62	100%	

#### **Potential Rental Income**



6601 Precinct Line Rd (Salon Element)

6601 Precinct Line Rd (Salon Element)											
Tenant	Suite	GLA-SF	% GLA	Occupancy	Lease Start	Lease End	Annual Rent Revenue		PSF	% of Revenue	Lease Type
Occupied Tenant	Semi-Private Suite 1	42	4%	4%	10/1/2025	10/1/2027	\$9,620	\$	227.84	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 2	43	4%	4%	1/4/2012	4/1/2026	\$8,789	\$	202.82	5%	Gross Lease
Occupied Tenant -Property Manager	Semi-Private Suite 3	42	4%	4%			\$9,724	\$	230.31	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 4	42	4%	4%	1/12/2012	2/28/2026	\$8,789	\$	208.16	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 5	43	4%	4%	1/4/2012	7/20/2026	\$8,789	\$	202.82	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 6	42	4%	4%	1/1/2022	6/30/2026	\$8,789	\$	208.16	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 7	42	4%	4%	1/10/2011	12/30/2026	\$8,789	\$	208.16	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 8	43	4%	4%	1/12/2012	2/28/2026	\$8,789	\$	202.82	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 9	42	4%	4%	2/20/2025	2/20/2026	\$8,789	\$	208.16	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 10	42	4%	4%	1/4/2012	2/28/2026	\$8,789	\$	208.16	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 11	43	4%	4%	1/10/2011	7/30/2026	\$8,789	\$	202.82	5%	Gross Lease
Occupied Tenant	Semi-Private Suite 12	42	4%	4%	10/1/2025	10/1/2027	\$9,620	\$	227.84	5%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 13-A	43	4%	4%	1/3/2014	3/30/2026	\$8,225	\$	193.53	4%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 13-B	43	4%	4%	1/4/2012	4/1/2026	\$5,405	\$	127.18	3%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 13-C	43	4%	4%	10/1/2025	10/1/2027	\$9,100	\$	214.12	5%	Gross Lease
Vacant/Prospective Tenant	Shared Semi-Private Suite 13-D	43	4%	0%			\$9,100	\$	214.12	5%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 14	97	9%	9%	1/1/2022	6/30/2026	\$9,541	\$	98.70	5%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 15-A	49	5%	5%	1/2/2021	2/28/2026	\$7,050	\$	143.39	4%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 15-B	49	5%	5%	1/2/2021	2/28/2026	\$7,050	\$	143.39	4%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 16	85	8%	8%	1/4/2021	3/30/2026	\$9,400	\$	110.59	5%	Gross Lease
Occupied Tenant	Shared Semi-Private Suite 17	85	8%	8%	10/1/2025	10/1/2027	\$10,660	\$	125.41	6%	Gross Lease
Total	21 Suites Available	1,046	100%	96%			\$ 183,596	\$	175.50	100%	

### **Financial Overview**



	1	2-Month	
<b>Gross Potential Rental Income</b>	\$	404,649	
_			
Expenses			
Property Taxes	\$	28,829	
Insurance	\$	7,032	
CAM/Contract Services			
Pest Control	\$	484	
Cleaning Services	\$	42,970	
Lawn & Garden	\$	3,720	
Contract Services -Other	\$	600	
Management Fee	\$	12,154	
Repairs and Maintenance	\$	9,889	
Internet/Phone	\$	2,965	
Security	\$	987	
Supplies	\$	18,378	
Utilities			
Water	\$	13,349	
Gas	\$	4,331	
Electricity	\$	12,382	
Total Expenses	\$	158,070	
Potential NOI	\$	246,579	



Financials are based on LY '24. \*Actual Gross Rent Income was \$315,938

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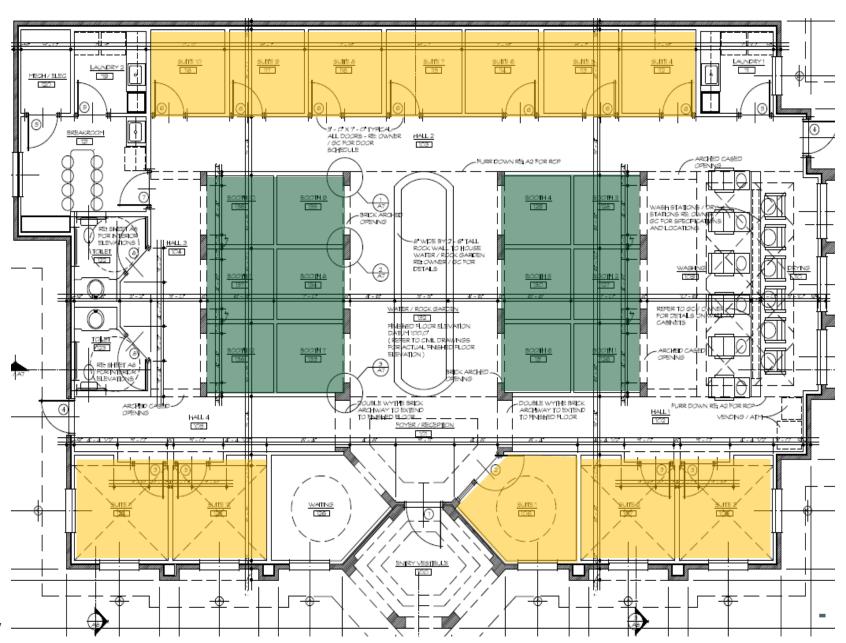
#### Salon Amis 6609 Precinct Line Rd North Richland Hills, TX 76182



## **Property Floor Plan**

TRANSWORLD Realty Group

Salon Amis



**Private Suites** 

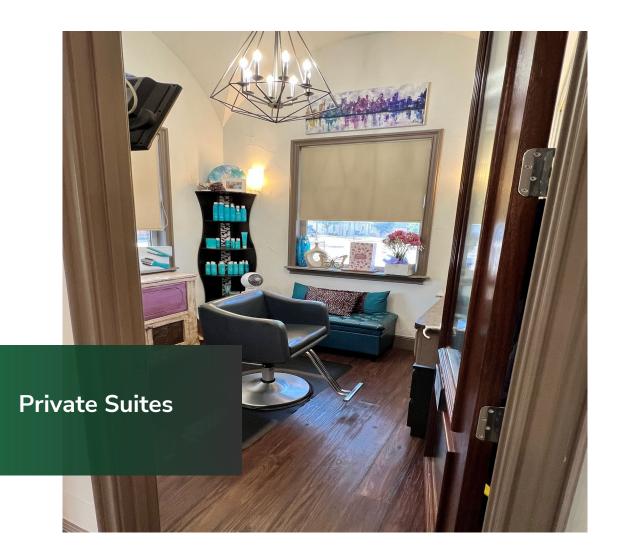
**Semi-Private Suites** 

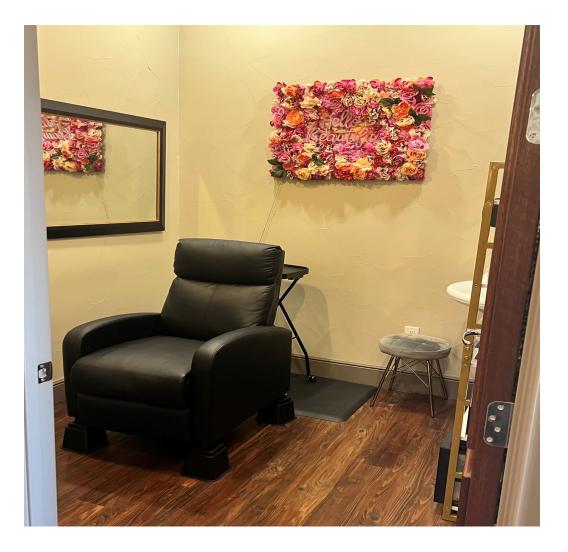
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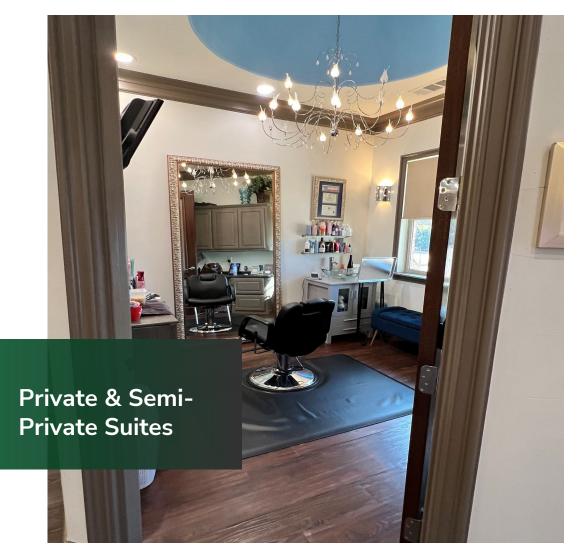


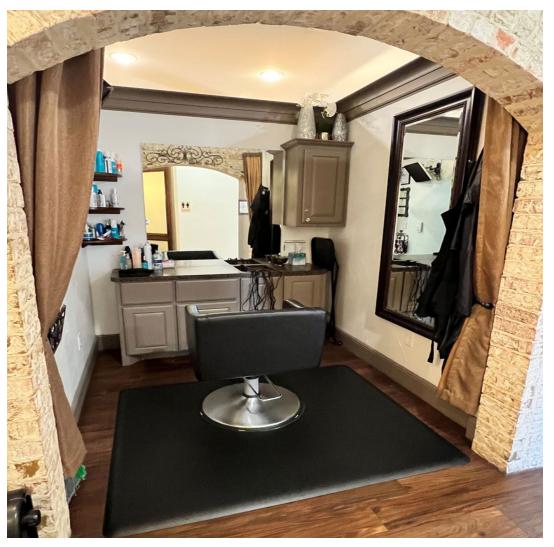
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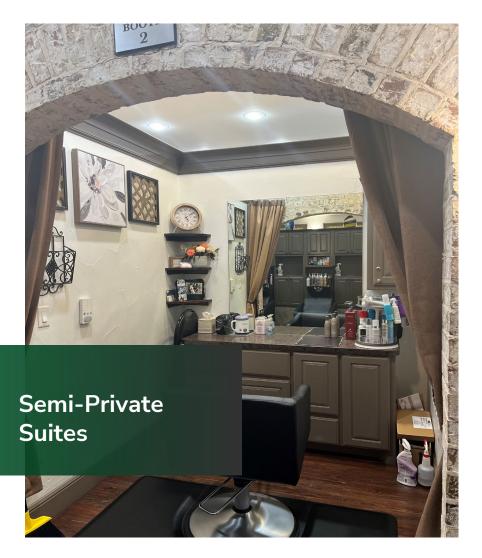


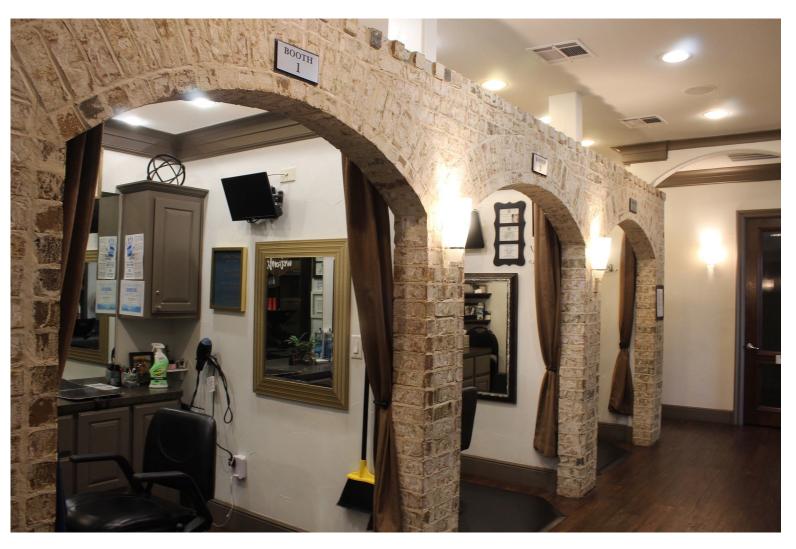
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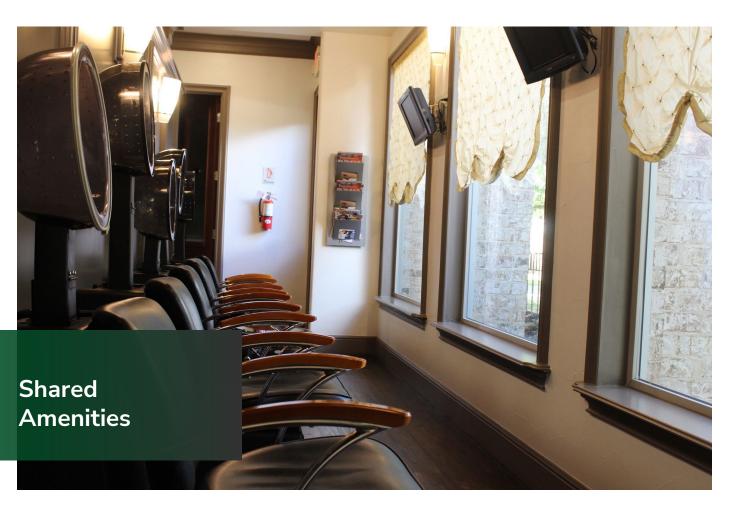


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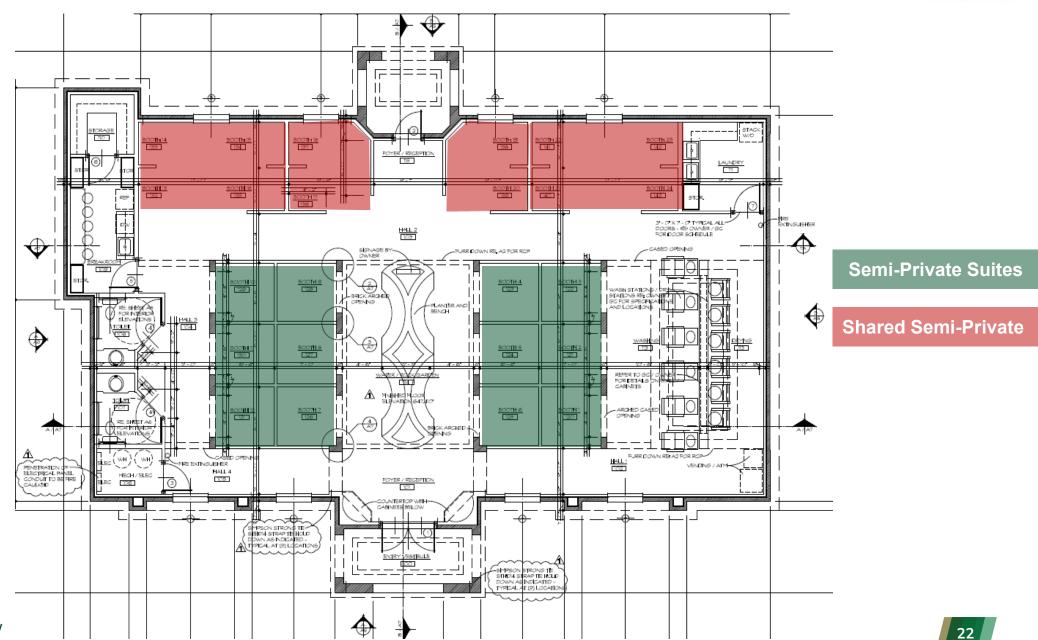
### Salon Element

6601 Precinct Line Rd North Richland Hills, TX 76182



### **Property Floor Plan**



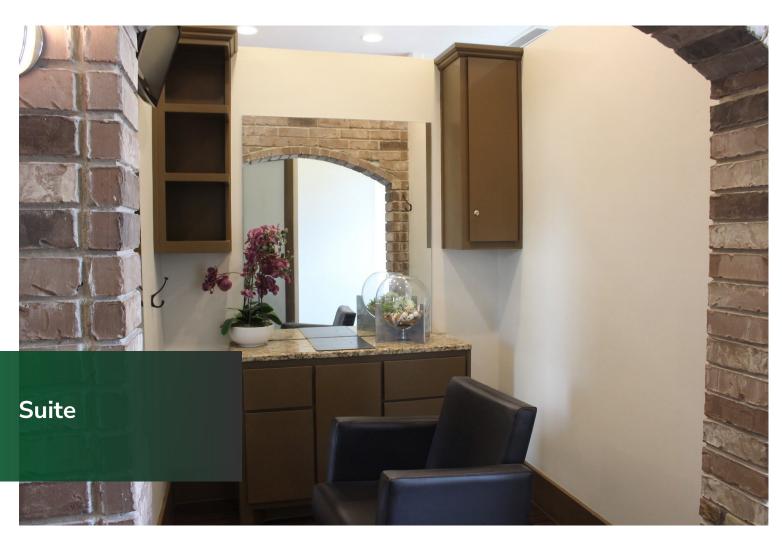


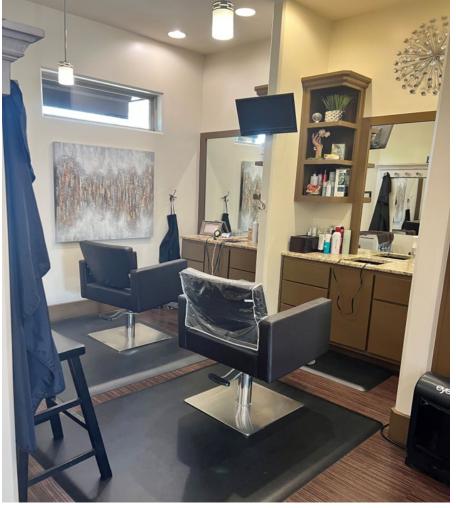
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### **Demographic Overview**



# WELCOME TO NORTH RICHLAND HILLS

North Richland Hills, TX is one of the most desirable communities in the DFW metroplex, offering a mix of suburban charm and urban amenities. The city boasts strong residential growth, a diversified economy, and is centrally located within the Dallas-Fort Worth area, providing easy access to major highways and commercial hubs.



#### Population:

As of the latest estimates, North Richland Hills has a population of approximately **70,000** residents. The population has grown steadily over the past decade, driven by its attractive living environment, quality schools, and proximity to major cities like Fort Worth and Dallas.

#### Age Distribution:

- **Median Age**: The median age is around **38 years**, indicating a balanced mix of families, working professionals, and retirees.
- Age Groups:
  - Children and teens (under 18): Around 23% of the population.
  - Working-age adults (18-64): The largest group, comprising 60% of the population.
  - Seniors (65 and older): Approximately 17%, reflecting a growing retirement community.

#### **Ethnic Composition:**

- White: About 72% of the population, making it the largest racial group.
- **Hispanic/Latino**: Around **15%**, which includes both native-born and immigrant residents.
- Black or African American: Approximately 8% of the population.
- Asian: Around 3%.
- Other races and mixed-race individuals make up the remainder of the population.

#### **Household Information:**

- **Household Size**: The average household size is about **2.6 people**.
- Family-Oriented: North Richland Hills is primarily a family-oriented city with a significant number of married couples and children. About 60% of households are family households, and the city has a high proportion of homes with children under 18.

#### Income:

- **Median Household Income**: Approximately \$78,000 per year. The income levels are diverse, with a healthy portion of residents in upper-middle-class brackets.
- **Poverty Rate**: The poverty rate in North Richland Hills is relatively low compared to national averages, indicating a generally prosperous community.

#### Education:

- A large portion of the population (about 40%) holds a bachelor's degree or higher, suggesting a well-educated community.
- North Richland Hills is served by the **Birdville Independent School District**, which includes several top-rated schools, making the area appealing to families.

# For More Information Contact:



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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. 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:
  - that the owner will accept a price less than the written asking price;
  - 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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Darin Vilhauer	777277	DVilhauer@tworld.com	(469) 625-4940
Sales Agent/Associate's Name	License No.	Email	Phone

Buver/Tenant/Seller/Landlord Initials

Date

**IABS 1-1**