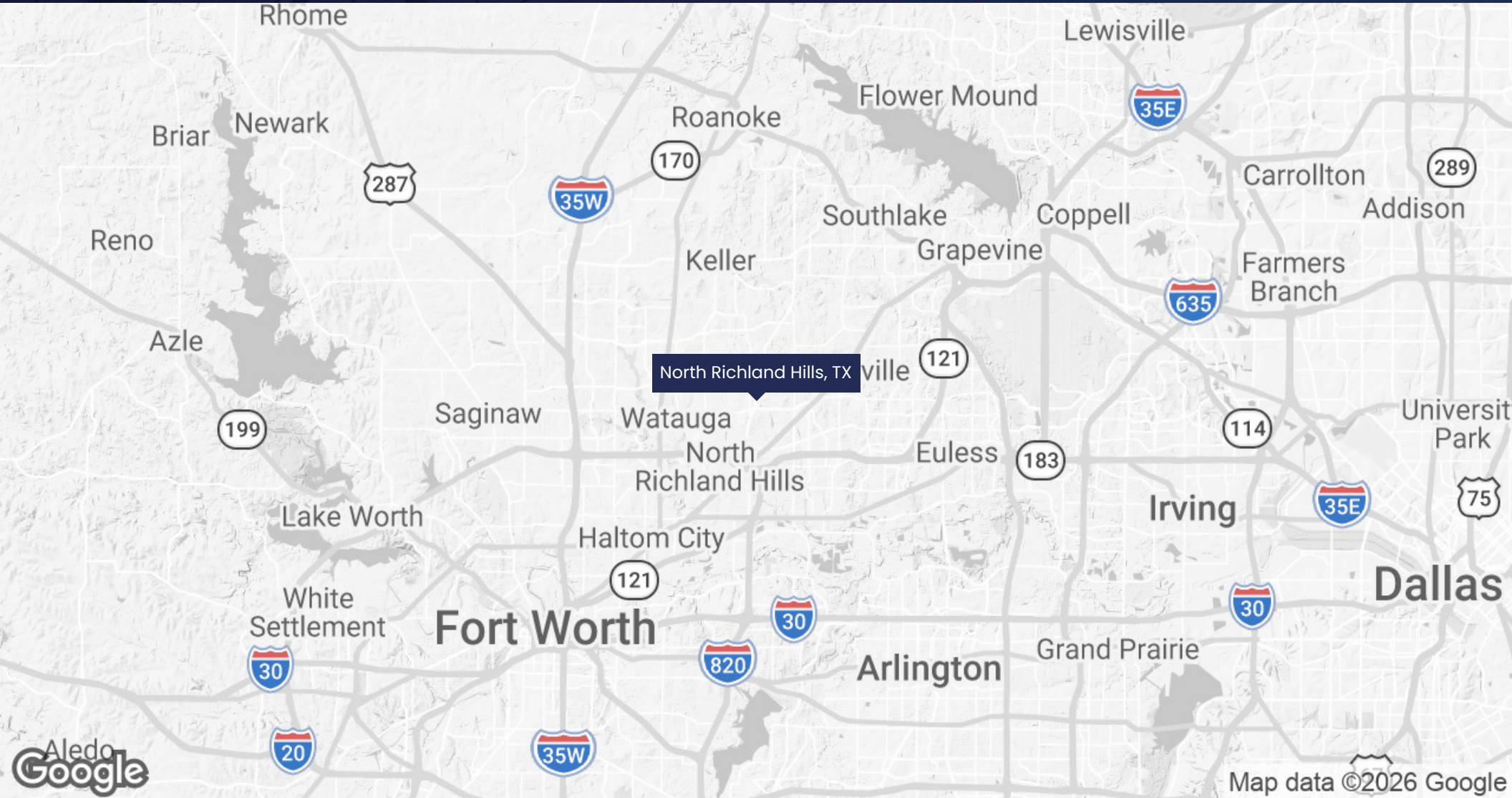


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THE RAILYARD & THE RAILYARD CROSSING

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE



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AERIAL MAP

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL PROPERTY FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	11,767	106,127	292,933
Median age	41.7	41.3	39.9
Median age (Male)	39.5	39.8	38.7
Median age (Female)	44.3	42.6	41.0
Total households	4,723	39,938	109,771
Total persons per HH	2.5	2.7	2.7
Average HH income	\$122,764	\$125,441	\$127,144
Average house value	\$358,526	\$385,083	\$408,443

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THE RAILYARD - 6428 DAVIS BLVD

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

THE RAILYARD



AVAILABLE: 1st Floor : 970 SF

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THE RAILYARD CROSSING - RENDERINGS

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

THE RAILROAD CROSSING CONCEPTUAL RENDERINGS



PRE-LEASING NOW

±0.50 - ±1.50 AC For Sale or Ground Lease

Fronting Davis Blvd

Retail | Medical | Office | Flex

1,000 - 8,800 SF Continuous



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THE RAILYARD & THE RAILYARD CROSSING

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Introducing The Railyard – an exceptional leasing opportunity in North Richland Hills, TX. This prime property offers an expansive space designed to accommodate a variety of retail and street retail tenants. Boasting ample parking and high visibility from Davis Blvd, The Railyard provides an ideal setting for businesses to thrive. With modern architecture, customizable layouts, and excellent signage potential, this property presents a compelling canvas for retailers to bring their vision to life. Whether seeking to establish a flagship store or a boutique location, The Railyard promises a prime location and abundant possibilities for showcasing products and engaging customers.

SITE DESCRIPTION

The Railyard and The Railyard Crossing are distinct, highly visible commercial developments located in North Richland Hills. These properties sit along the high-traffic Davis Blvd corridor and feature a modern industrial aesthetic.

Year Built: 2019 (The Railyard) / 2026 (The Railyard Crossing).

Property Size:

The Railyard (6428 Davis Blvd): Features multiple buildings, with Suite A offering roughly 9,000 to 12,000 SF of total space.

The Railyard Crossing (6440 Davis Blvd): A larger master-planned expansion with suites ranging from 1,000 to 57,000 SF.

Lot Frontage: Combined, these sites command approximately 450 to 500 linear feet of prime frontage along Davis Blvd (Hwy 26).

Number of Floors: 2 Stories (featuring ground-floor retail and second-floor mezzanine office space).

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KEY HIGHLIGHTS

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

THE RAILYARD (BUILDING 1)

6428 DAVIS BLVD | NORTH RICHLAND HILLS, TX 76182

PROPERTY FEATURES:

- AVAILABLE:
 - 1st Floor: 970 SF
- Anchored by Keyworth Brewing Co.
- Other tenants include: Vigorous Underdogs Barbershop, Absolute Recomp Gym, and Covenant Royalties
- 2 miles from N Tarrant Pkwy & Davis Blvd
- 2 miles from Interstate-820
- Near Mid-Cities Blvd & Davis Blvd Intersection
- Elevated 10' - 15' above street level
- Covered parking below office space
- Industrial open-air aesthetic and design, ideal for Retail or Office
- Utilities Direct Bill to Tenants
- Cross-Access Parking (over 125 parking spaces)

THE RAILROAD CROSSING

6440 DAVIS BLVD | NORTH RICHLAND HILLS, TX 76182

PROPERTY FEATURES:

- PRE-LEASING SPACE NOW!
- Drive-Thru options - CUP/SUP
- Access Cut-in already in place
- All utilities to Site
- Part of TOD (district starting major retail and office development)
- Cross Access to The Railyard Building
- +/- 0.5 - +/- 1.5 AC OF LAND For Sale
- Join **Studio arena** Coming 2027
- Fronting Davis Blvd
- Retail, Medical, Office, or Flex
- 1,000 - 8,800 SF For Lease

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LEASE SPACES

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

LEASE INFORMATION

Lease Type: FOR LEASE | 1,885 - 4,000 SF
FOR LEASE | 1,500 - 2,200 SF
FOR LEASE | 1,000 SF
FOR LEASE | 2,000 - 8,800 SF (FLEX)

Lease Term: Negotiable

Lease Rate: \$17 - \$32 SF/yr

Total Space: 1,000 - 8,800 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
BUILDING A	Available	4,000 SF	FOR LEASE 1,885 - 4,000 SF	\$29.00 SF/yr	3 SPACES AVAILABLE - 1,885 SF - 4,000 SF
BUILDING B	Available	2,200 SF	FOR LEASE 1,500 - 2,200 SF	\$29.00 SF/yr	-
BUILDING C, D, E	Available	1,000 SF	FOR LEASE 1,000 SF	\$32.00 SF/yr	3 SPACES AVAILABLE - 1,000 SF EACH
BUILDING F	Available	8,800 SF	FOR LEASE 2,000 - 8,800 SF (FLEX)	\$17.00 SF/yr	2 SPACES AVAILABLE - 2,000 SF - 6,800 SF

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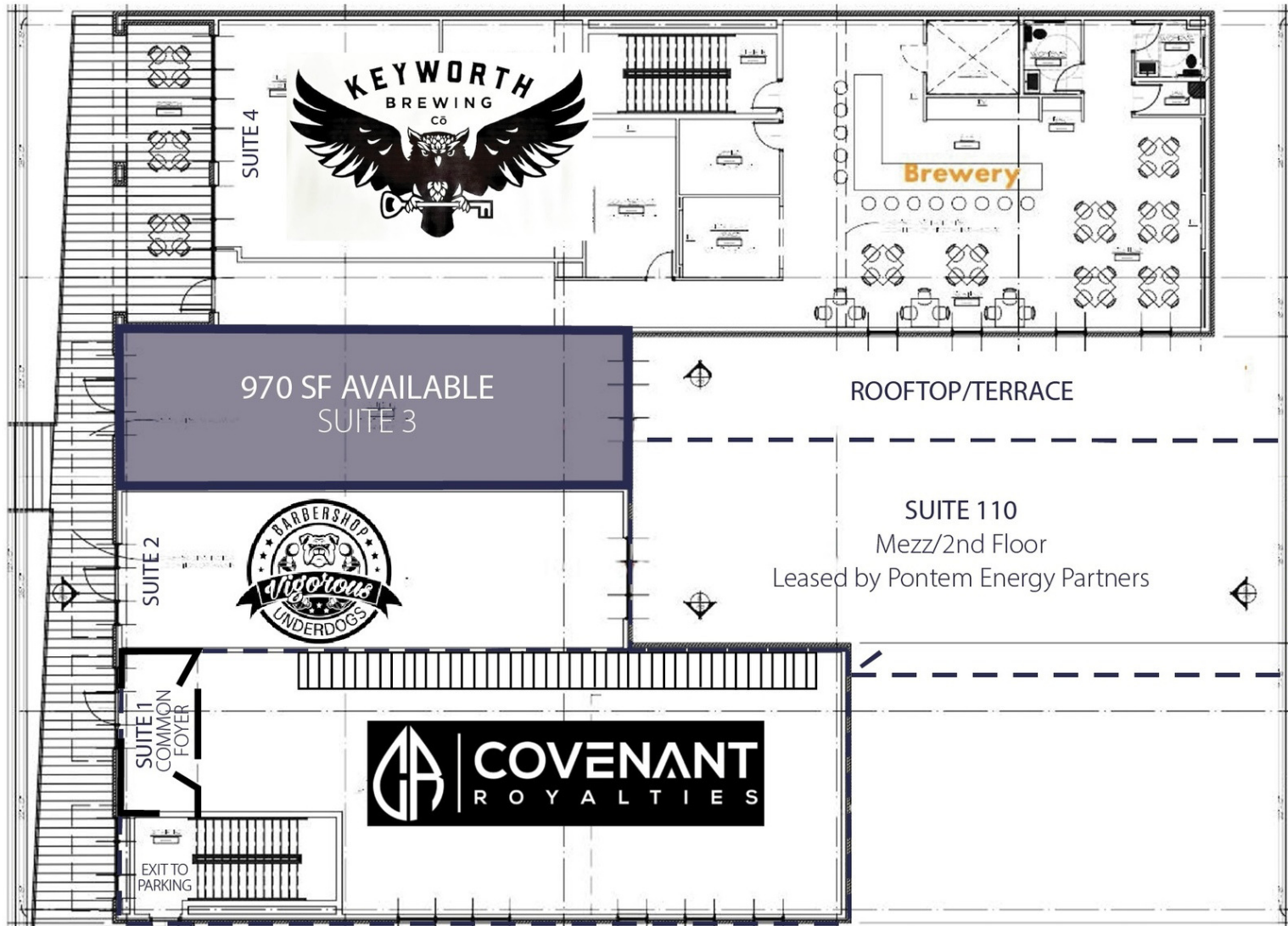
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THE RAILYARD - 970 SF (LAST SPOT)

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RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE



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THE RAILYARD

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THE RAILYARD



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THE RAILYARD

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THE RAILYARD



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THE RAILYARD & THE RAILYARD CROSSING

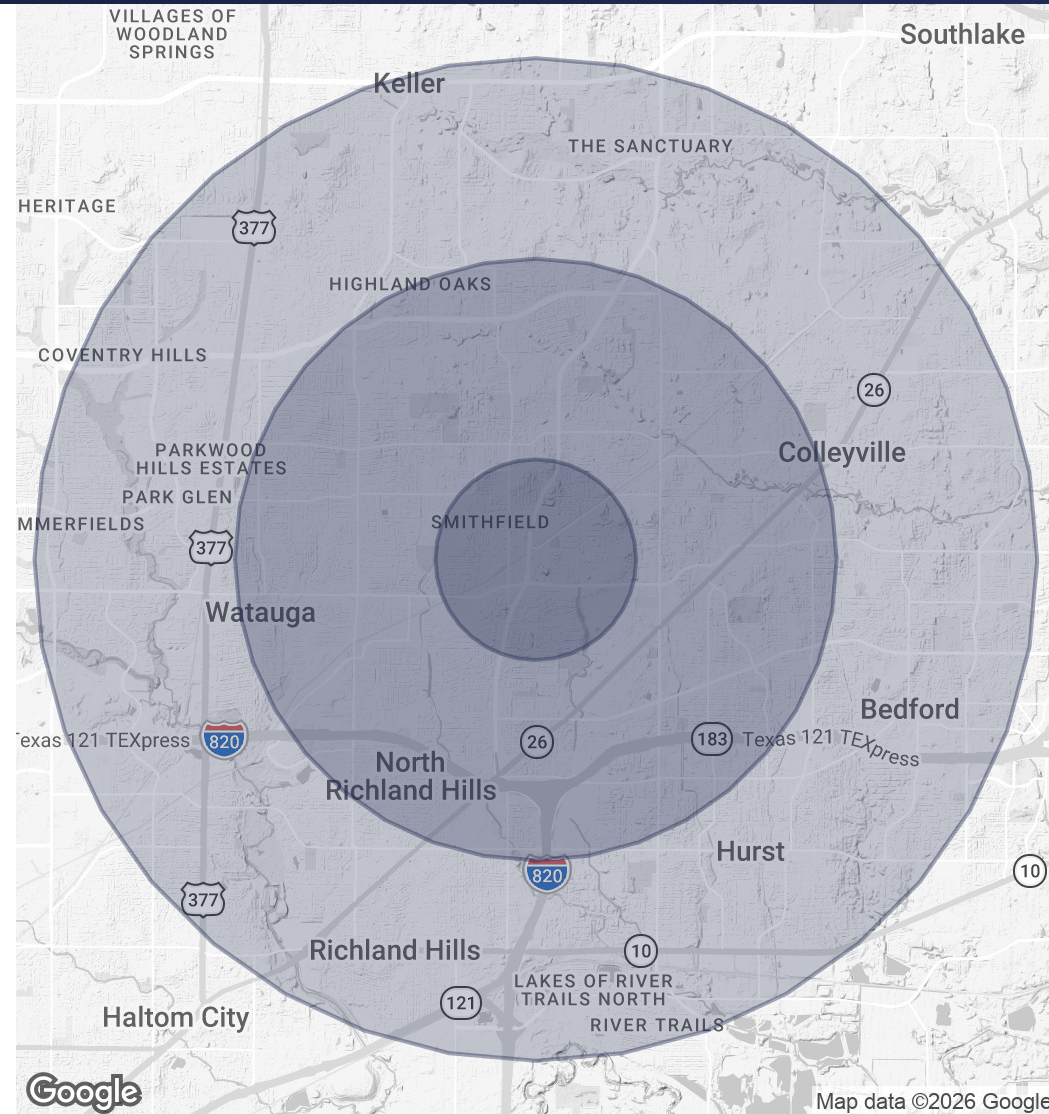
6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,767	106,127	292,933
Average Age	41.7	41.3	39.9
Average Age (Male)	39.5	39.8	38.7
Average Age (Female)	44.3	42.6	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	39,938	109,771
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$122,764	\$125,441	\$127,144
Average House Value	\$358,526	\$385,083	\$408,443

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Davis Blvd & Main St	33,000/day		

2023 American Community Survey (ACS)



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THE RAILYARD & THE RAILYARD CROSSING

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX
RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

Lease Rate

\$17 - 32 SF/YR

LOCATION INFORMATION

Building Name	The Railyard and The Railyard Crossing
Street Address	6428 & 6440 Davis Blvd
City, State, Zip	North Richland Hills, TX 76182
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	North Richland Hills
Cross-Streets	Davis Blvd & Main St
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	HWY 183
Nearest Airport	DFW

PROPERTY INFORMATION

Property Type	Retail, Medical, Office, Flex
Property Subtype	Multi-Use
Zoning	Mixed-Use
Lot Size	3.59 Acres
Lot Frontage	500 ft
Lot Depth	800 ft
Corner Property	Retail, Medical, Office, Flex
Traffic Count	33000
Traffic Count Street	Davis Blvd
Traffic Count Frontage	33000
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	125

ESTIMATED NNN

\$8.00 SF	2026
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RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE



- COMING 2027
- 18,000 SF Indoor Padel Ball Facility
- 32' Clear Height | 45'Tall Building

What is Padel?

Padel, a fast-growing racquet sport that blends elements of tennis and squash, has rapidly gained popularity due to its social nature, accessibility, and strong community appeal. Studio Arena is capitalizing on this momentum with a strategic expansion plan that includes new locations in North Richland Hills and the Austin metropolitan area within the next year.



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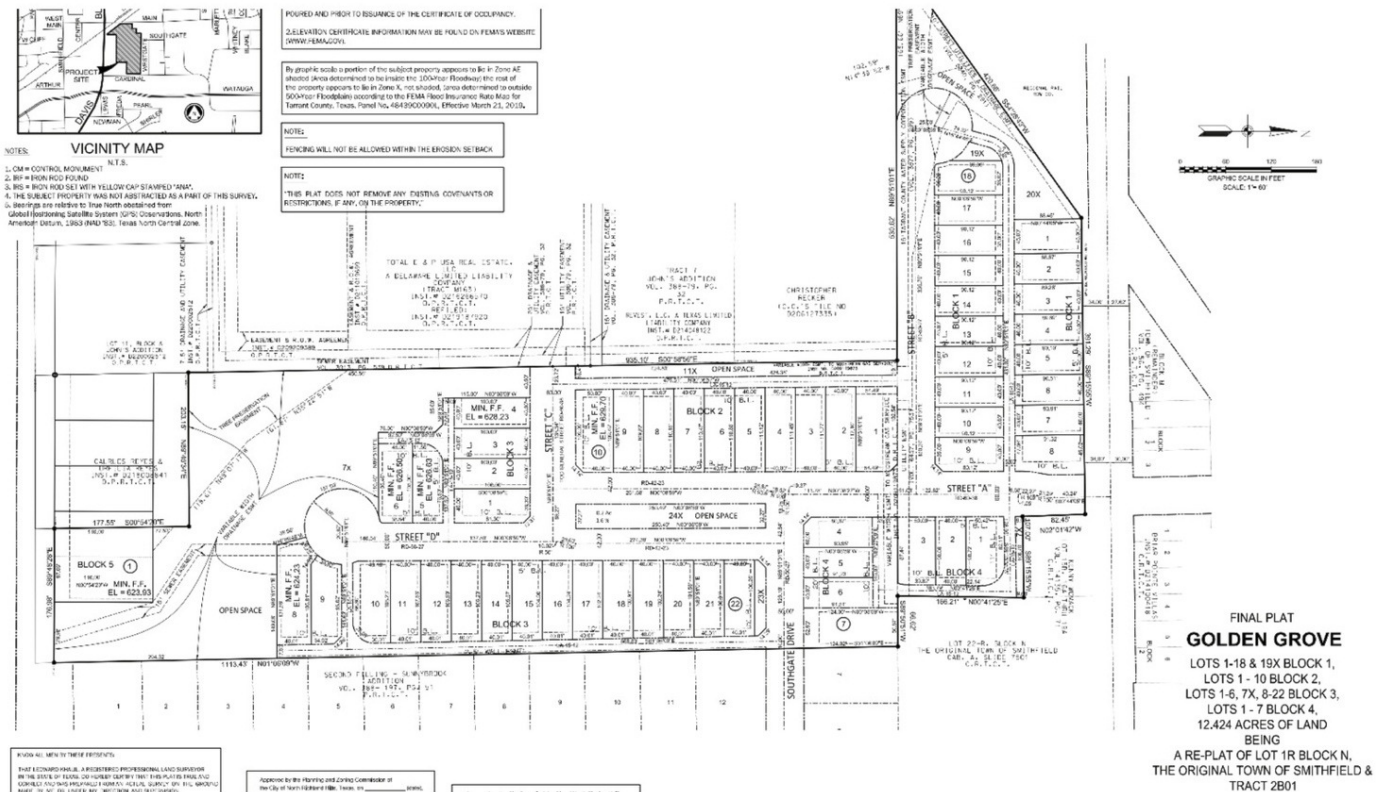
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REAR OF DEVELOPMENT - CROSS ACCESS

6428 & 6440 DAVIS BLVD NORTH RICHLAND HILLS, TX RETAIL | MEDICAL | OFFICE PROPERTY FOR LEASE

GOLDEN GROVE

- Residential Development (Coming 2027)
- 65 Single Family Homes directly behind this development
- With Cross-Access to Golden Grove and The Railyard Crossing in rear



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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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THE RAILYARD & THE RAILYARD CROSSING

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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.



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:
 - 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	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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