

BANK OF THE WEST

5801 Davis Blvd, North Richland Hills, TX 76180



Russ Webb

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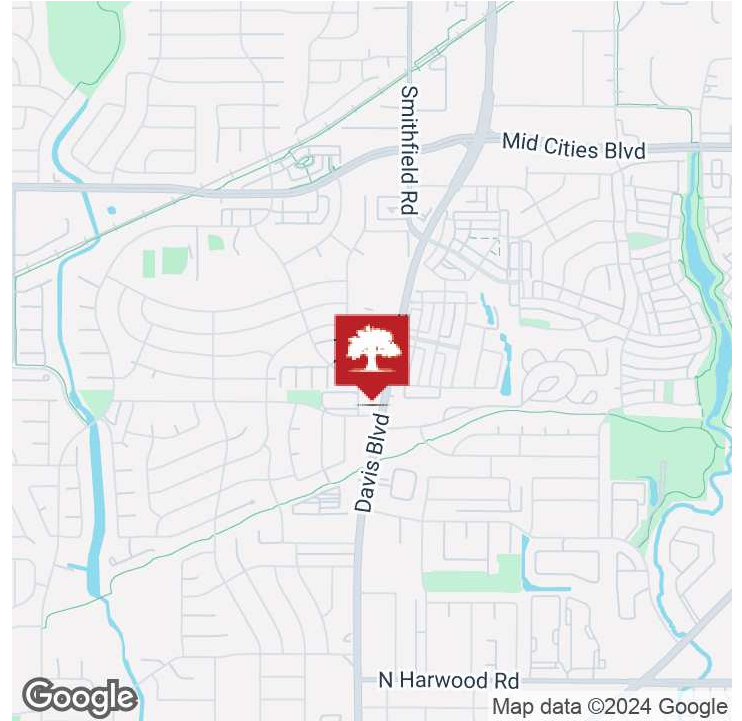
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OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	6,664 SF
Lot Size:	1.14 AC
Price / SF:	\$262 SF
Year Built:	1985 / 2015
Zoning:	C1
Market:	Northeast Tarrant County

PROPERTY OVERVIEW

Freestanding Second Generation Bank Building with Drive-through lanes in place. Beautiful finish out - no restrictions on another bank location; can be redeveloped for retail, restaurant, office or medical. Abundant parking - with potential for more to be added. Well located directly on Davis Blvd with 36,000 vehicles per day traffic count.

PROPERTY HIGHLIGHTS

- Fully renovated in 2015 - beautiful finish out
- Eligible for NRH Boulevard Empowerment Zone Grant Program
- Abundant parking - 49 Spaces with opportunity to add more
- Monument Signage Available
- 36,000 vehicles per day on Davis Blvd
- Minutes to Hwy 183, Loop 820, Hwy 26 (Colleyville Blvd) and Mid-Cities Blvd
- Minutes to DFW and Alliance Airports
- Ideal uses - Bank or Redevelopment; Medical, Office, Restaurant or Retail
- **Showing by appointment only**

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COMMERCIAL BUILDING FOR SALE

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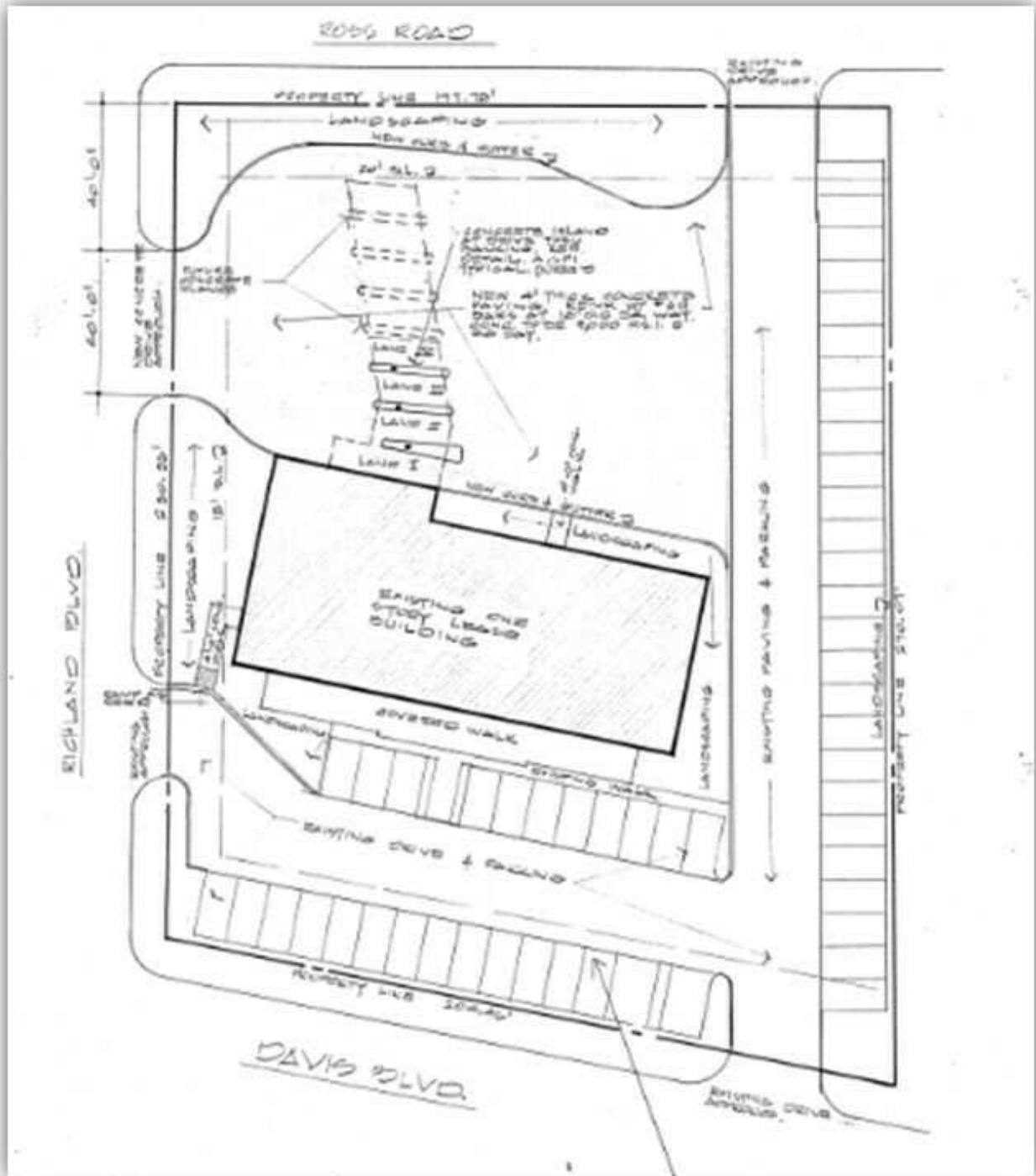
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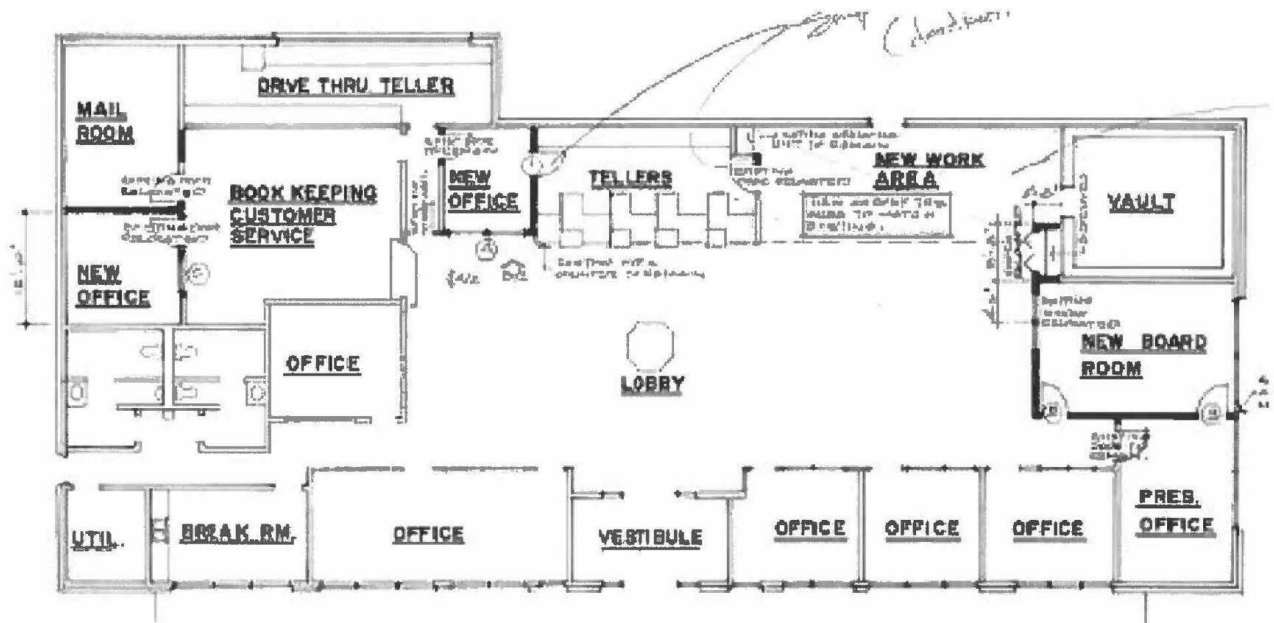
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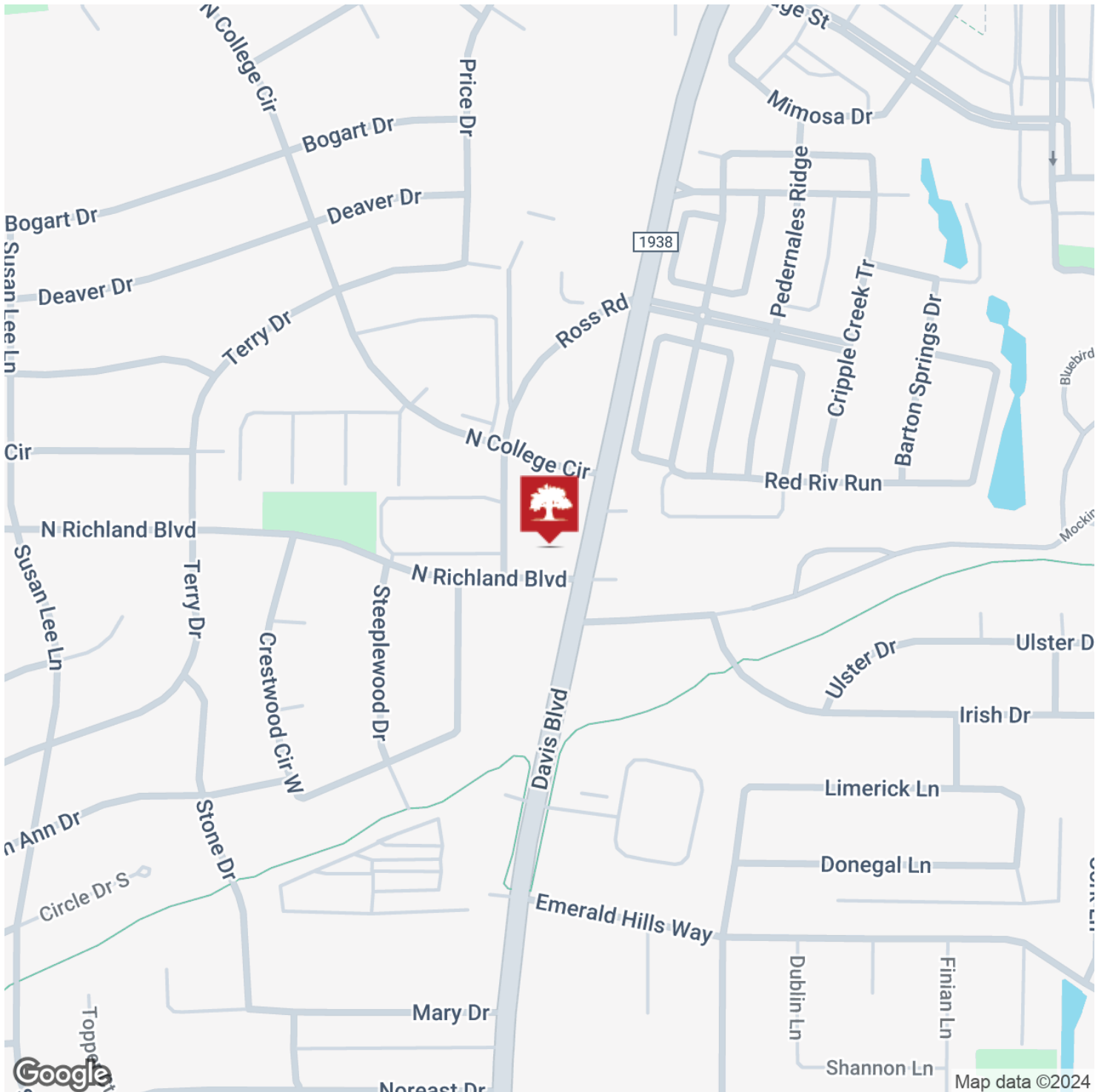


SILVER OAK
COMMERCIAL REALTY

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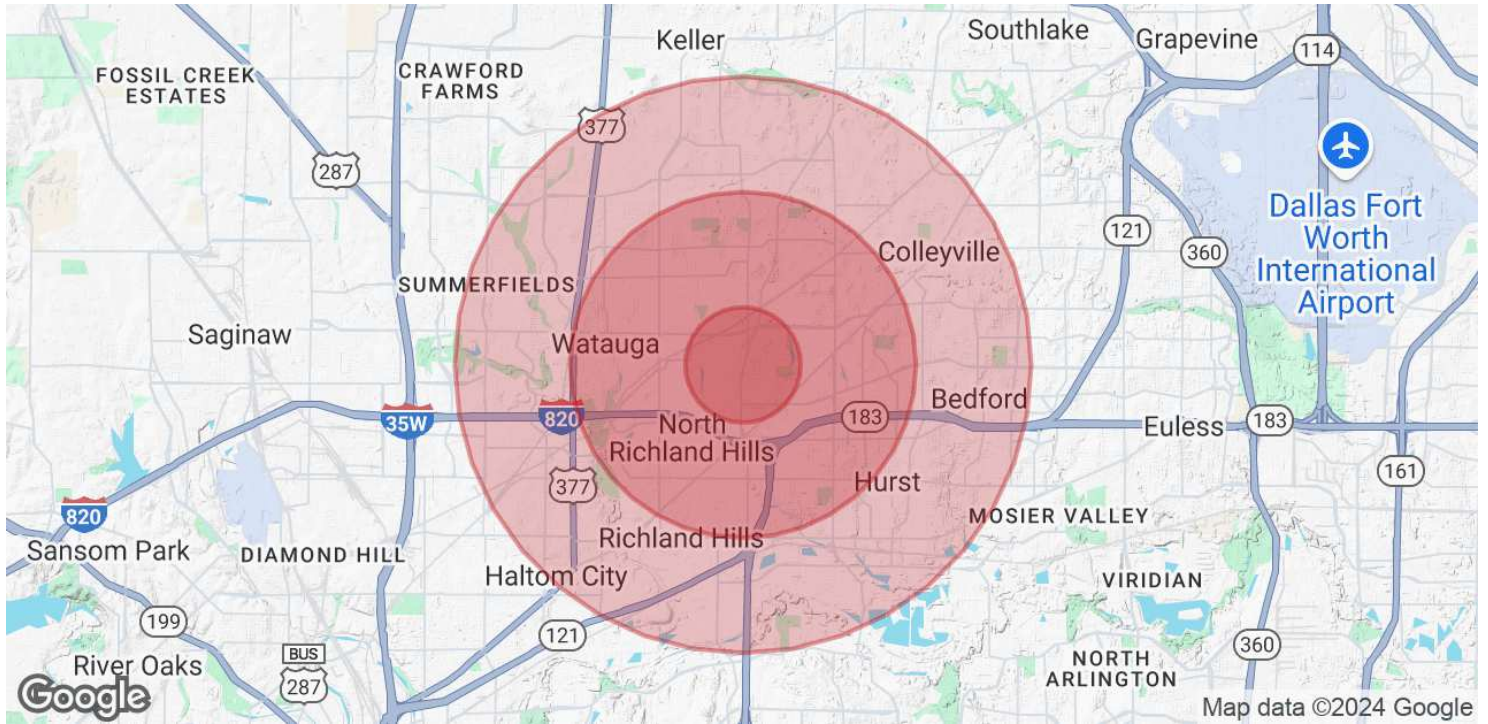
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,265	110,293	290,077
Average Age	39.1	39.8	38.6
Average Age (Male)	38.6	38.4	37.8
Average Age (Female)	39.4	40.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,516	43,658	109,488
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$75,018	\$85,414	\$94,957
Average House Value	\$199,449	\$206,570	\$246,000

2020 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

<u>Silver Oak Commercial Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9000679</u> License No.	<u>info@silveroakcre.com</u> Email	<u>(817)849-8282</u> Phone
<u>James R. Leatherwood</u> Designated Broker of Firm	<u>493949</u> License No.	<u>jleatherwood@silveroakcre.com</u> Email	<u>(817)849-8282</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u> <u>Russ Webb</u> Sales Agent/Associate's Name	<u>488983</u> License No.	<u>rwebb@silveroakcre.com</u> Email	<u>(817)849.8282 x106</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date