

MIDWAY LIGHT

FOR LEASE

FOR MORE INFORMATION:

TREY GOODSPEED
817.632.6155
tgoodspeed@holtlunsford.com

GRAYSON FLEITZ
817.632.6159
gfleitz@holtlunsford.com

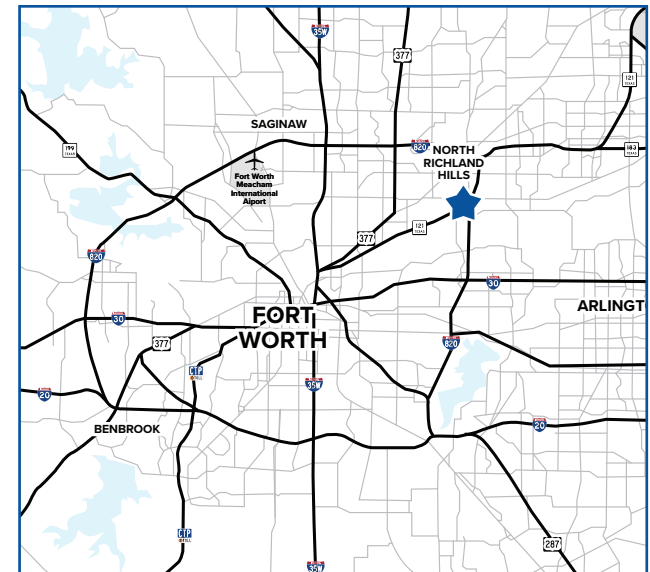
HOLT LUNSFORD COMMERCIAL
1200 Summit Avenue, Suite 300
Fort Worth, Texas 76102
www.holtlunsford.com



AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118

PROPERTY FEATURES

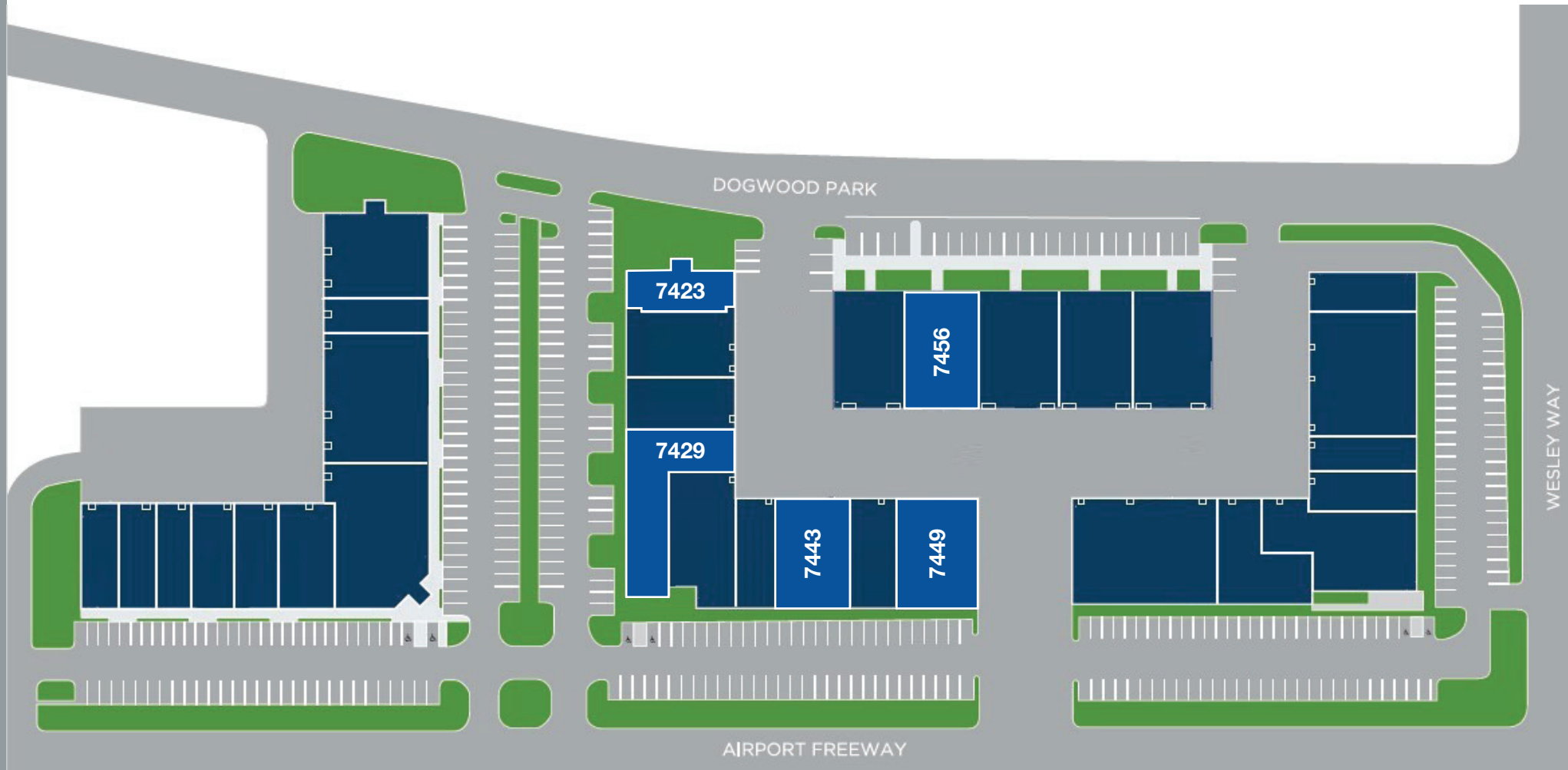
- Four (4) buildings totaling 123,011 SF
- Available SF: 3,032-5,452 SF
- Dock and grade-level loading
- Ample parking
- Easy access to Highway 121, Loop 820, I-35W, and I-30



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

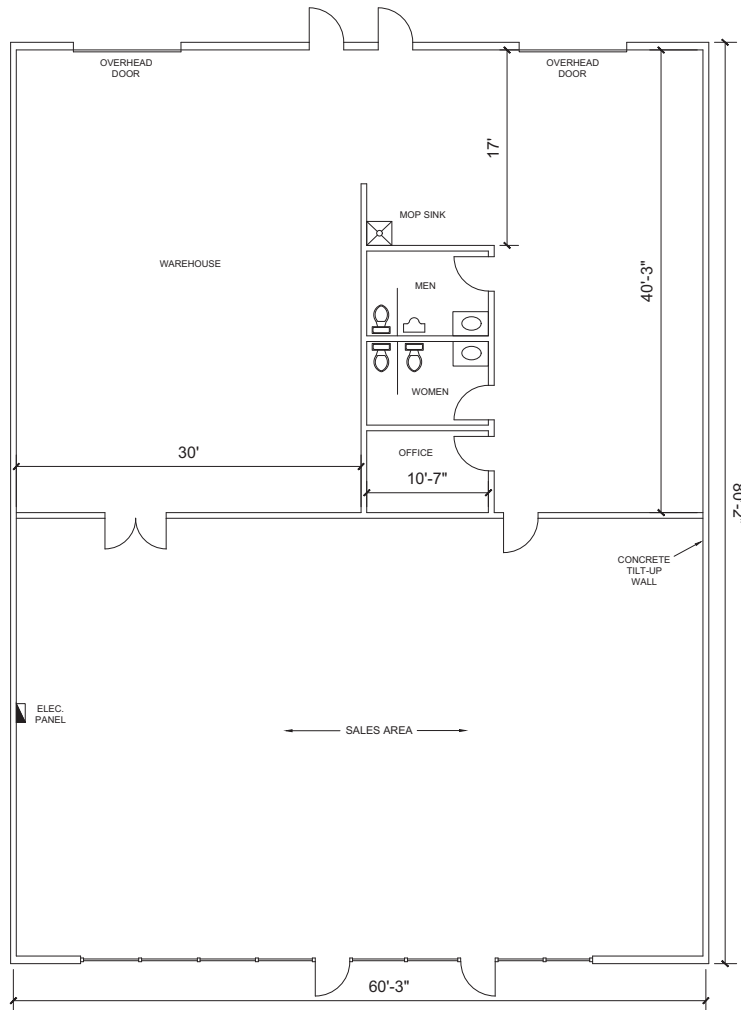
MIDWAY LIGHT

AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118



MIDWAY LIGHT

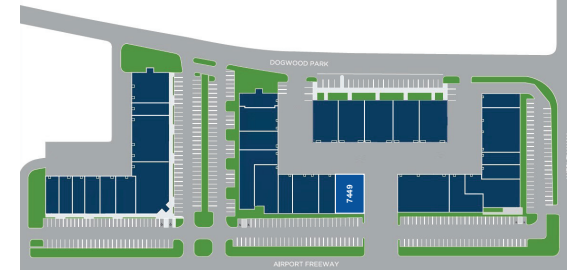
7449 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7449

- 4,837 SF available
- 105 SF office
- 2,475 SF showroom
- 13'6" clear height
- One (1) dock-high door
- One (1) ramped semi-high door
- Ample parking

MADE READY



TREY GOODSPEED

817.632.6155

tgoodspeed@holtlunsford.com

GRAYSON FLEITZ

817.632.6159

gfleitz@holtlunsford.com

HOLT LUNS福德 COMMERCIAL

1200 Summit Avenue, Suite 300

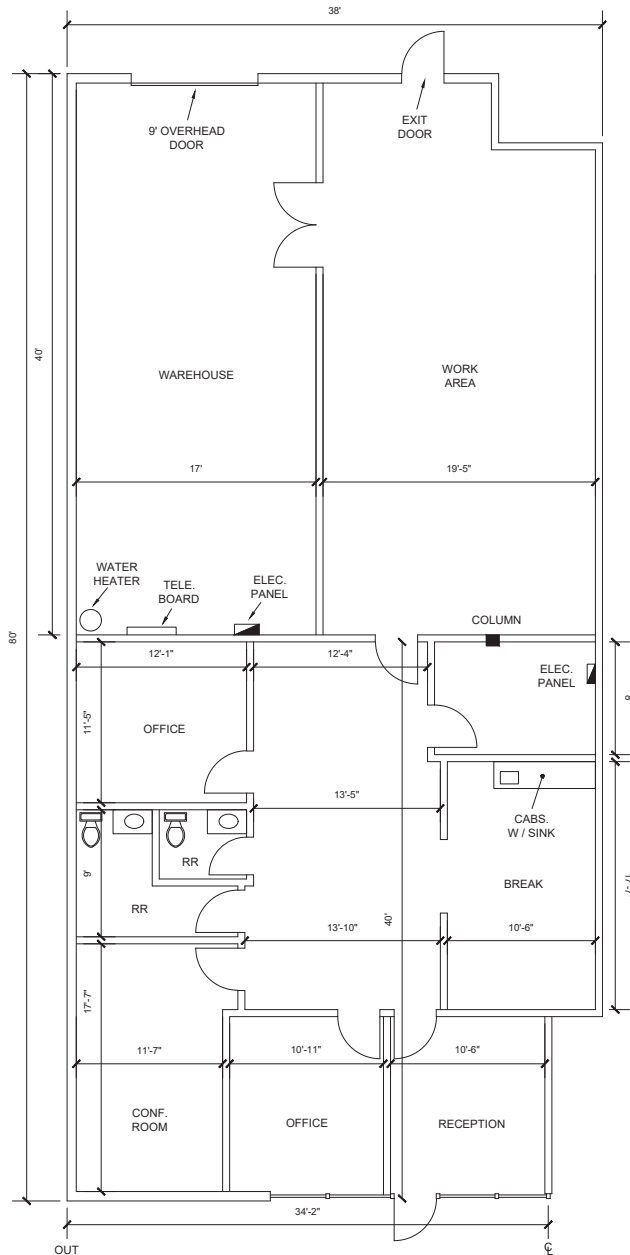
Fort Worth, Texas 76102

www.holtlunsford.com



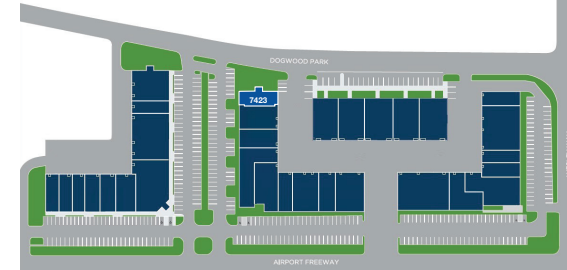
MIDWAY LIGHT

7423 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7423

- 3,032 SF available
- 2,352 SF office
- 13'6" clear height
- One (1) dock door
- Ample parking



TREY GOODSPEED

817.632.6155

tgoodspeed@holtlunsford.com

GRAYSON FLEITZ

817.632.6159

gfleitz@holtlunsford.com

HOLT LUNSFORD COMMERCIAL

1200 Summit Avenue, Suite 300

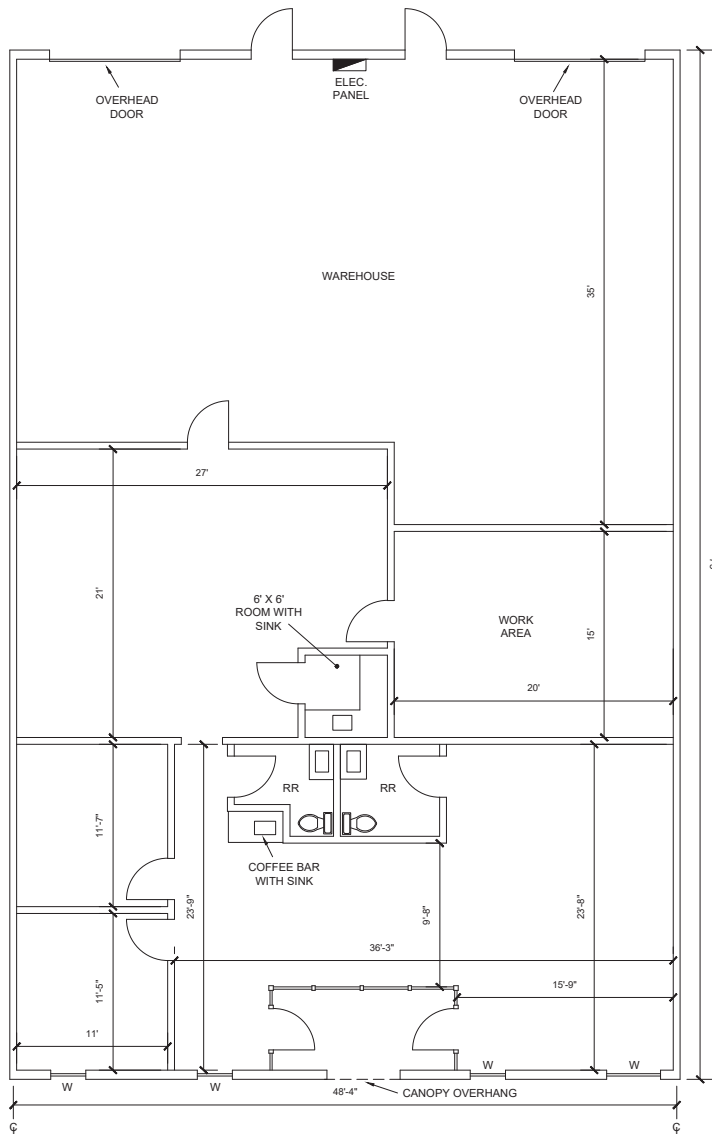
Fort Worth, Texas 76102

www.holtlunsford.com



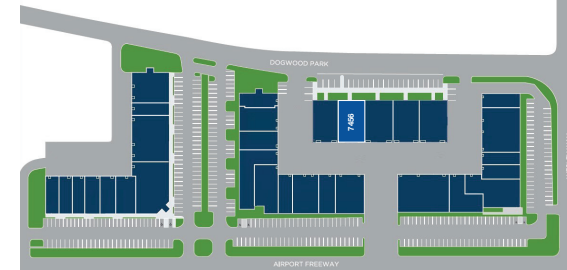
MIDWAY LIGHT

7456 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7456

- 3,602 SF available
- 2,602 SF office
- 13'6" clear height
- Two (2) grade doors



TREY GOODSPEED

817.632.6155

tgoodspeed@holtlunsford.com

GRAYSON FLEITZ

817.632.6159

gfleitz@holtlunsford.com

HOLT LUNS福德 COMMERCIAL

1200 Summit Avenue, Suite 300

Fort Worth, Texas 76102

www.holtlunsford.com



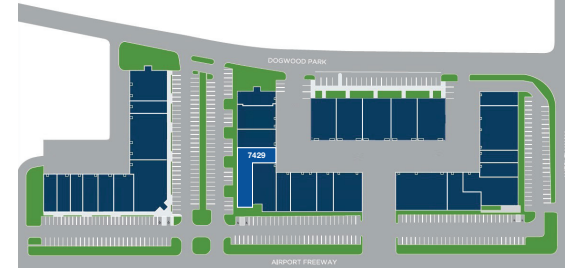
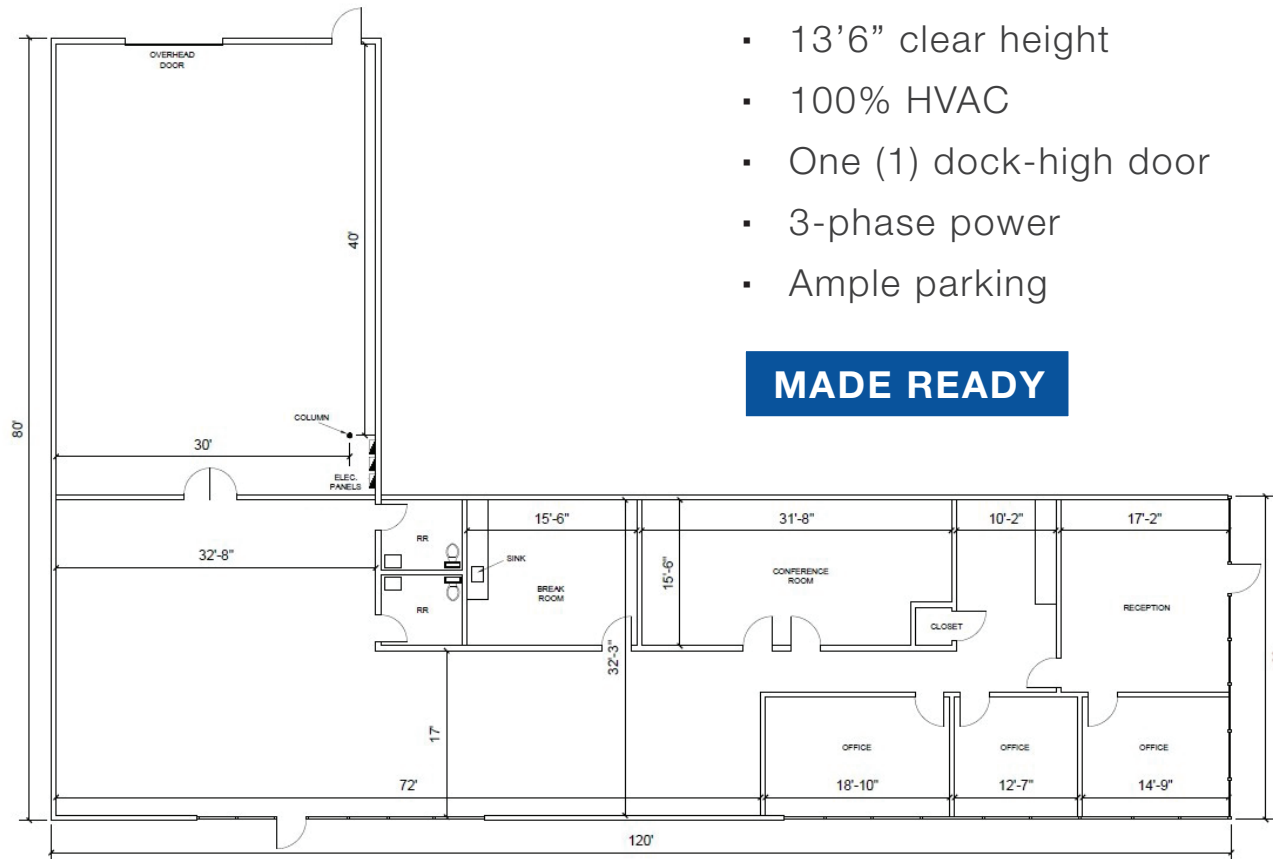
MIDWAY LIGHT

7429 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118

PROPERTY FEATURES SUITE 7429

- 5,452 SF available
- 4,102 SF office/production
- 13'6" clear height
- 100% HVAC
- One (1) dock-high door
- 3-phase power
- Ample parking

MADE READY



TREY GOODSPEED
817.632.6155
tgoodspeed@holtlunsford.com

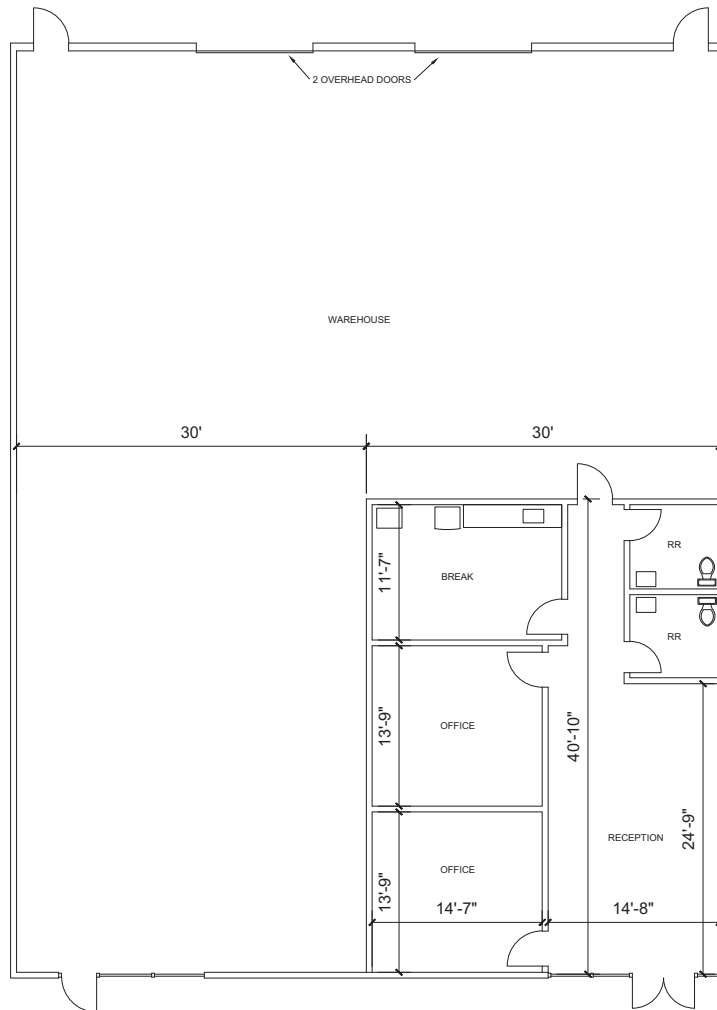
GRAYSON FLEITZ
817.632.6159
gfleitz@holtlunsford.com

HOLT LUNSFORD COMMERCIAL
1200 Summit Avenue, Suite 300
Fort Worth, Texas 76102
www.holtlunsford.com



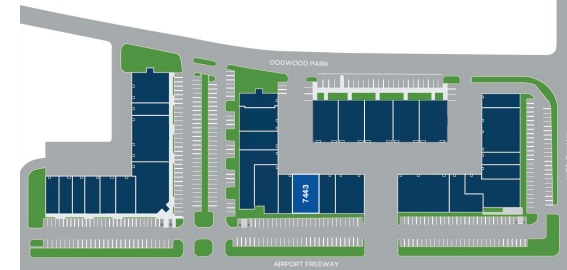
MIDWAY LIGHT

7443 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7443

- 4,810 SF available
- 1,225 SF office
- 13'6" clear height
- One (1) ramped semi-high door
- One (1) dock-high door
- Ample parking



TREY GOODSPEED

817.632.6155

tgoodspeed@holtlunsford.com

GRAYSON FLEITZ

817.632.6159

gfleitz@holtlunsford.com

HOLT LUNS福德 COMMERCIAL

1200 Summit Avenue, Suite 300

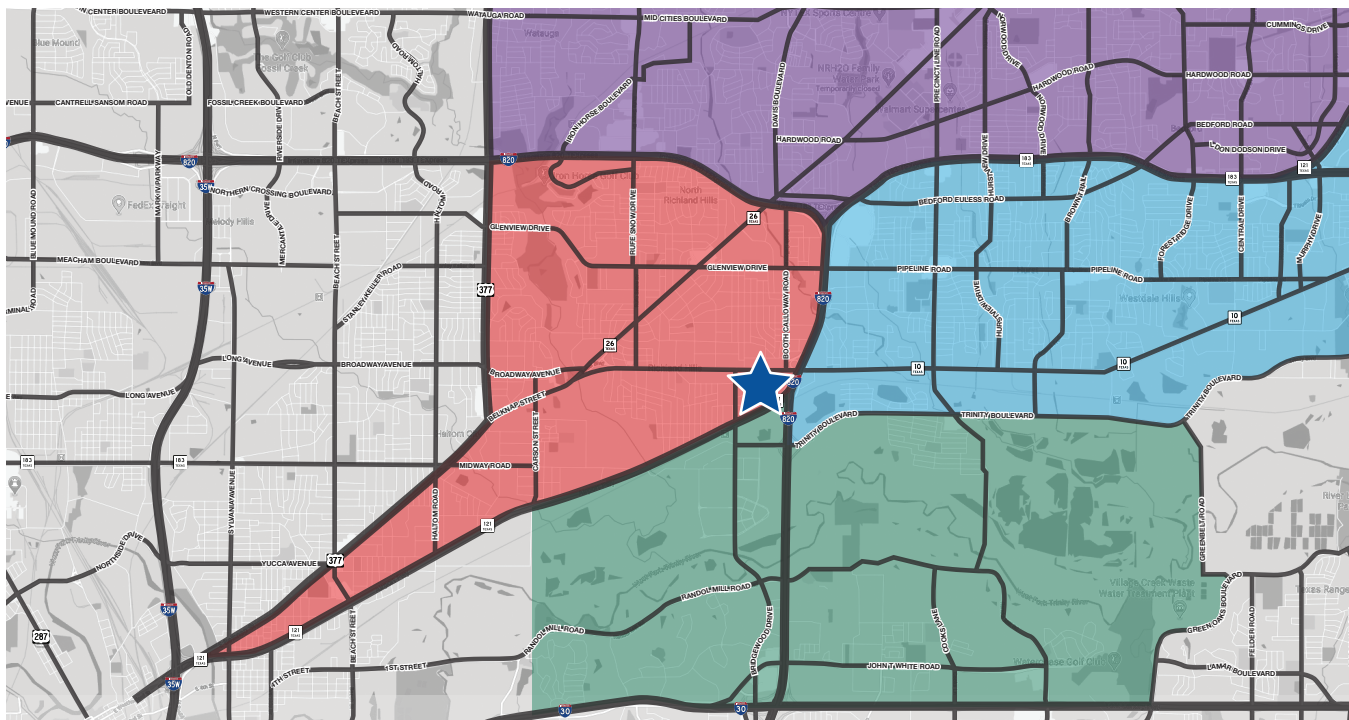
Fort Worth, Texas 76102

www.holtlunsford.com



AMENITIES

AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118



Academy Sports & Outdoors

NRH20 Family Water Park
Walmart Supercenter
NYTEX Sports Centre
Tarrant County College – Northeast
The Home Depot
Lifetime Fitness
U-Haul Moving and Storage
In-N-Out Burger
At Home
Dollar Tree
WinCo Foods
Sam's Club
Lowe's Home Improvement
Tom Thumb

Alley Cats Entertainment

LA Fitness
Iron Horse Golf Club
Diamond Oaks Country Club
ALDI
Big Lots
Kroger
Walmart Neighborhood Market
Medical City NRH
Walgreens
Autozone Auto Parts
O'Reilly Auto Parts
McDonald's
NRH Municipal Court
Planet Fitness
Dollar General
Enterprise Rent-A-Car
The Link Event & Recreation Center

The Shops at NorthEast Mall

Texas Department of Public Safety
Best Buy
DICK'S Sporting Goods
Pipeline Village
Melbourne Plaza
Office Depot
Bed Bath & Beyond
Michaels
CVS
Target
Starbucks
Chipotle Mexican Grill
Chick-fil-A
Whataburger
Five Guys
Jersey Mike's Subs
Witten's Grill & Sports Cafe

BJ's Restaurant & Brewhouse

FedEx Office Print & Ship Center
Hurst Community Park
O'Reilly Auto Parts
Tuesday Morning
Ulta Beauty
Cavender's Boot City
JOANN Fabrics & Crafts
Conn's HomePlus
Walmart Neighborhood Market

The Home Depot

U-Haul Moving & Storage
Albertsons
Restaurant Depot
Woodhaven Country Club – Golf Course
Family Dollar
Sam's Club
Lowe's Home Improvement
Discount Tire
Taco Casa
Wendy's
Jack in the Box
Taco Casa
Chicken Express
Subway

TREY GOODSPEED

817.632.6155
tgoodspeed@holtlunsford.com

GRAYSON FLEITZ

817.632.6159
gfleitz@holtlunsford.com

HOLT LUNSFORD COMMERCIAL

1200 Summit Avenue, Suite 300
Fort Worth, Texas 76102
www.holtlunsford.com





Information About Brokerage Services

2-10-2025



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

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:
 - 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 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.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone