

FLEX SHOWROOM FOR SALE

8101 Blvd 26
North Richland Hills, TX 76180

SALE PRICE
\$1,300,000

AVAILABLE:
6,000 SF

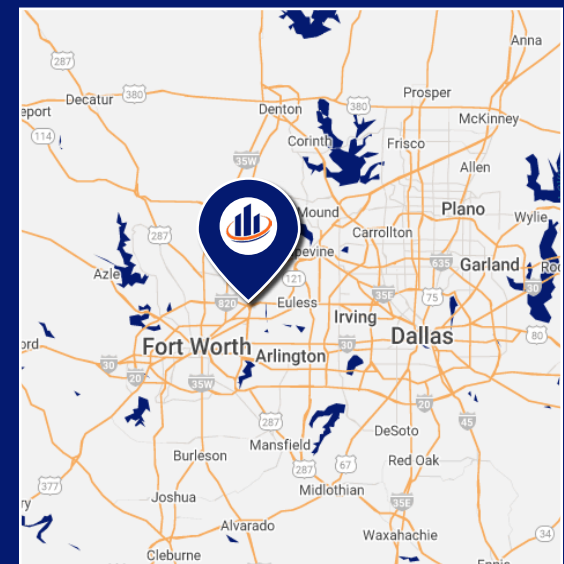
8101 Boulevard 26 is a well-located commercial property positioned along one of the city's primary thoroughfares, offering excellent visibility and direct access to SH 26 with strong daily traffic counts. The property is designed to accommodate a variety of flex, showroom, and light industrial users, featuring a functional layout that combines showroom exposure with warehouse or service space to support diverse business operations. Situated in the heart of the Mid-Cities submarket between Fort Worth and Dallas, the site benefits from proximity to major transportation corridors, a dense surrounding residential base, and a growing commercial trade area, making it an attractive opportunity for owner-users or investors seeking a versatile asset in a stable and expanding market.

FEATURES

Building SF: 6,000
Zoning: Commercial
[\(Click here for C-1 Permitted Uses\)](#)

HIGHLIGHTS

- » Frontage on Blvd 26
- » Warehouse space with grade level door
- » Ideally located in the Mid-Cities submarket between Fort Worth and Dallas



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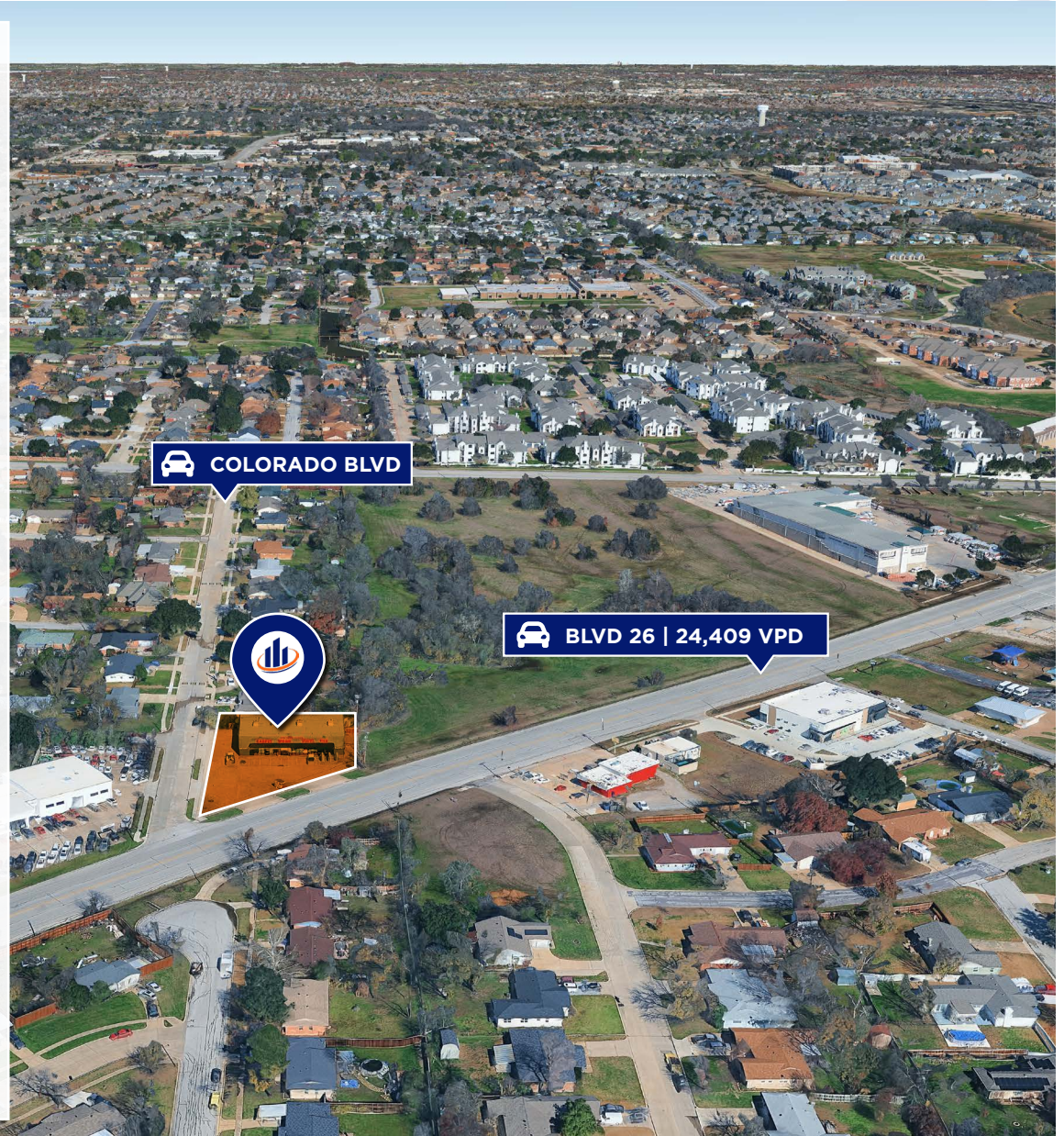
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NORTH RICHLAND HILLS GROWTH

- » The city's population has steadily increased over recent decades — growing from about 55,000 in 2000 to over 70,000 today.
- » Recent estimates place North Richland Hills' population around 71,400 + in 2024, with continued gradual growth.
- » North Richland Hills boasts a median household income near ~\$93,400, above national averages, and has seen income growth in recent years.
- » Per capita income and educational attainment levels are solid, supporting consumer demand and workforce quality.
- » The city has been ranked among the Most Livable Small Cities in America, reflecting its appeal for residents and employers alike.
- » North Richland Hills growth is part of the broader North Texas population boom, with the greater DFW region adding hundreds of thousands of residents annually — one of the fastest-growing metro areas in the U.S.



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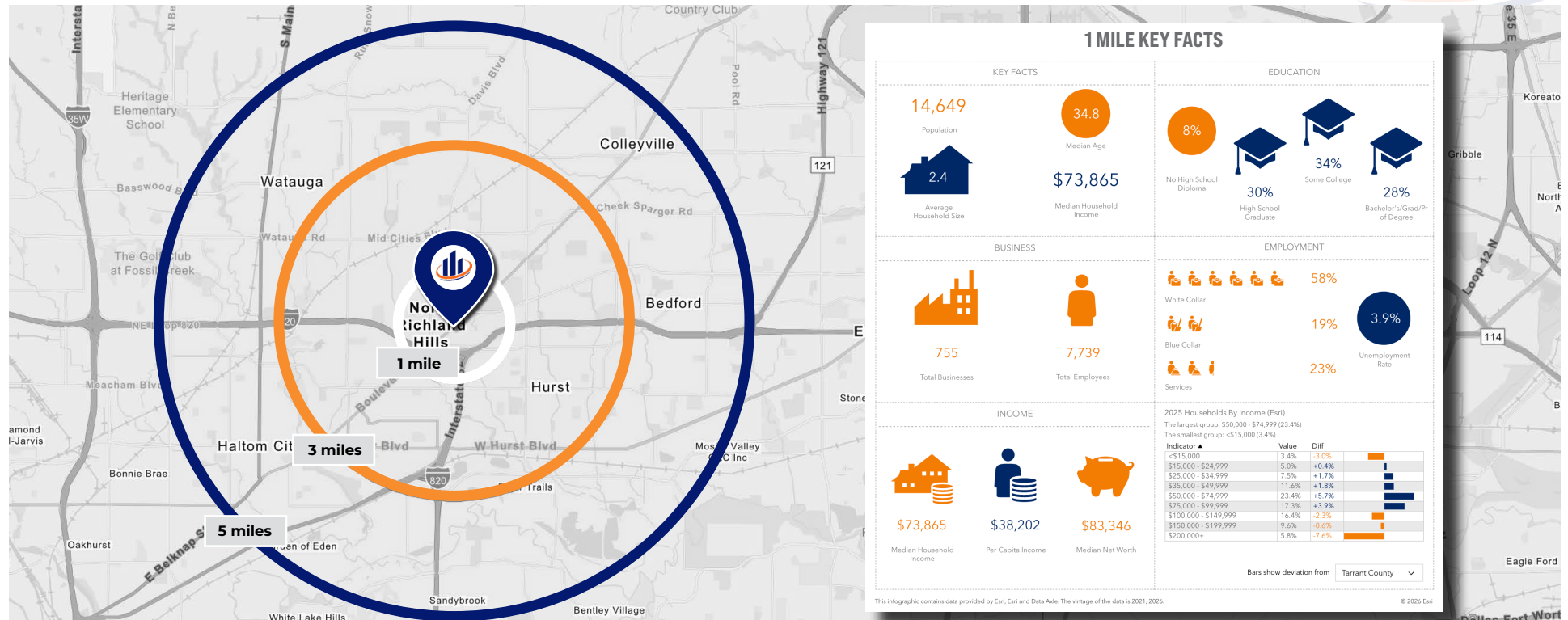
Located along the highly trafficked SH 26 corridor in North Richland Hills, 8101 Boulevard 26 benefits from strong visibility and accessibility within one of the Mid-Cities' most established and steadily growing submarkets. North Richland Hills continues to see sustained population growth, reinvestment, and commercial development, supported by its central position between Fort Worth and Dallas.

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	14,649	112,271	281,083	14,685	113,524	283,557
Households	6,023	44,869	109,912	6,122	46,125	112,663
Families	3,668	29,459	73,665	3,689	29,967	74,893
Average Household Size	2.40	2.49	2.55	2.37	2.45	2.51
Owner Occupied Housing Units	2,357	27,166	68,007	2,509	28,408	70,548
Renter Occupied Housing Units	3,666	17,703	41,905	3,613	17,716	42,115
Median Age	34.8	39.3	38.7	36.6	40.5	39.7
Median Household Income	\$73,865	\$81,092	\$84,124	\$79,131	\$88,400	\$92,801
Average Household Income	\$93,770	\$105,285	\$114,513	\$101,812	\$115,365	\$125,448

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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.

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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date