

# MEDICAL/RETAIL STRIP CENTER

8701-8713 N Tarrant Pkwy, North Richland Hills, TX, 76182

 INTERACTIVE  
MARKETING PACKAGE



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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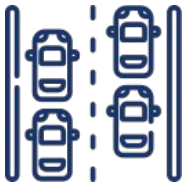
[william.carr@matthews.com](mailto:william.carr@matthews.com)

## PROJECT SCOPE

- Newly constructed ±8,300 SF medical/retail strip center located at NWQ N Tarrant Pkwy & Davis Blvd
- Co-tenancy includes Sparrow Eye Care, NRH Family Dentistry, and Flowers of Life Chiropractic
- Direct access and visibility to the highly traveled N Tarrant Pkwy; left turning lane accessible with superior ingress/egress
- Phase II will begin construction upon 100% occupancy of Phase I
- Ample parking (70 parks); additional monument signage available for increased exposure
- Extremely dense retail corridor with area retailers and traffic drivers that include Target, Walmart, Chick-fil-a, Kroger, LA Fitness, CVS, Chase Bank, Whataburger, and many more
- TI packages available



- **Phase I: ±1,600 SF**
  - Suite 200 (shell condition)
- **Phase II: Up to ±5,820 SF**



**±23,000 VPD** (N Tarrant Pkwy)  
**±34,000 VPD** (Davis Blvd)

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	12,030	98,548	299,168
Current Year Estimate	11,108	94,208	289,789
2020 Census	10,782	92,465	285,275
Growth Current Year-Five-Year	8.30%	4.61%	3.24%
Growth 2020-Current Year	3.02%	1.88%	1.58%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,596	39,168	116,988
Current Year Estimate	4,101	36,183	109,413
2020 Census	3,929	35,060	106,360
Growth Current Year-Five-Year	12.06%	8.25%	6.92%
Growth 2020-Current Year	4.37%	3.20%	2.87%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$152,197	\$152,704	\$147,320



MONTESSORI VISION, LLC  
DOC. NO. D208301504 D.R.T.C.T.

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

EXISTING FIRE LANE

**N TARRANT PKWY ± 23,000 VPD**

DUMPSTER ENCLOSURE

11 SPACES

10 SPACES

9 SPACES

10 SPACES

BUILDING "A"  
8362 SQ. FT.

BUILDING "B"  
5820 SQ. FT.

STORM OUTFALL  
(NOT WITHIN ESMT.)

DRAINAGE EASEMENT  
DOC. D20840311 D.R.T.C.T.  
(ITEM 10P)

15' x 11' DRAINAGE EASEMENT  
DOC. D204194083 D.R.T.C.T.  
(ITEM 10J)

25' B.L. DOC. NO. D21485184 P.R.T.C.T. (ITEM 10E)

10' x 15' WATER LINE EASEMENT  
DOC. NO. D204191011  
D.R.T.C.T. (ITEM 10H)

20' W. x 36' ESMT.  
VOL. 13889 PG. 86  
D.R.T.C.T. (ITEM 10F)

N 89°52'29" W 228.04'

N 89°57'29" W 35.00'

RETAINING WALL & STAKES

EXISTING SIGN

CURB NLET

CONC. WALK

RAMPS

RAMPS

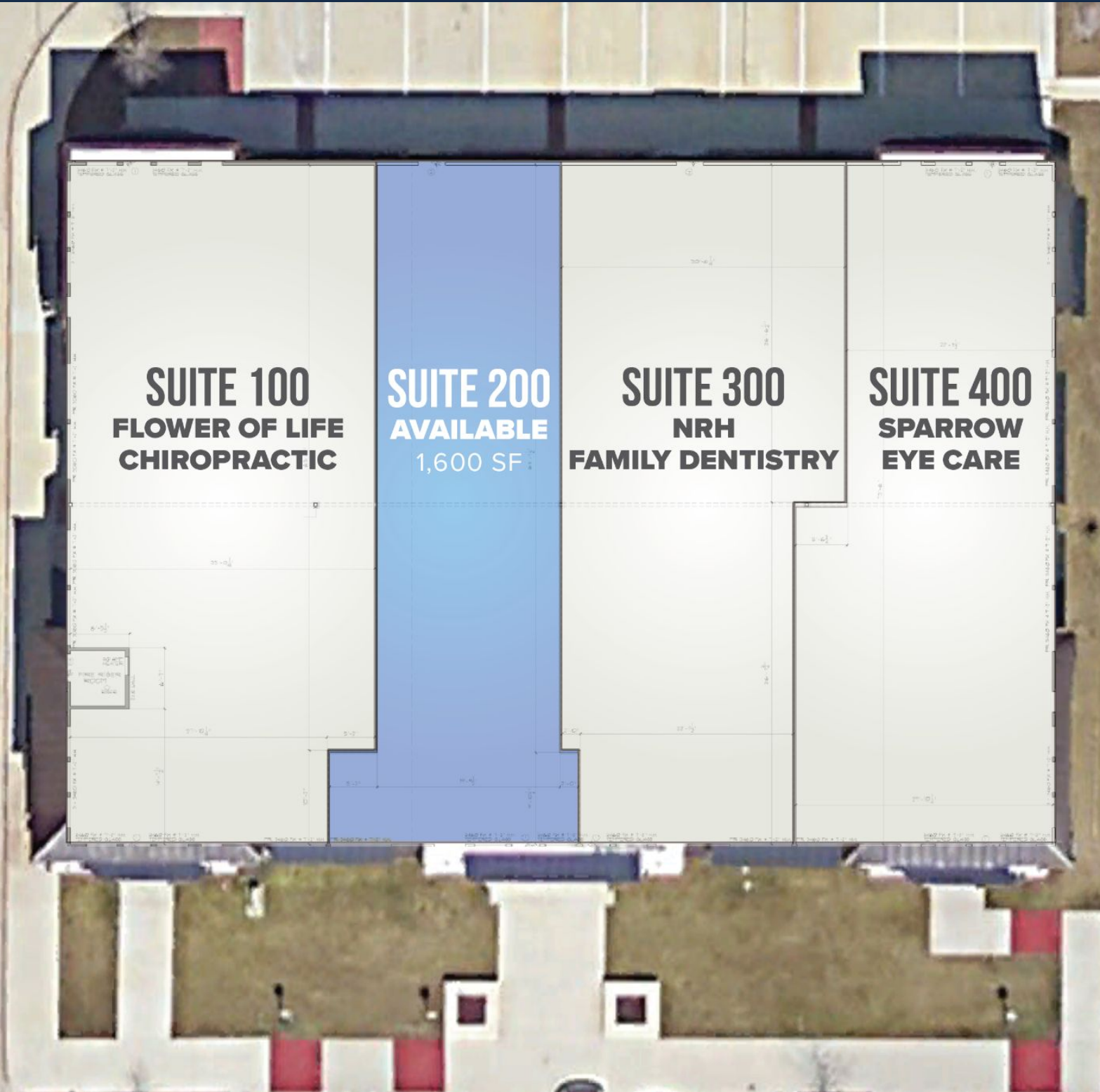


Space For Lease

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SHADY GROVE RD



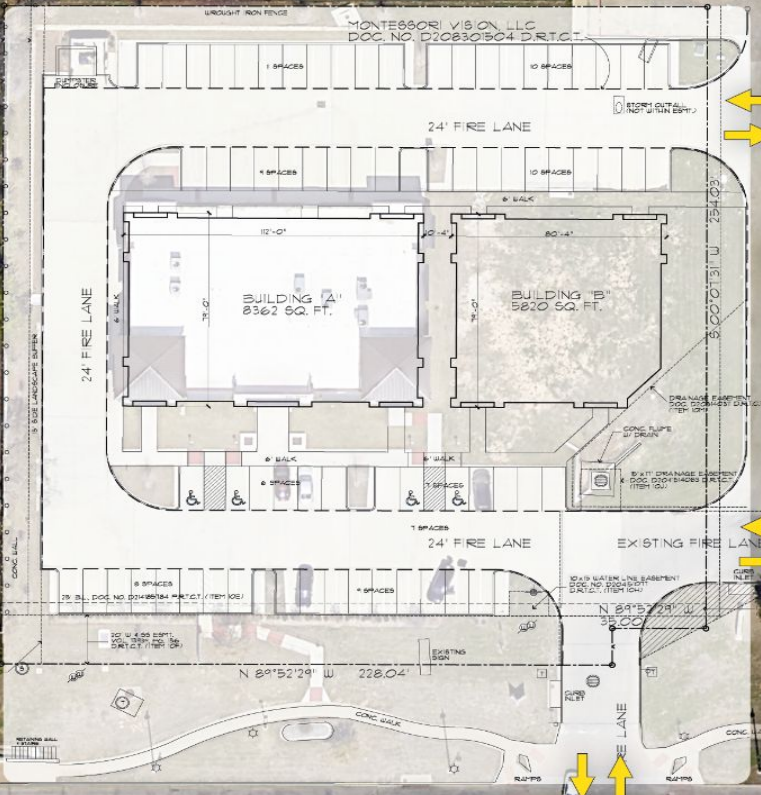
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**N TARRANT PKWY ±23,000 VPD**

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North Richland Hills, TX, 76182



**SUBJECT PROPERTY**

DAVIS BLVD ± 34,000 VPD

N TARRANT PKWY ± 23,000 VPD

PRECINCT LINE RD ± 32,000 VPD

Space For Lease

# MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

8701-8713 N TARRANT PKWY

North Richland Hills, TX, 76182



KELLER HIGH SCHOOL  
3,153 STUDENTS



CARROLL SENIOR HIGH  
1,394 STUDENTS

TARRANT COUNTY COLLEGE -  
NORTHEAST CAMPUS  
50,496 STUDENTS

KELLER PKWY ± 42,000 VPD

S MAIN ST ± 47,000 VPD

DAVIS BLVD ± 34,000 VPD

PRECINCT LINE RD ± 32,000 VPD

GRAPEVINE HWY ± 25,000 VPD

N TARRANT PKWY  
± 23,000 VPD

SUBJECT PROPERTY





**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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.