

# FOR LEASE | 1,500 - 15,000 SF

8100 NORTHEAST PARKWAY - NORTH RICHLAND HILLS, TX 76182

GROUND BREAKING Q1 2026



## PROPERTY OVERVIEW

- » 3,000 SF to 15,000 SF Proposed
- » TERM : 3 - 10 Years
- » Flex Tenants Welcomed!
- » 1,500 SF - 15,000 SF Available in 2026
- » Just off Davis Blvd (33,000 VPD, visible from Davis Blvd)
- » Flex User
- » 2 Miles from Interstate 820
- » Great Opportunity to Join a Quickly Developing Entertainment District

## DELIVERY CONDITION

**Shell (Cold)**

**If Tenant desires LL to finish out, we can discuss.**

- » Fully Insulated and Fire Sprinklered

## LEASE RATE

- » \$15.00/SF + NNN



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REAL ESTATE DEVELOPMENT & ADVISORS

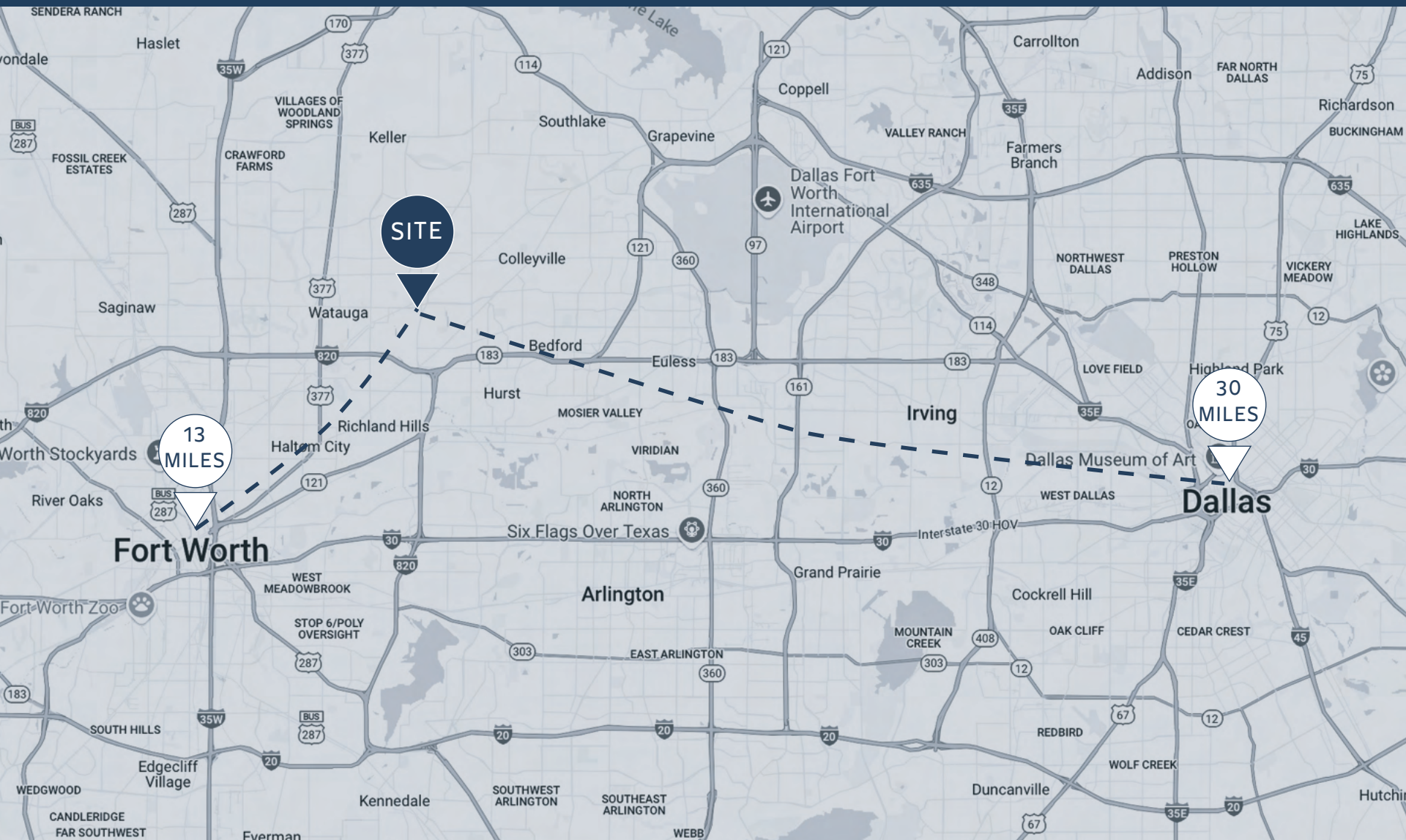
**DEREK ANTHONY**

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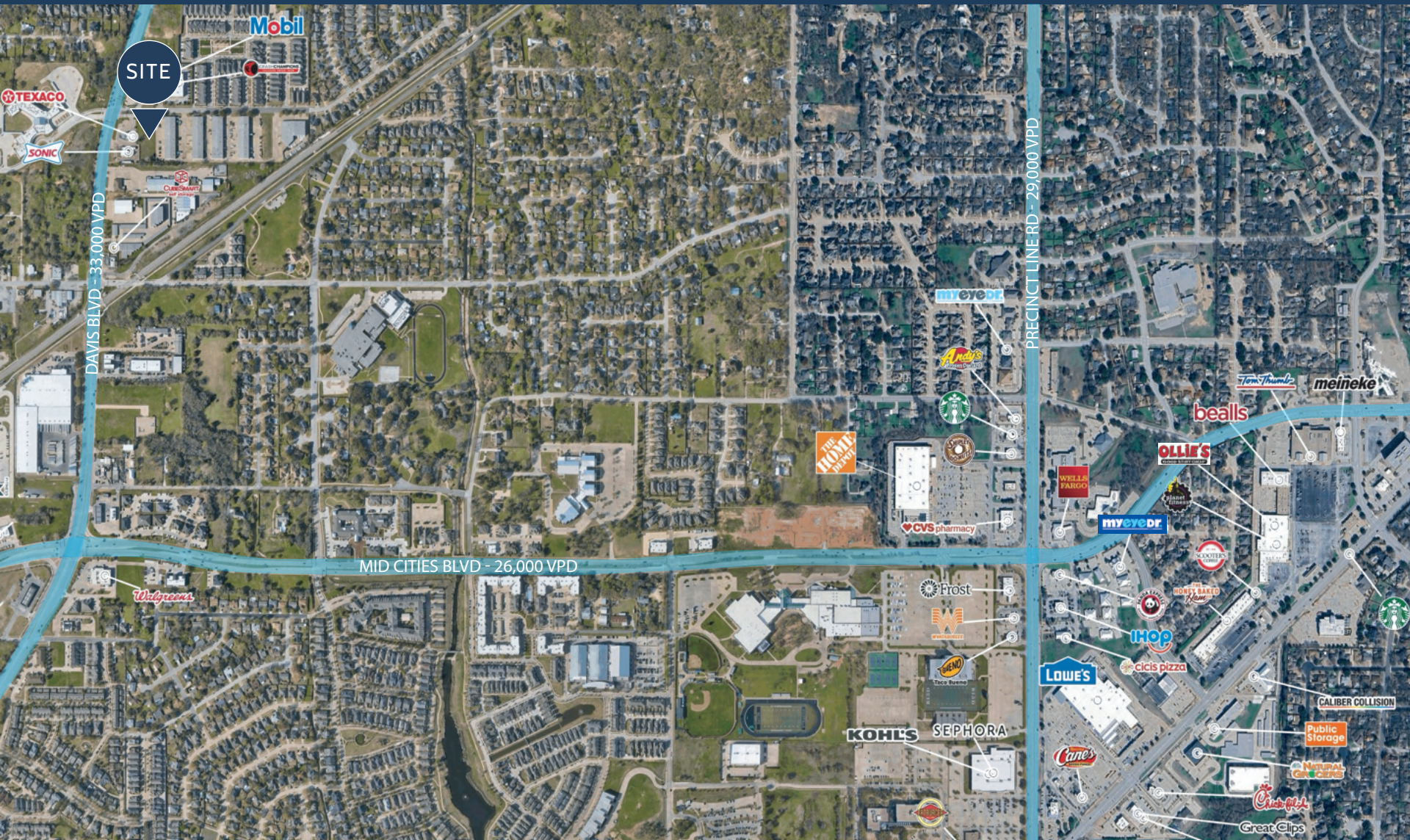
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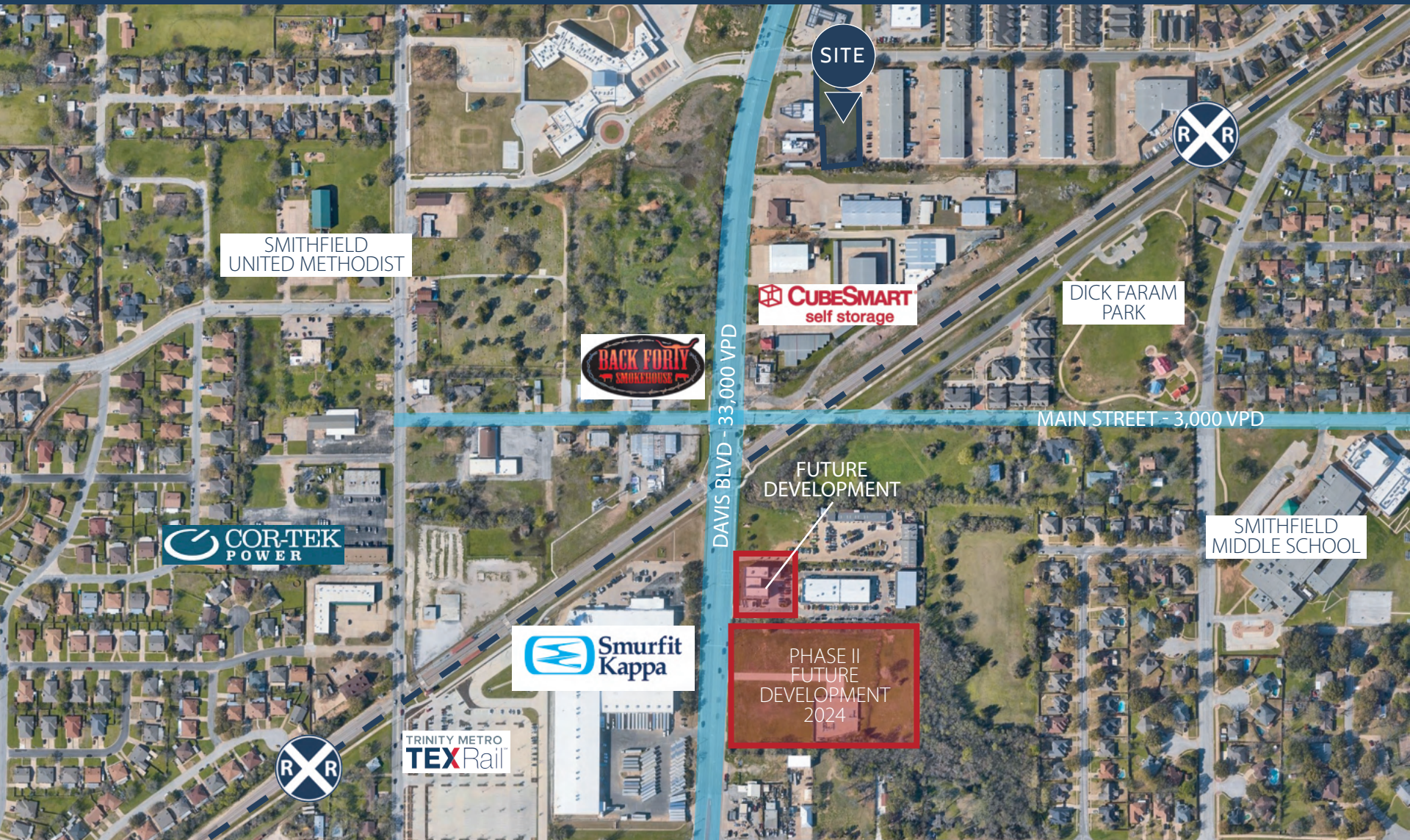
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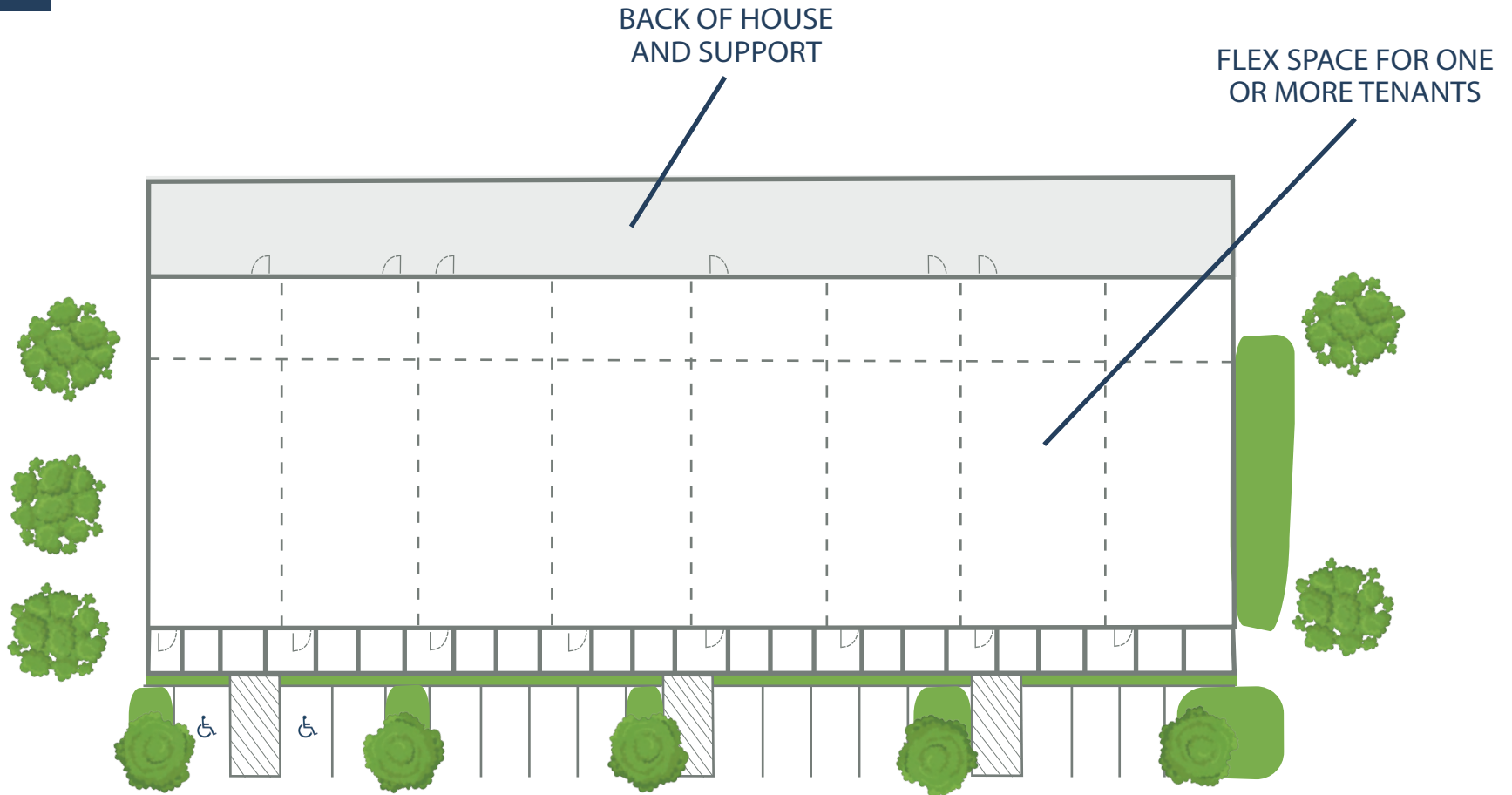
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## SITE PLAN



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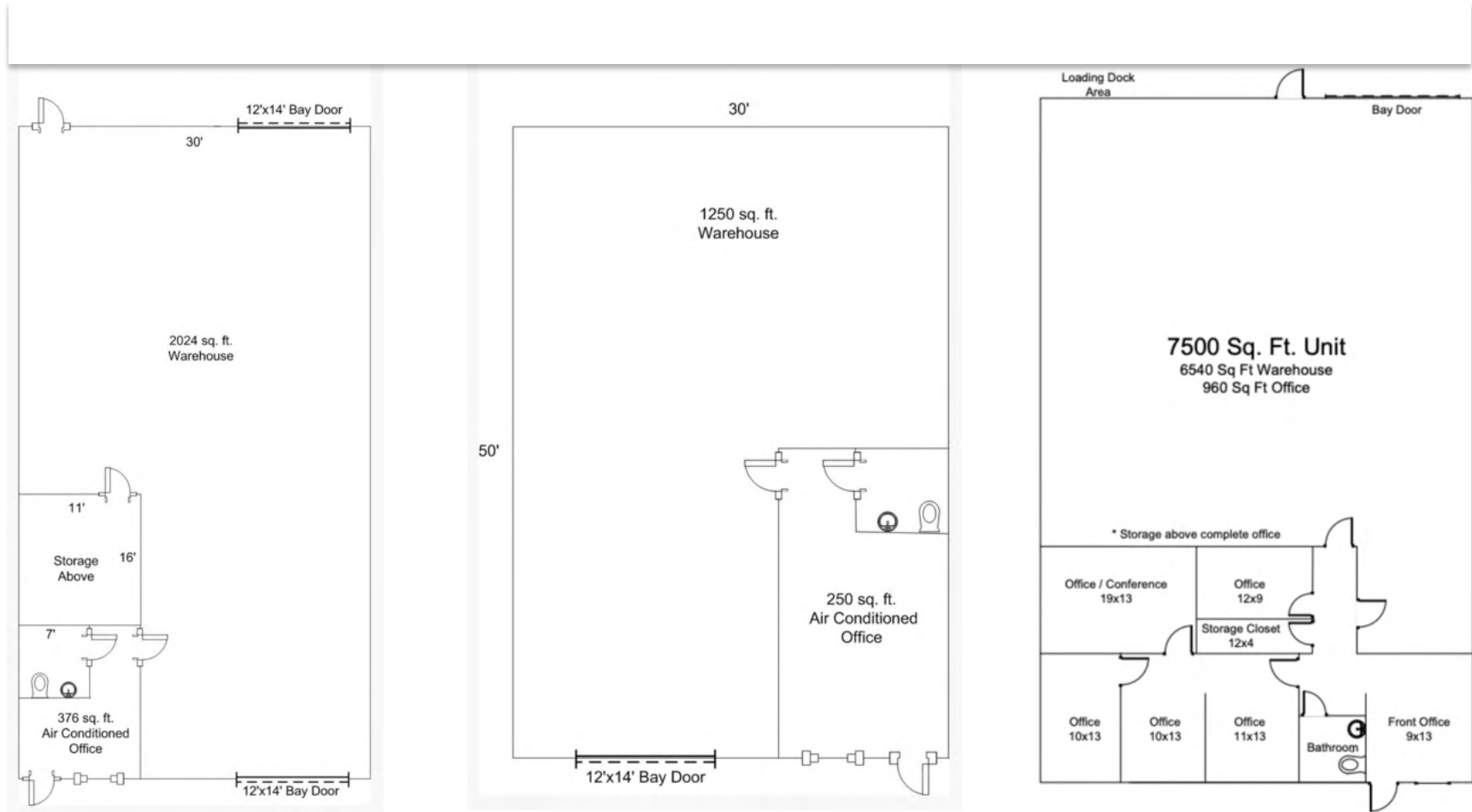
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## CONCEPTUAL LAYOUTS



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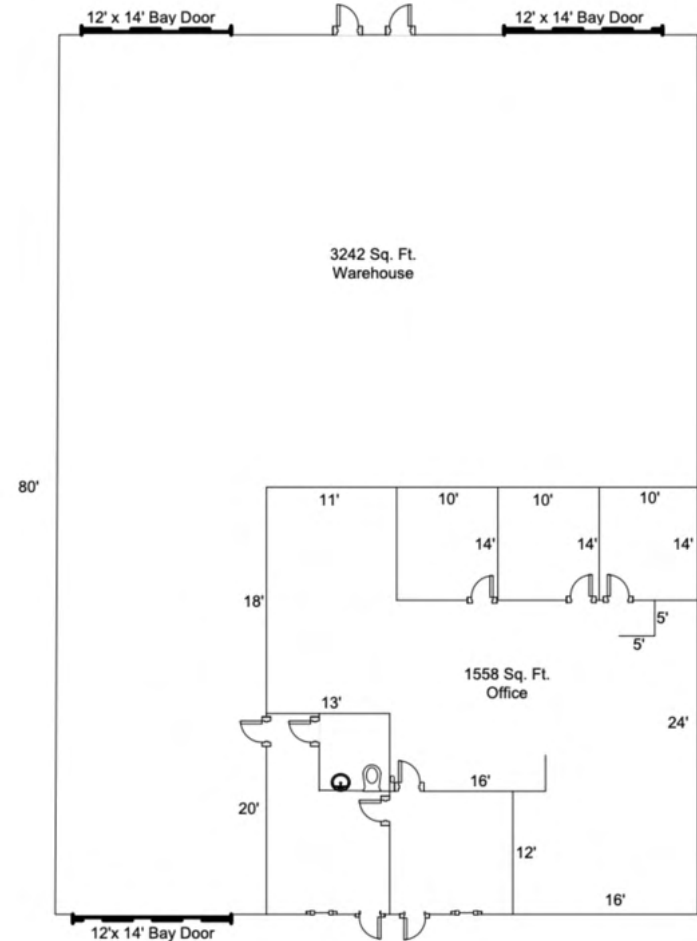
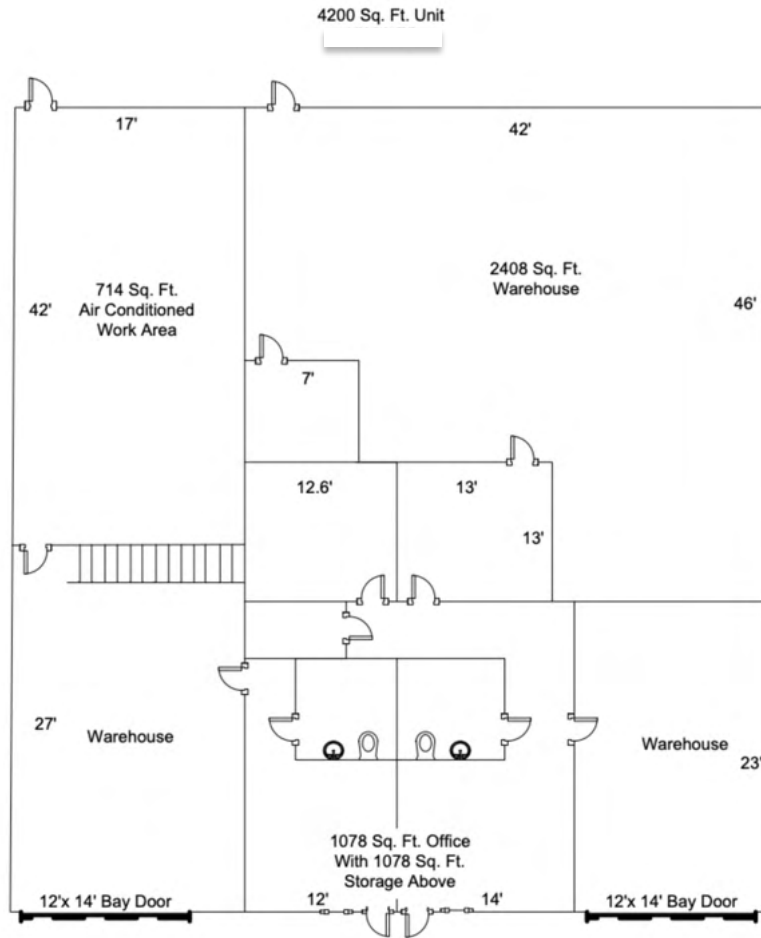
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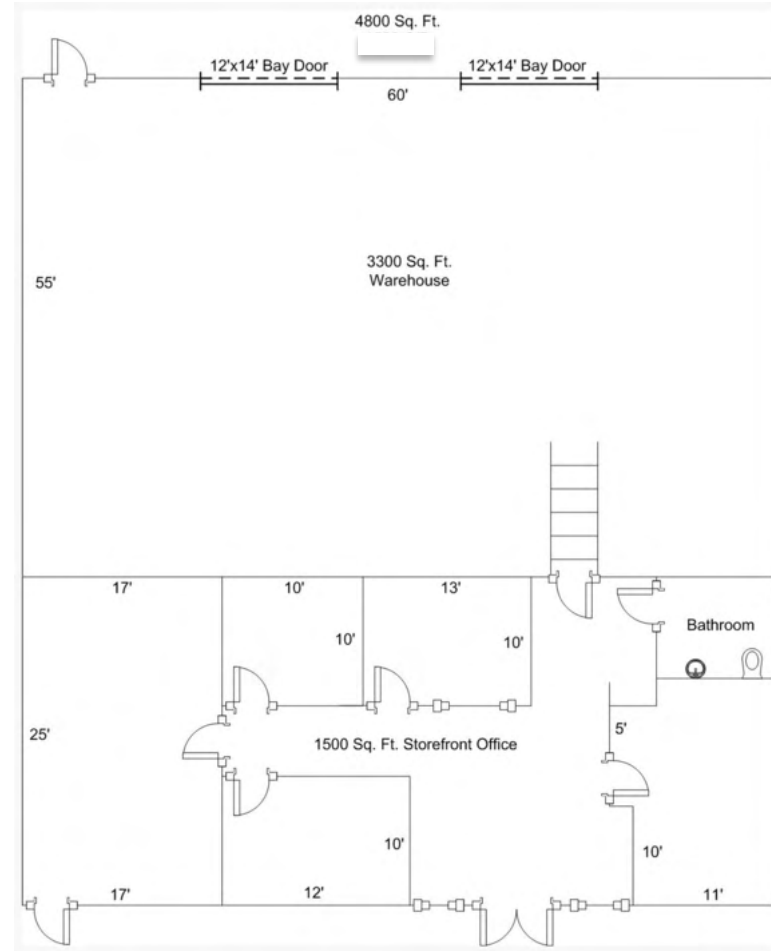
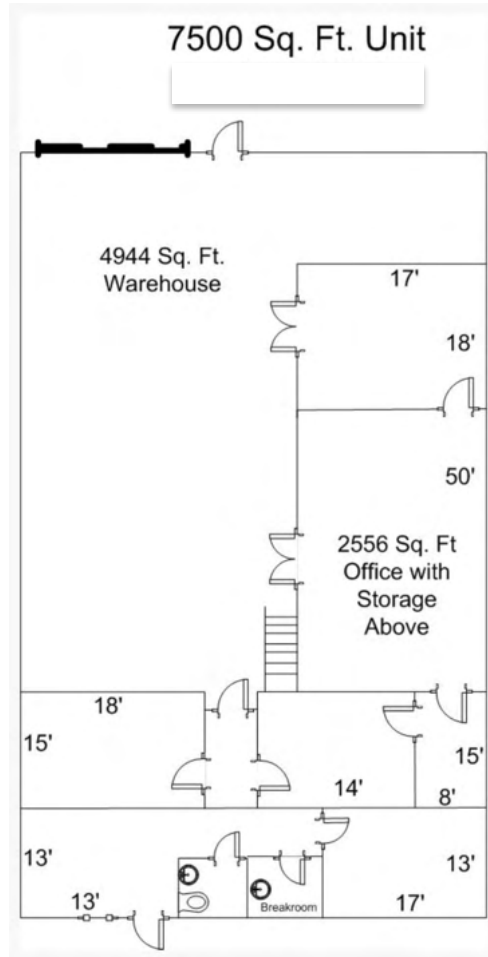
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## Development Trends – New Residential

6

New Subdivisions

10

Available/Pending  
Lots

540

Development Cycle

2 to 3  
years

Build To Rent Lots

0

- 1 **Golden Grove**  
57 Single Family Lots  
Homes from the mid \$500s to high \$600s  
Homebuilder TBD
- 2 **Willow Springs**  
63 Single Family Lots  
Homes from the high \$500s to low \$600s  
**D R HORTON**  
*America's Builder*
- 3 **Orchard Walk Estates**  
18 Single Family Lots  
Homes from the high \$500s to low \$600s  
Homebuilder TBD
- 4 **Stoneybrooke**  
31 Single Family Lots  
Homes from the low \$600s  
GRAHAM HART
- 5 **Shady Grove**  
47 Single Family Lots  
Homes from the low \$900s  
GRAHAM HART **MAYKUS HOMES**
- 6 **The Meadow**  
93 Single Family Lots  
Homes from the low \$600s  
**David Weekley Homes**
- 7 **Greenway Parks**  
199 Single Family Lots  
Townhomes high \$400s – Cadence Homes  
Single Family high \$500s to low \$600s  
**David Weekley Homes**
- 8 **Wayfarer**  
14 Single Family Lots  
Homes from the low \$400s  
Homebuilder TBD
- 9 **Cambridge Manor**  
20 Single Family Lots  
Homes from high \$400s to high \$500s  
**SANDLIN HOMES**
- 10 **City Point**  
50 Remaining Single Family Lots  
Homes from the low \$900s



- Continue to **lead the 11-city NE Tarrant County** in single-family growth

**NRH** FY 2026 Proposed Budget | [8-1-25 City Council Work Session](#)



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## 8100 NORTHEAST PARKWAY - NORTH RICHLAND HILLS, TX 76182



**NAMED AS ONE OF THE TOP 10 CITIES  
TO START A BUSINESS  
BY HOW TO START A BUSINESS LLC**

Date of Incorporation 1953  
Form of Government Council/Manager  
Two Primary Zip Codes 76180 | 76182  
Area 11,708 acres (18.29 sq.miles)  
(See Map on Back)

## NORTH RICHLAND HILLS, TX COMMUNITY PROFILE

Just minutes from Dallas and Fort Worth, North Richland Hills is the third largest city in Tarrant County. Our community has much to offer with an excellent blend of neighborhoods, parks, dining, shopping, office, and manufacturing space. We have a low crime rate, excellent public school system, and an abundance of recreational and leisure activities. The North Richland Hills City Council and City Staff are committed to maintaining high quality of life and high quality services for our residents and businesses.



### TRANSPORTATION

DFW Airport (10 miles) Commercial  
Alliance Airport (15 miles) Industrial

#### Commercial Corridors

Airport Fwy/LP 820 - 4 miles - 150,000 VPD  
Rufe Snow - 5 Miles - 40,000 VPD  
Davis Blvd - 6 Miles - 45,000 VPD  
Precinct Line - 4 Miles - 30,000 VPD  
Boulevard 26 - 4 Miles - 25,000 VPD  
Mid Cities Blvd - 3 Miles - 25,000 VPD  
VPD - Vehicles Per Day

Distance in miles to:  
Dallas - 25 | Fort Worth - 10  
Arlington - 15 | Irving - 18



**2 COMMUTER RAIL  
STATIONS IN NRH**

### NRH POPULATION HISTORY



1960 - 8,662  
1970 - 16,514  
1980 - 30,592  
1990 - 45,895  
2000 - 55,635  
2010 - 63,343  
2020 - 71,508  
2023 - 72,587\*  
\*2023 NCTCOG Estimate

### TARRANT COUNTY

2000 Census 1,446,219  
2010 Census 1,809,034  
2020 Census 2,110,034

### PROPERTY TAX RATE (PER \$100)

City of North Richland Hills - \$0.489389  
Birdville ISD - \$1.2031 | Keller ISD - \$1.0875  
County - \$0.1945  
Hospital - \$0.1945  
Tarrant County College - \$0.112170  
Bond Rating: S&P AA+ | Moody's Aa2

### UTILITY PROVIDERS

AT&T | Charter Spectrum  
Water Service - City of North Richland Hills  
Solid Waste - Republic Services  
Numerous Electric, Gas and Phone Service providers available

### EDUCATION



Public Schools (Facilities in City)  
Elementary (10) | Middle (3) | High School (2)  
Technology & Advanced Learning Center (1)  
College  
Tarrant County College/Northeast  
Private/Parochial Schools  
Fort Worth Christian  
St. John the Apostle Catholic  
Charter School  
International Leadership Academy of Texas

Public School Districts  
within NRH Attendance Zones  
**RECEIVED "A" NICHE RATINGS**

### DEMOGRAPHICS

Avg Household Income - \$109,991  
Avg Disposable Income - \$85,794  
Avg New Single Family Home Value - \$400,000+  
Household Size - 2.53 | Median Age - 40.2

Race/Ethnicity  
White Alone 62.6%  
Black Alone 9.2%  
American Indian Alone 0.9%  
Asian Alone 5.6%  
Pacific Islander Alone 0.3%  
Some Other Race Alone 7.1%  
Two or More Races 14.3%  
Hispanic Origin (Any Race) 21.5%  
Source: ESRI

### TOP PRIMARY EMPLOYERS

Medical City North Hills - 615  
Health Markets HQ - 452  
Tyson Prepared Foods - 380  
XPO Logistics - 260  
Portfolio Recovery Associates - 233  
Smurfit Kappa - 200  
A to Z Therapy - 185  
Give Me The VIN - 125  
ESNA Texas - 120

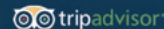
### EMPLOYMENT

Labor Force - 43,281  
Unemployment Rate - 3.5  
Source: US Bureau of Labor Statistics 2023

### AWARD WINNING PARKS AND RECREATION

NRH features more than 800 acres of park land, 34 parks, facilities and 30 miles of hike and bike. Additionally, the city offers many community events, public art pieces, cultural arts programs and athletic opportunities, including the award-winning Richland Tennis Center.

**One of the Top Waterparks in the Nation**  
ranked by Trip Advisor and Aquatics International



Newly renovated, Iron Horse is one of the Top 10  
Public Golf Courses in DFW ranked by Golf Channel



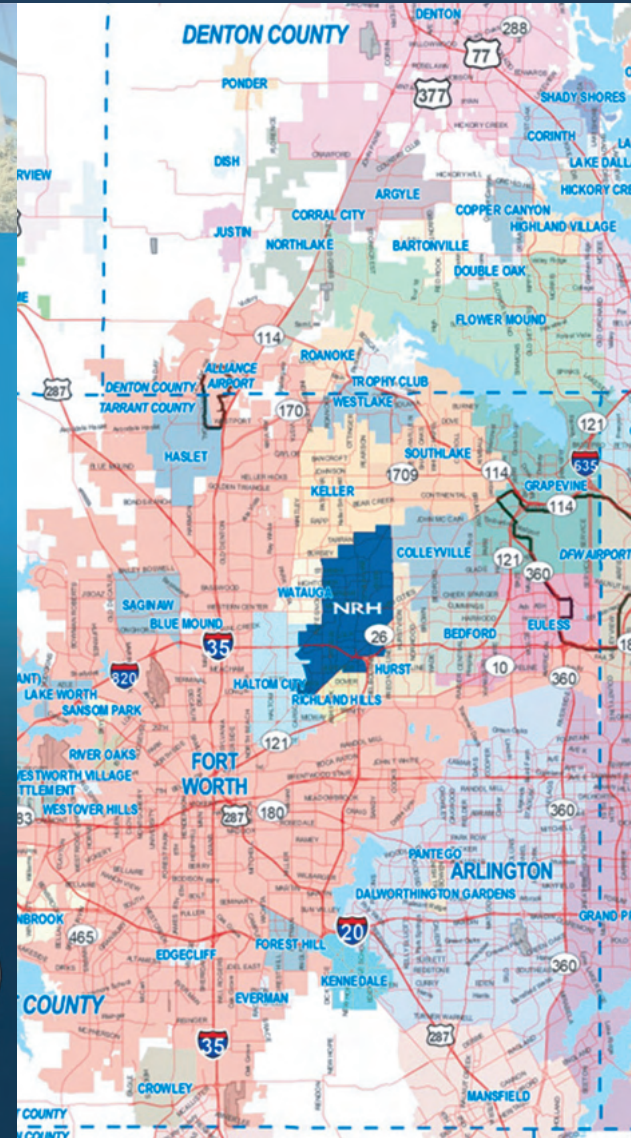
### FIRE AND PUBLIC SAFETY

Number of Fire Stations - 5  
Number of Sworn Fire Personnel - 96  
Number of Police Stations - 1  
Number of Sworn Police Personnel - 107

30 Miles of  
Hike and Bike Trails  
nrh20.com



State-of-the-Art  
80,000 Square Foot  
Recreation Center  
nrh20.com



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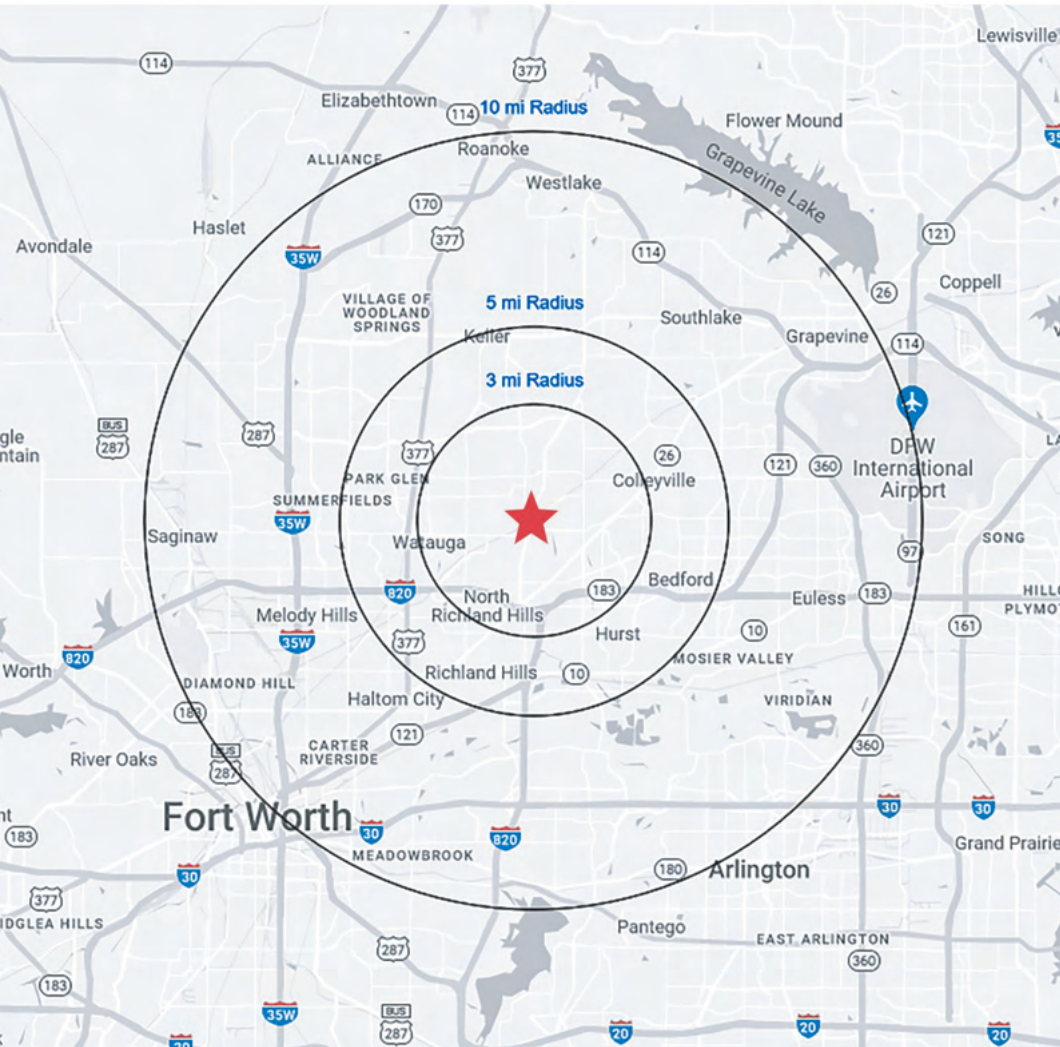
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## SITE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2023)	12,943	111,038	303,993
Projected Population (2028)	14,747	116,878	313,494
Census Population (2020)	12,461	108,686	299,390
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Estimated Households (2023)	5,134	42,537	114,481
Projected Households (2028)	6,025	46,381	122,257
Census Households (2020)	4,934	41,120	111,444
MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income (2023)	\$89,425	\$97,816	\$101,949
Projected Median Household Income (2028)	\$84,740	\$94,428	\$99,000
Census Median Household Income (2010)	\$72,776	\$72,242	\$73,542
HOUSEHOLD INCOME DISTRIBUTION (2023)	1 MILE	3 MILES	5 MILES
HH Income \$200,000 or More	665	5,902	18,012
HH Income \$150,000 to \$199,999	528	4,557	11,850
HH Income \$125,000 to \$149,999	434	3,890	9,689



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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/>



## 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>







## 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.

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
James McCoy	702534	jake@waypoint-red.com	(817) 505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony		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