



HIGH-TRAFFIC LAND OPPORTUNITY ON DAVIS BLVD

7821 Davis Boulevard
North Richland Hills, TX, 76182

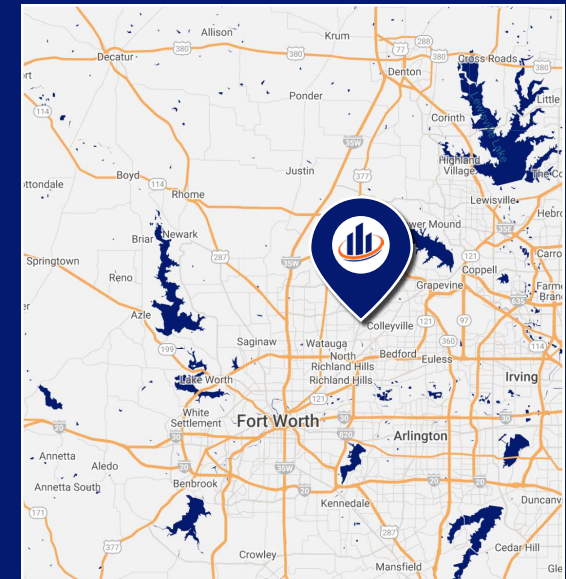
AVAILABLE:
6.4124 AC

PRICING
CONTACT BROKER

Positioned at the signalized intersection of Davis Boulevard and Bursey Road, this 6.41-acre parcel offers outstanding visibility and access in the heart of North Richland Hills. It is the last available vacant commercial land corner over 5 acres with a traffic light at this key intersection, located between Loop 820 and Highway 114. With frontage on three sides and strong traffic counts, the site is ideal for retail or mixed-use development. Zoned C-1, utilities are readily available, and the seller is open to subdividing and creating pad sites to suit buyer needs.

HIGHLIGHTS

- » Prime corner location on a major 6-lane arterial (Davis Blvd)
- » Signalized intersection at Davis Blvd & Bursey Rd with 31K+ combined daily traffic
- » Triple frontage: Davis Blvd, Bursey Rd, and Green Valley Dr
- » Utilities in place: 8" water (Green Valley), 16" water & 8" sewer (Bursey)
- » C-1 Zoning – flexible for commercial use



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MARTY RADER | DFW Realty Partners LLC | 817-903-2294 | mrader@dfwrp.com

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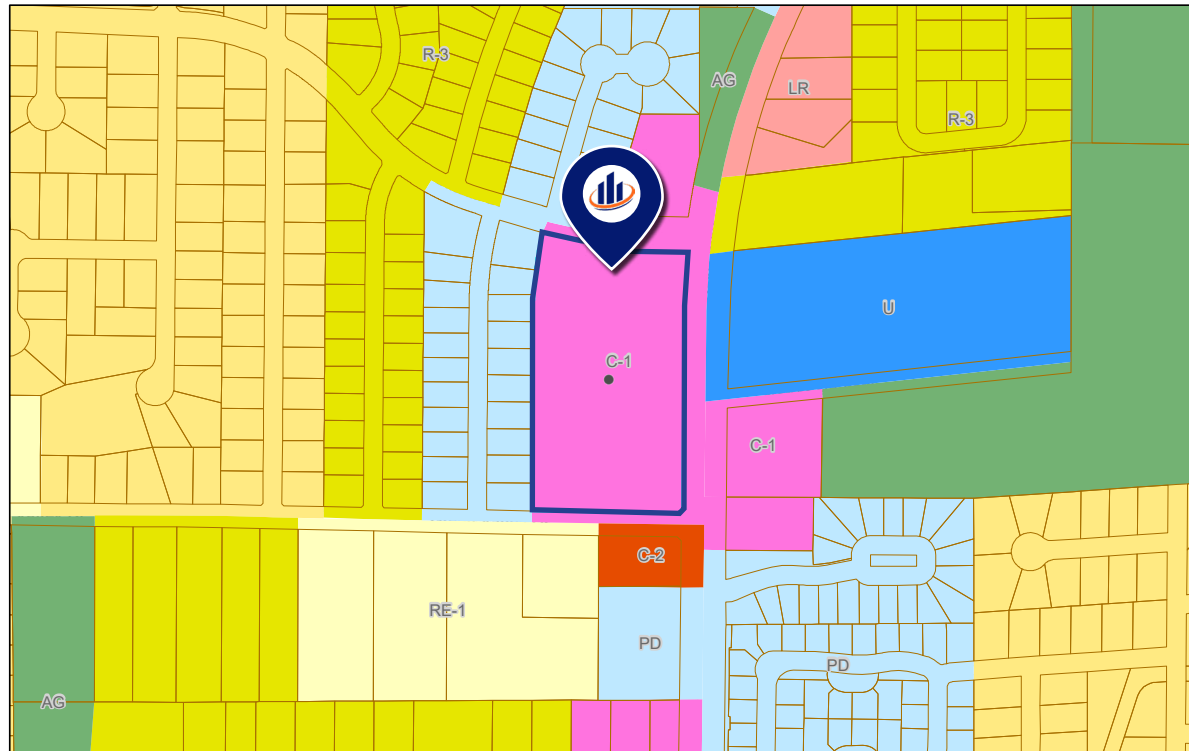
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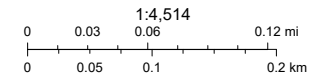
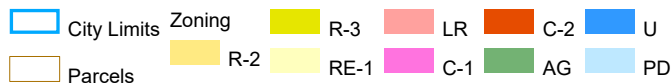
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North Richland Hills



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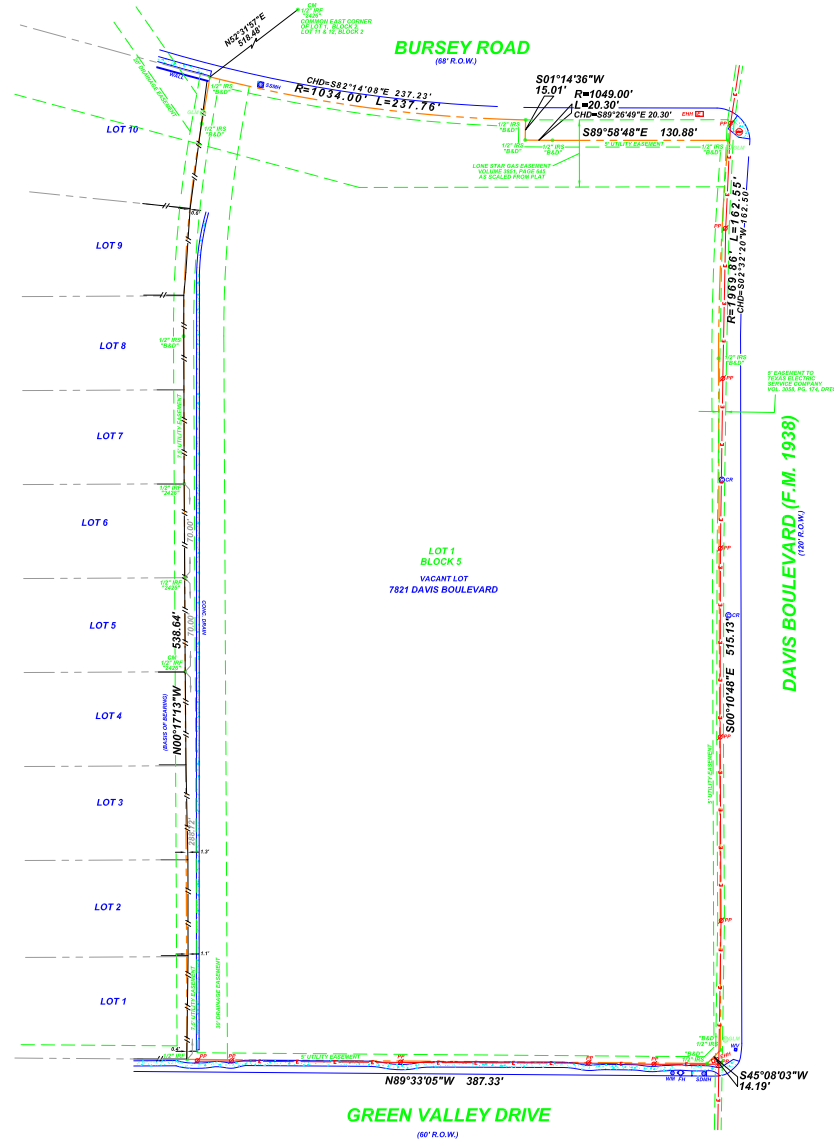


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City of North Richland Hills
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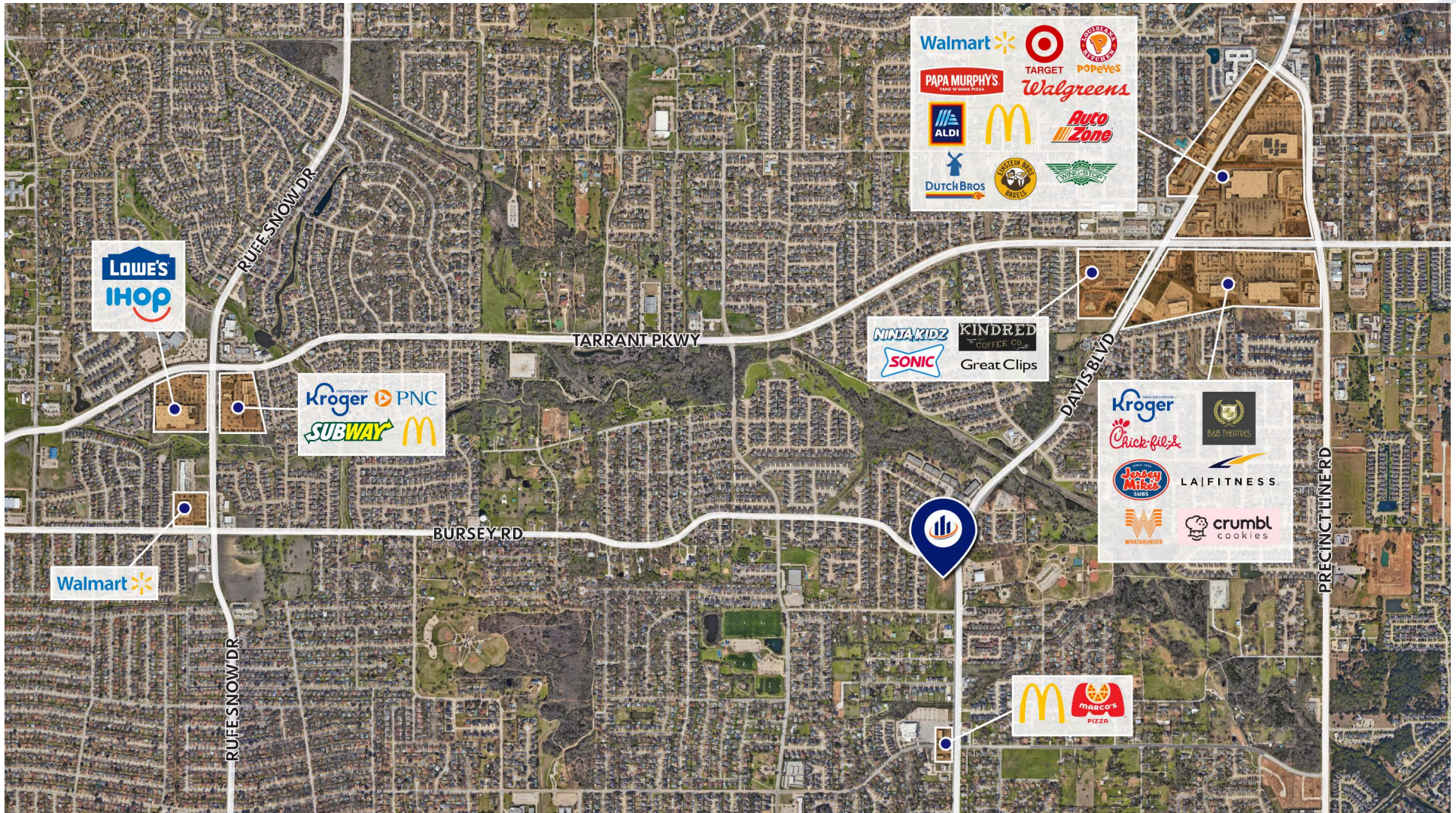


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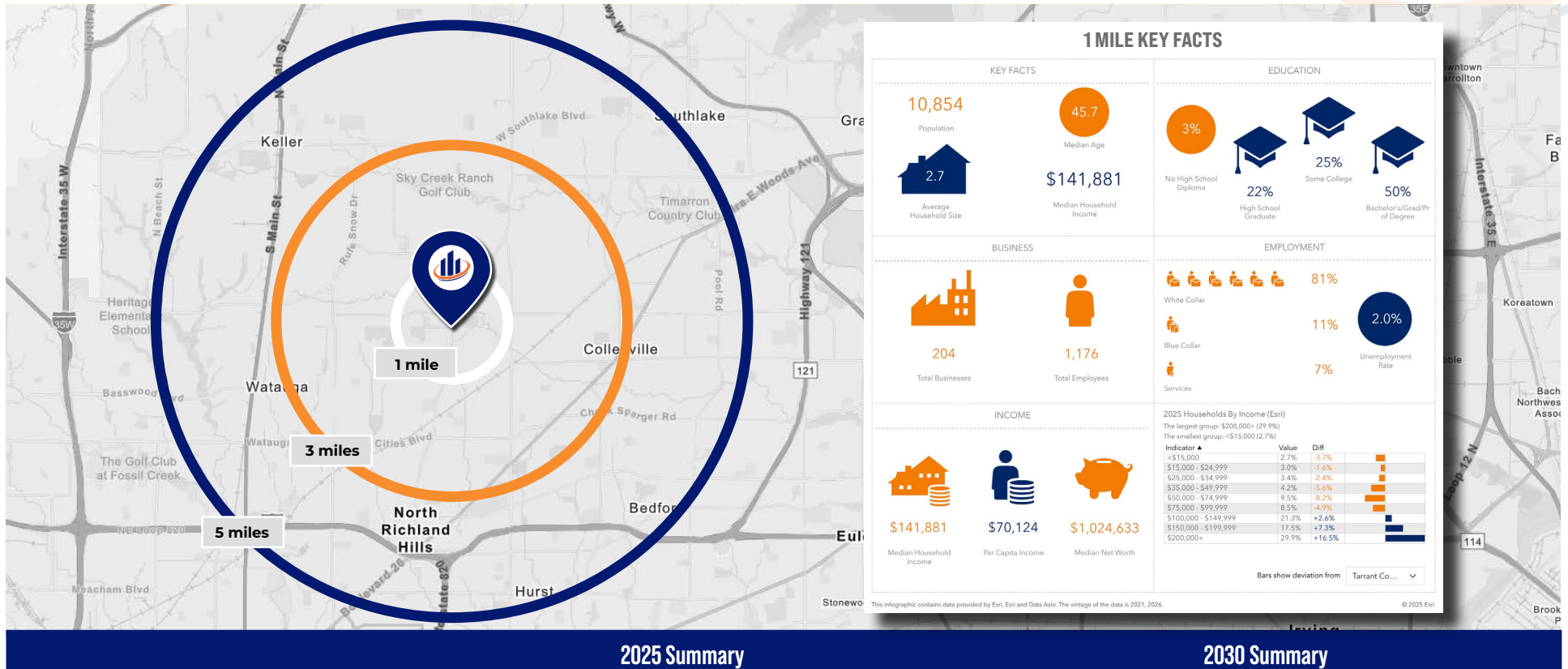
This property is located in North Richland Hills, TX, one of the most desirable areas in the region, often recognized as a top place to live and work. With convenient access to major highways and nearby retail, dining, and entertainment options, this site offers an ideal setting for businesses seeking a vibrant and well-connected community.

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,854	94,215	269,273	11,280	94,794	268,775
Households	4,085	35,235	100,419	4,332	36,197	102,059
Families	3,230	27,104	74,203	3,396	27,584	74,796
Average Household Size	2.66	2.66	2.67	2.60	2.60	2.62
Owner Occupied Housing Units	3,587	28,628	72,736	3,687	29,508	74,726
Renter Occupied Housing Units	498	6,607	27,683	645	6,688	27,333
Median Age	45.7	43.5	41.0	45.3	44.0	41.7
Median Household Income	\$141,881	\$125,213	\$112,371	\$155,266	\$138,802	\$124,285
Average Household Income	\$185,694	\$174,541	\$160,559	\$201,517	\$189,759	\$173,512

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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:

- **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. **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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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