

# FOR SALE

## Office building

6605 Precinct Line Rd.  
North Richland Hills, TX



**ADVISORS**  
COMMERCIAL REAL ESTATE

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## EXCLUSIVELY MARKETED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Texas in compliance with all applicable fair housing and equal opportunity laws.

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## PROPERTY DETAILS

6605 PRECINCT LINE RD.  
NORTH RICHLAND HILLS, TX 76082

# EXECUTIVE SUMMARY

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## OFFERING SUMMARY:

SALE PRICE: \$1,388,070

PRICE/SF: \$265.00

## PROPERTY HIGHLIGHTS:

- 5238 SF
- Lot Size: .46 Acres
- Office
- User or Multi-Tenant Investment Opportunity
- Located in North Richland Hills, Texas
- North of Hwy 183 and near various businesses, retail, restaurants and schools

## PROPERTY OVERVIEW:

This 5,238 square foot multi-tenant office property is located in North Richland Hills, Texas. The property offers an opportunity for owner\user or investment opportunity with multiple tenants. The building was built in 2004 and sits on approximately .46 acres of land. The location provides easy access to Texas State Hwy 183 (Airport Freeway) and Texas State Hwy 121, providing quick thoroughfare to DFW Airport and markets through the Metroplex and beyond. This property is nestled among rooftops, various retail businesses, near schools including one of the Tarrant County College campuses.



# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION:

Office located in North Richland Hills, Texas, built in 2004.

## LOCATION DESCRIPTION:

The property sits on .46 acres north of State Hwy 183 and just south of Colleyville.

## SITE DESCRIPTION:

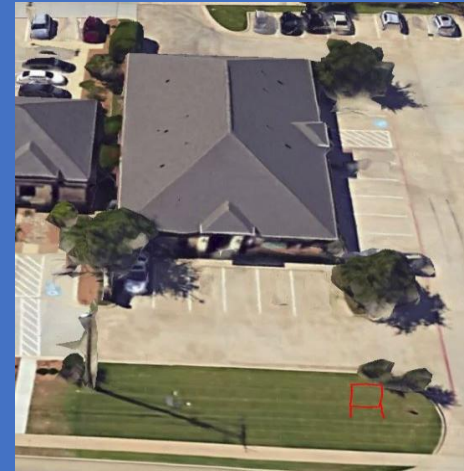
Directly on Precinct Line Rd. Parking Ratio 4.58/1000

## ZONING:

0-1 (Office)

## CONSTRUCTION:

Masonry



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## PROPERTY DETAILS

PROPERTY NAME	6605 Precinct Line Rd
PROPERTY ADDRESS	6605 Precinct Line Rd
PROPERTY TYPE	Office
LOT SIZE	.46 Acres
CLASS	B
ZONING	0-1
RAIL ACCESS	None
PARKING SPACES	24
PARKING RATIO	4.58/1000
BUILDING FRONTAGE	Precinct Line Rd
CROSS STREETS	Precinct Line Rd & Martin
YEAR BUILT	2004
CONSTRUCTION TYPE	Masonry
NUMBER OF STORIES	One
FOUNDATION	Concrete
MEZZANINE	None
NUMBER OF UNITS	3 offices
HVAC	Yes
POWER	Electric
ROOF	Shingle



# COMPLETE HIGHLIGHTS

## PROPERTY HIGHLIGHTS:

- 5,238 sf building
- Three tenant building
- Owner user or investment
- Monument signage
- .46 acres of land
- 24 parking spaces
- Located on Precinct Line Rd with easy access to North Texas thoroughfares



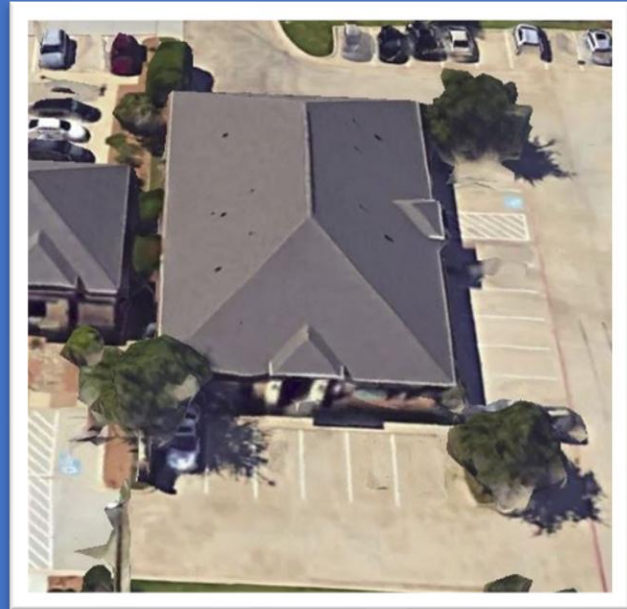
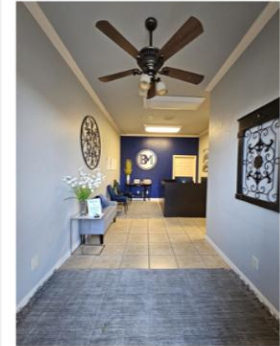
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## PROPERTY PHOTOS

6605 PRECINCT LINE RD.  
NORTH RICHLAND HILLS, TX 76082

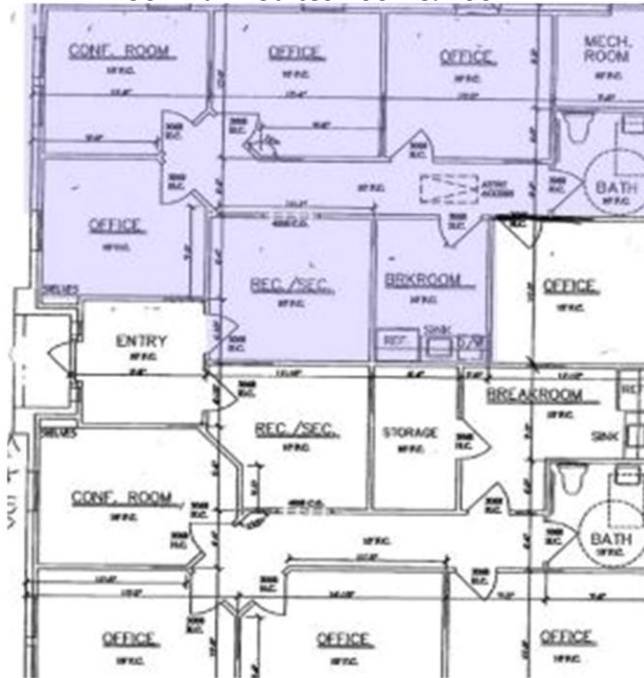


# PHOTO GALLERY

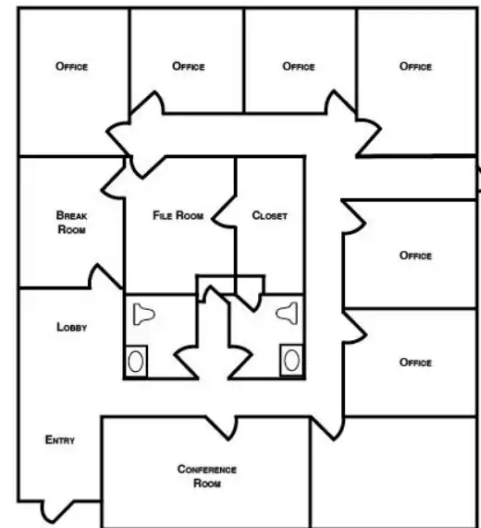


# PHOTO GALLERY

Floor Plan: Suites 100A & 100B



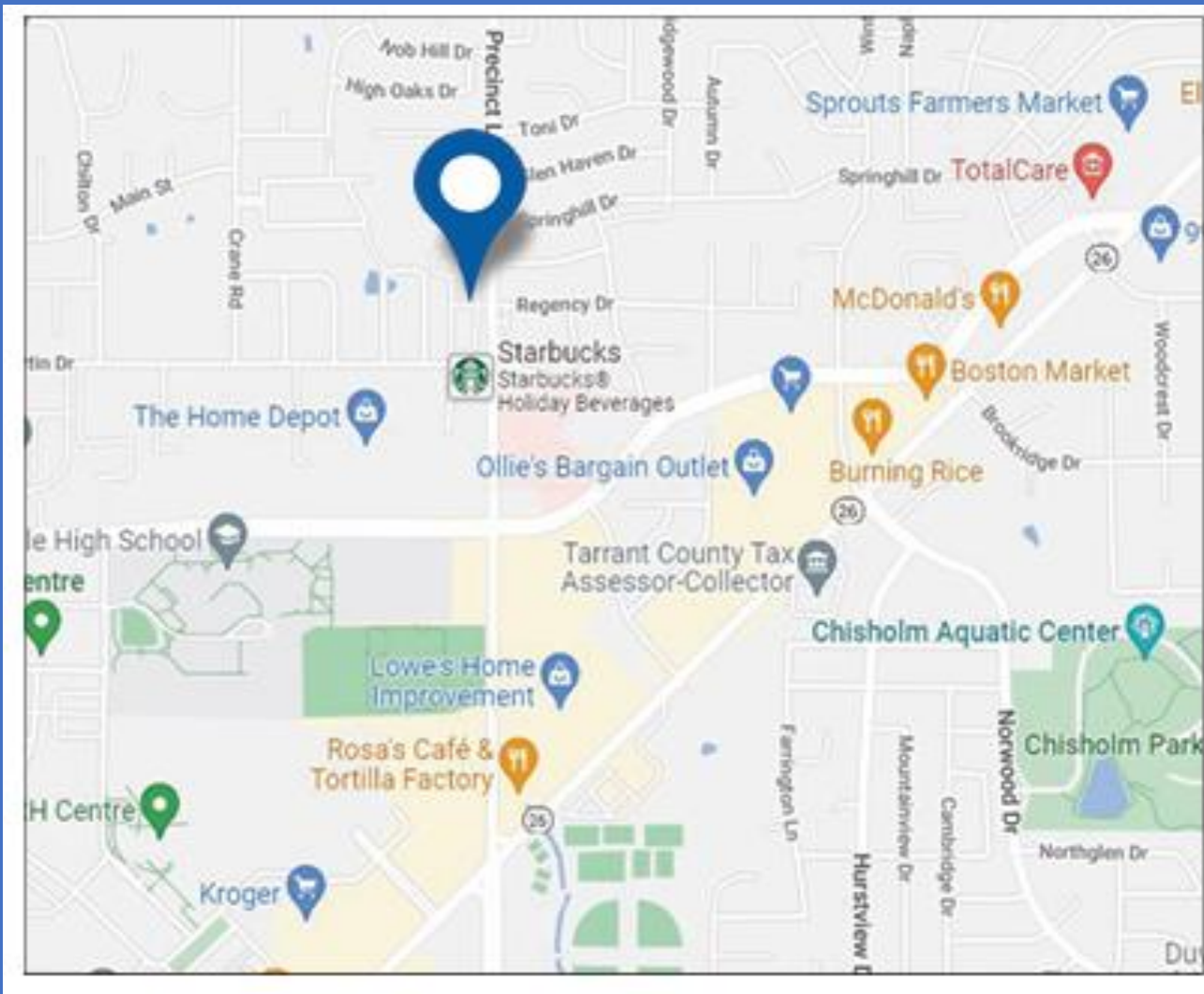
FLOOR PLAN:  
SUITE 200 - 2,780 SF



# LOCATION INFORMATION

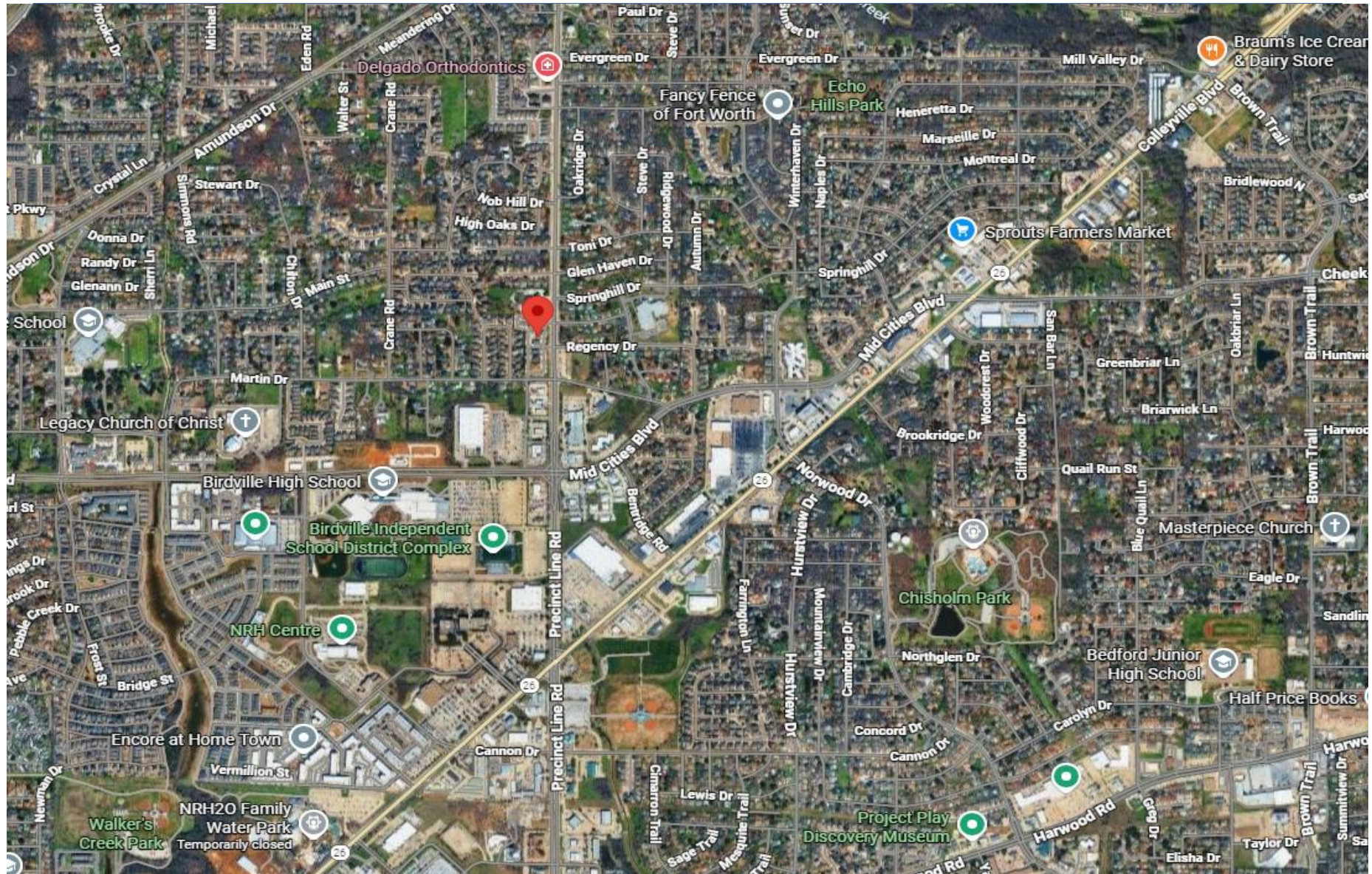
6605 PRECINCT LINE RD.  
NORTH RICHLAND HILLS, TX

# REGIONAL MAP





# AERIAL MAP





# F INANCIAL SUMMARY

6605 PRECINCT LINE RD.  
NORTH RICHLAND HILLS, TX

# RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
NEST COUNSELING	100A	1,020	02/01/2023	03/31/2026	\$1,678.75	19.61	\$19.75
KIENT COOLEY, INC	100B	1,401	04/01/2025	03/31/2028	\$2,700.00	26.94	\$23.13
VACANT	200	2,780	--	--	--	53.45	--
TOTALS/AVERAGE	3	5,201 SF			\$52,545.00		

# INCOME & EXPENSES

## INCOME SUMMARY

INCOME	52,545.00
GROSS INCOME	52,545.00

## EXPENSE SUMMARY

EXPENSE	47,247.00
GROSS EXPENSES	47,247.00
NET OPERATING INCOME	5,298.00



# ANALYSIS

6605 PRECINCT LINE RD.  
NORTH RICHLAND HILLS, TX

# DEMOGRAPHIC REPORT

Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	48,184		301,365		952,879	
2024 Estimate	45,718		286,682		901,876	
2020 Census	44,779		284,940		880,537	
Growth 2024 - 2029	5.39%		5.12%		5.66%	
Growth 2020 - 2024	2.10%		0.61%		2.42%	
2024 Population by Hispanic Origin	7,063		54,929		227,657	
2024 Population	45,718		286,682		901,876	
White	33,313	72.87%	185,762	64.80%	480,062	53.23%
Black	2,700	5.91%	24,941	8.70%	128,389	14.24%
Am. Indian & Alaskan	205	0.45%	1,375	0.48%	5,171	0.57%
Asian	1,885	4.12%	17,725	6.18%	69,086	7.66%
Hawaiian & Pacific Island	128	0.28%	1,505	0.52%	3,774	0.42%
Other	7,488	16.38%	55,375	19.32%	215,395	23.88%
U.S. Armed Forces	14		254		705	
Households						
2029 Projection	19,087		113,961		356,734	
2024 Estimate	18,092		108,329		337,460	
2020 Census	17,714		107,826		330,034	
Growth 2024 - 2029	5.50%		5.20%		5.71%	
Growth 2020 - 2024	2.13%		0.47%		2.25%	
Owner Occupied	12,648	69.91%	71,153	65.68%	193,027	57.20%
Renter Occupied	5,445	30.10%	37,176	34.32%	144,433	42.80%
2024 Households by HH Income	18,092		108,330		337,460	
Income: <\$25,000	1,490	8.24%	10,247	9.46%	37,402	11.08%
Income: \$25,000 - \$50,000	2,922	16.15%	18,953	17.50%	66,398	19.68%
Income: \$50,000 - \$75,000	2,892	15.98%	16,929	15.63%	58,355	17.29%
Income: \$75,000 - \$100,000	2,808	15.52%	15,577	14.38%	47,201	13.99%
Income: \$100,000 - \$125,000	1,907	10.54%	11,731	10.83%	34,511	10.23%
Income: \$125,000 - \$150,000	1,672	9.24%	8,352	7.71%	23,787	7.05%
Income: \$150,000 - \$200,000	2,009	11.10%	10,713	9.89%	29,454	8.73%
Income: \$200,000+	2,392	13.22%	15,828	14.61%	40,352	11.96%
2024 Avg Household Income	\$115,777		\$115,708		\$105,508	
2024 Med Household Income	\$90,509		\$87,897		\$78,482	



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11/19/2025

# DEMOGRAPHIC REPORT

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Precinct Line Rd	Regency Dr N	26,771	2025	0.08 mi
Martin Dr	Valley View Dr W	3,105	2025	0.13 mi
Martin Dr	Springbrook Dr E	3,034	2025	0.18 mi
Precinct Line Rd	Martin Dr N	25,573	2025	0.20 mi
Crane Rd	Cedar Way N	674	2018	0.30 mi
Mid Cities Blvd	Bentridge Rd NE	16,786	2025	0.33 mi
Mid Cities Boulevard	Precinct Line Rd E	18,981	2025	0.34 mi
Mid Cities Blvd	Precinct Line Rd E	18,726	2023	0.34 mi
Precinct Line Rd	Mid Cities Blvd N	30,502	2025	0.39 mi
Mid Cities Blvd	Hawk Ave SW	23,601	2025	0.55 mi

Made with TrafficMetrix® Products

# DEMOGRAPHIC CHART

## Demographic Market Comparison Report

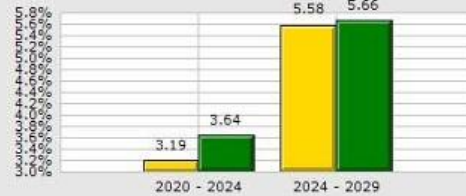
1 mile radius

6605 Precinct Line Rd, North Richland Hills, TX 76182

Type: **Class B Office**  
County: **Tarrant**

1 Mile  
County

### Population Growth



### Household Growth



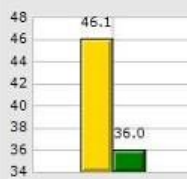
### 2024 Med Household Inc



### 2024 Households by Household Income



### 2024 Median Age



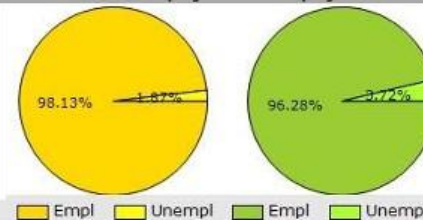
### 2024 Population by Race



### 2024 Renter vs. Owner



### 2024 Employed vs. Unemployed



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## PROFESSIONAL BACKGROUND

Judy Nitzinger is a licensed Texas real estate agent with over 30 years of commercial experience. Prior to joining Advisors Commercial Real Estate, she worked with Trammell Crow Ventures handling shareholder relations and projects related to the company's REIT, working closely with Mr. Crow and the Trust Managers. She was an employee of Archon Group, a subsidiary of Goldman Sachs. There she hired and worked with third party management and leasing companies for multifamily and office properties. Additionally, she has worked for PS Business Parks, Inc., handling a variety of leasing and marketing responsibilities for office, flex and industrial properties.

Judy specializes in the Northeast Tarrant County, Fort Worth and Arlington areas, focusing her efforts on acquiring new project leasing and sale listings and representing business relocation clients.

She is a Fort Worth resident and is a member of Texas Realtors Association, CREW-Fort Worth and East Fort Worth Business Association, a community organization for the support of educational initiatives, revitalization, public policies and a safe community. She works on various Fort Worth community initiatives, including a non-profit arts group and is a partner in a local music organization, where she helps award scholarships to underprivileged children for private music lessons and workshops.

## MEMBERSHIPS & AFFILIATIONS

- CREW-Fort Worth
- East Fort Worth Business Association