



CREST
COMMERCIAL REAL ESTATE

Precinct Village 8245 Precinct Line Rd., North Richland Hills, TX 76182

**2 SUITES
FOR LEASE**



TOTAL BUILDING SPACE **32,147 SF**

AVAILABLE SPACE **1,706 SF Suite 120**
1,272 SF Suite 155

LEASE PRICE **\$16.00 - \$20.00/NNN**

TRIPLE NETS **\$5.73/SF**

TERMS **3 - 10 years**

TRAFFIC COUNT **23,334 cpd**

2020 ESTIMATED POPULATION **233,122 (5 mile)**

2020 AVERAGE HHI **\$137,843 (5 mile)**

**9330 LBJ FREEWAY #1080
DALLAS, TX 75243**

CODY JOHNSON
214-696-6677 ext. 312
cjohnson@crestcommercial.com



PROPERTY INFORMATION

- Situated between 2 main thoroughfares (Precinct Line & Davis)
- Consumer spending in a 5-mile radius exceeds \$2 billion annually
- Surrounded by other retail including Target, Walmart, Kroger, etc.

TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
Precinct Line Rd.	N. Tarrant Blvd.	23,334	2020
Precinct Line Rd.	W McDonwell School Rd.	22,852	2020
Davis Blvd.	Precinct Line Rd.	20,050	2020





SITE PLAN



AVAILABLE SPACE

SUITE #	SQUARE FEET
120	1,706 SF
155	1,272 SF

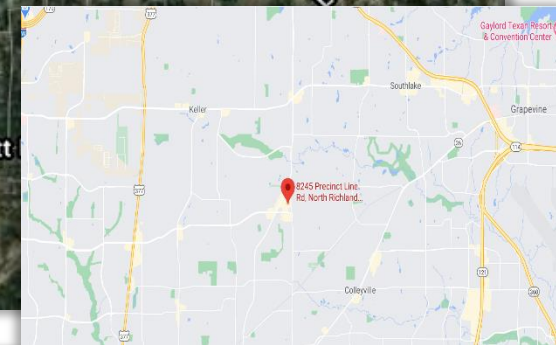
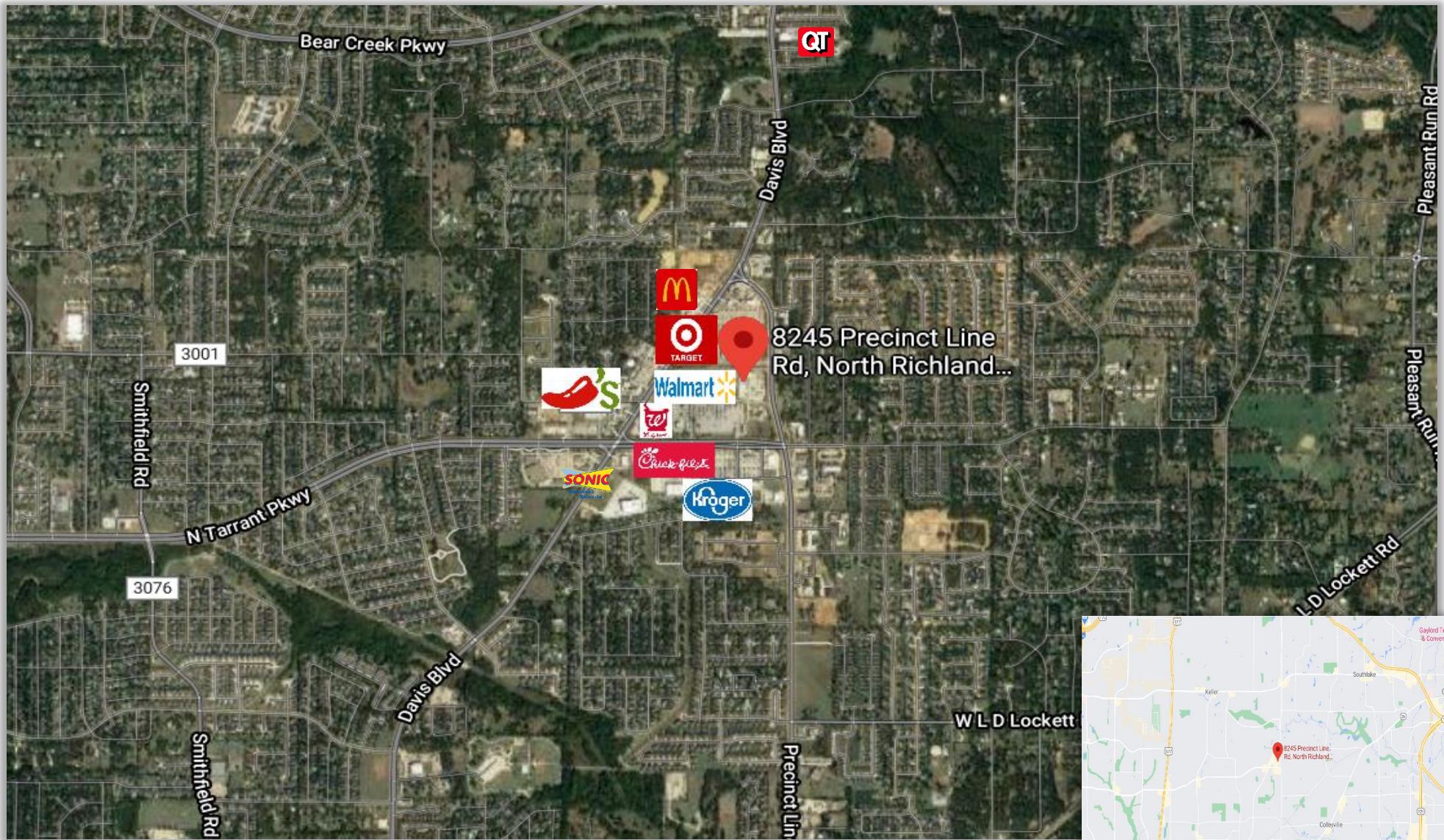
TENANT	SUITE #	SQUARE FEET
EMC Express Care	100	3,000
Pho Quyen	110	1,400
VACANT	120	1,706
Savor Culinary Services	130	1,868
BB Nail Spa	140	1,680
Krystyna's Tailoring	150	1,131
VACANT	155	1,272
Eyebrow Threading	160	1,178
Giovanni's Pizza & Pasta	170	1,100
F45	180	2,008
Artistry In Motion Dance Studio	190	9,475
TKD Armor Academy	210	2,400
Baja Cantina	230	3,600



CREST
COMMERCIAL REAL ESTATE

Precinct Village

8245 Precinct Line Rd., North Richland Hills, TX 76182



**9330 LBJ FREEWAY #1080
DALLAS, TX 75243**

CODY JOHNSON
214-696-6677 ext. 312
cjohnson@crestcommercial.com



(Source: CoStar 2020)

1 MILE

3 MILES

5 MILES

Population:			
2020 Total Population	7,998	77,577	233,122
2025 Estimated Population	8,653	82,748	248,337
2010 Census	6,154	66,763	202,599
Population by Race:			
White	6,968	67,916	199,924
Black	263	2,608	11,451
Am. Indian & Alaskan	38	409	1,596
Asian	522	4,825	14,074
Hawaiian & Pacific Island	5	77	396
Other	202	1,742	5,681
U.S Armed Forces	605	6,121	29,800
Households:			
Owner Occupied	2,513	24,137	66,308
Renter Occupied	91	2,359	16,631
2020 Average Household Income	\$202,630	\$168,202	\$137,843

DEMOGRAPHICS



The information contained herein inclusive of all attachments was obtained from sources deemed reliable; however, Crest Commercial Real Estate, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. This copyrighted report contains research licensed to Crest Commercial Real Estate Inc.



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.

Crest Commercial Real Estate	0412595	erik@crestcommercial.com	(214) 696-6677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	(214) 696-6677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	(214) 696-6677
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Johnson	0719863	cjohnson@crestcommercial.com	(682) 203-6248
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		