

Retail Space for Lease

7017 BAKER BLVD, RICHLAND HILLS, TX 76118



Property Summary

TOTAL BUILDING SQFT	15,278
AVAILABLE SQFT	~1350-1400 SQFT
PRICE	\$22 SQFT/YEAR
LEASE TYPE	NNN
TERM	3-10 YEARS
ZONING	C-2
FLOORS	1
YEAR BUILT	2005

2 SUITES AVAILABLE

- **APPROX 1,350 SF AND 1,400 SF**



www.sagestreetrealty.com / 469-497-9196

500 N Central Exwy Ste. 115, Plano TX 75074

Grace Saverin / 817-583-9530

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The information contained herein was obtained from sources deemed reliable; however, Sage Street Realty makes not guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions.

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Description

POSITION YOUR BUSINESS IN A HIGHLY VISIBLE RETAIL STRIP ALONG BAKER BLVD, OFFERING EXCELLENT FRONTAGE AND EASY ACCESS FOR CUSTOMERS. EACH AVAILABLE UNIT IS APPROXIMATELY 1,350 SF AND FEATURES ABUNDANT NATURAL LIGHT, AN OPEN AND FLEXIBLE LAYOUT, AND A PRIVATE RESTROOM FOR CONVENIENCE. LOCATED JUST MINUTES FROM HIGHWAY 121 AND LOOP 820, THIS PROPERTY OFFERS SEAMLESS CONNECTIVITY TO THE ENTIRE DFW METROPLEX, MAKING IT EASY FOR CUSTOMERS AND EMPLOYEES TO REACH YOU.

Demographics

2024 HOUSEHOLD INCOME	\$93,777 (10 MI)
2024 POPULATION	APPROX. 1,107,999 (10 MI)
TRAFFIC COUNT	2,279

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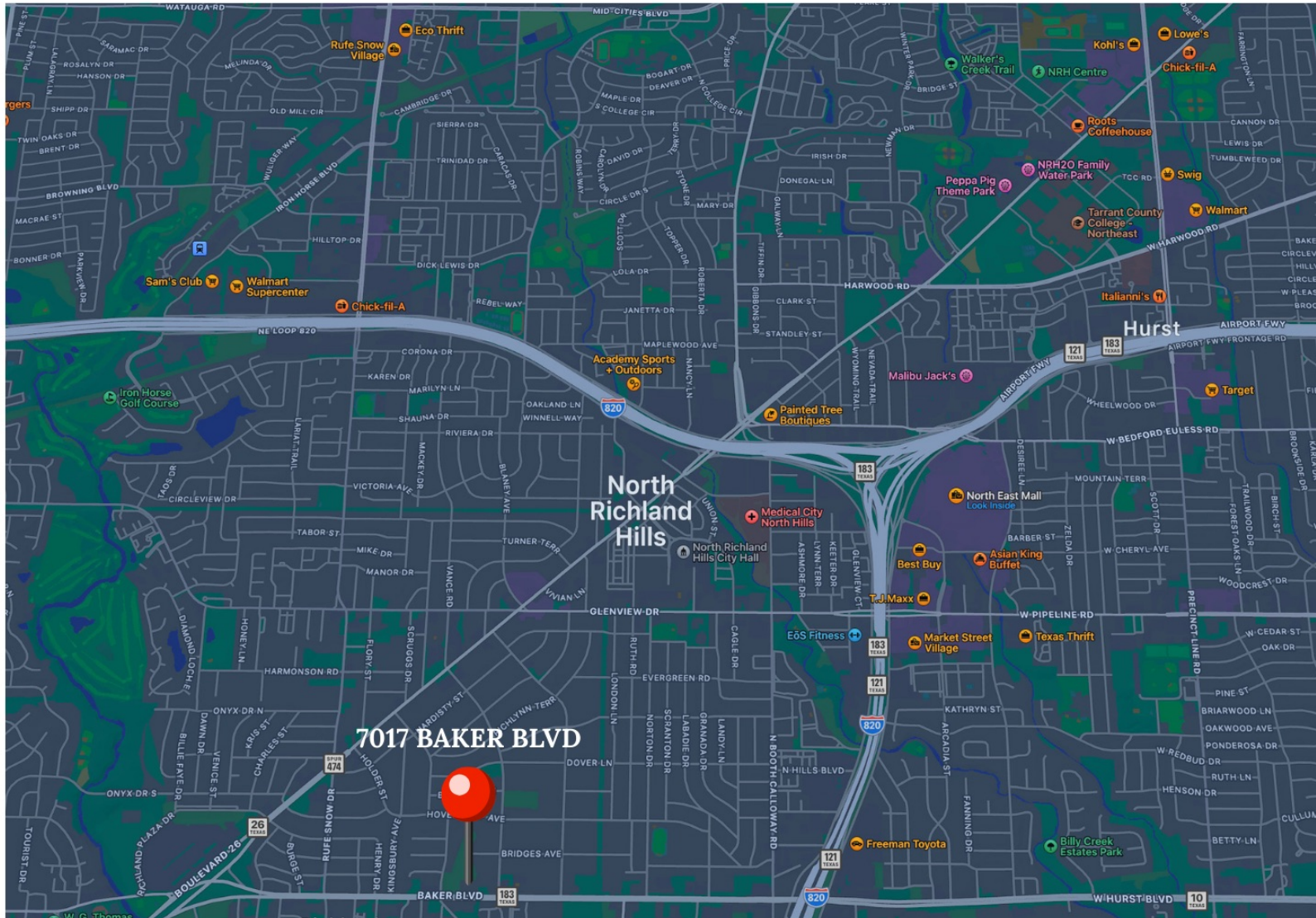
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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 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
 - 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.

Sage Street Realty	9009037	info@sagestreetrealty.com	(469)497-9196
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Rena Anderson	0628281	renae@sagestreetrealty.com	(972)974-7419
	LicenseNo.	Email	Phone
Designated Broker of Firm	0628681	renae@sagestreetrealty.com	(972)974-7419
	LicenseNo.	Email	Phone
Rena Anderson	0799770	gracesaving@gmail.com	(817)583-9530
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Grace Saving			
	Buyer/Tenant/Seller/Landlord Initials	Date	

Sales Agent/Associate's Name
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov