

# 9125 BELSHIRE DRIVE

9125 Belshire Drive, North Richland Hills, TX 76182



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COMMERCIAL

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# 9125 BELSHIRE DRIVE

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## PROPERTY INFORMATION

### ANNUAL RENT

*\$24.00-\$27.00/ per SQ. FT.*

### PROPERTY ADDRESS

*Suite 100*

*9125 Belshire Drive, North Richland Hills, TX 76182*

### RENTABLE AREA

*1,642 Sq. Ft.*

# 9125 BELSHIRE DRIVE

9125 Belshire Drive North  
Richland Hills, TX 76182

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# PROPERTY OVERVIEW

9125 Belshire Drive, Suite 100, offers a turnkey 1,642 SF professional office space located in the heart of North Richland Hills. Ideal for medical, legal, title, or other professional users, this modern suite delivers a polished interior, private entry, and prominent signage. Positioned within a vibrant business corridor, it offers excellent visibility, ample parking, and immediate access to major thoroughfares in Northeast Tarrant County.



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# PROPERTY DETAILS

9125 Belshire Drive, Suite 100 presents an outstanding opportunity for professional tenants seeking move-in-ready office space in one of North Richland Hills' most desirable submarkets. This  $\pm 1,642$  SF suite is part of a modern free-standing office building constructed in 2013 and features a highly functional layout that includes multiple oversized private offices, a dedicated conference room, a welcoming reception lobby, a break room with kitchenette, and updated restrooms.

The building is well-maintained and professionally managed, offering tenants a secure and comfortable working environment with 24-hour access. With direct surface parking (8 spaces total) and monument signage visibility, the property provides both convenience and professional curb appeal.

Located just off Boulevard 26, the property benefits from high traffic exposure and proximity to a wide range of retail, dining, and service amenities. The surrounding area includes national retailers, grocery stores, restaurants, fitness centers, and banks—creating a thriving commercial ecosystem for tenants and their clients. The site also offers quick access to Precinct Line Road, Davis Blvd, Loop 820, and TX-183, along with close proximity to TexRail's Smithfield Station and DFW Airport.

Suite 100 is an ideal fit for medical, financial, real estate, legal, or service-based professionals looking for a clean, modern space in an established professional setting. The landlord is open to flexible lease terms and minor modifications for qualified tenants.

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## Property Highlights

- **Size:** 1,642 SF professional office suite (part of a 3,284 SF free-standing building)
- **Layout:** Multiple large private offices, conference room, reception lobby, breakroom kitchen, and modern restrooms
- **Condition:** Move-in ready; current tenant (title company) is vacating soon
- **Construction:** Class B office, built in 2013 with modern finishes and energy-efficient systems
- **Parking:** Approx. 8 surface spaces (2.44/1,000 SF), directly in front of suite
- **Access:** 24/7 tenant access; secure entry
- **Visibility:** Monument signage and building visibility within a professional office park
- **Management:** Professionally managed with responsive local ownership
- **Location:** Prime North Richland Hills location off Boulevard 26, close to Precinct Line, Davis Blvd, and major highways
- **Nearby Amenities:** Walking distance to Kroger Marketplace, LA Fitness, national fast-casual restaurants, retailers, and Smithfield TexRail Station
- **Availability:** Contact for timing; landlord open to flexible lease terms
- **Rate:** \$24–\$27/SF

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# PROPERTY PHOTOS



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# INFOGRAPHIC: Key Facts

## KEY FACTS

**252,641**  
Population

**41.6** Median Age



**2.68**  
Average Household Size

**92,975**  
Total Households

## BUSINESS



**11,838**  
Total Businesses



**107,262**  
Total Employees

## EDUCATION



**2.43%**  
No High School  
Diploma



**17.43%**  
High School  
Graduate



**18.91%**  
Some College

**33.76%**  
Bachelor's/ Grad

## EMPLOYMENT

**3,563**  
Manufacturing  
Employees

**29,513**  
Retail Trade  
Employees

**12,868**  
Eating & Drinking  
Employees

**9,796**  
Finance/Ins/Real  
Estate Emp

**2.8%**

Unemployment Rate

## INCOME



**\$111,975**  
Median Household Income



**\$59,059**  
Per Capita Income



**\$521,559**  
Median Net Worth

## Households by Income

The largest group : \$200,000+ (23.61%) ■

The smallest group : \$15,000 - \$24,999 (3.27%) ■

Indicator	Value(%)	
< \$15,000	3.55	■
\$15,000 - \$24,999	3.27	■
\$25,000 - \$34,999	4.23	■
\$35,000 - \$49,999	7.79	■
\$50,000 - \$74,999	13.57	■
\$75,000 - \$99,999	11.59	■
\$100,000 - \$149,999	18.68	■
\$150,000 - \$199,999	13.71	■
\$200,000+	23.61	■



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# INFOGRAPHIC: Population Trends

## POPULATION TRENDS AND KEY INDICATORS

5 Miles Ring

252,641

Population

93,793

Households

41.6

Median Age

2.68

Avg Size Household

\$111,975

Median Household Income

\$416,950

Median Home Value

156

Wealth Index

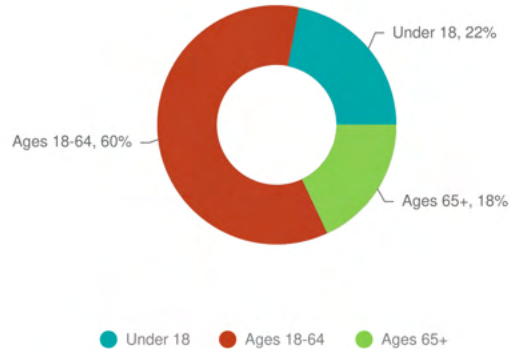
95

Housing Affordability

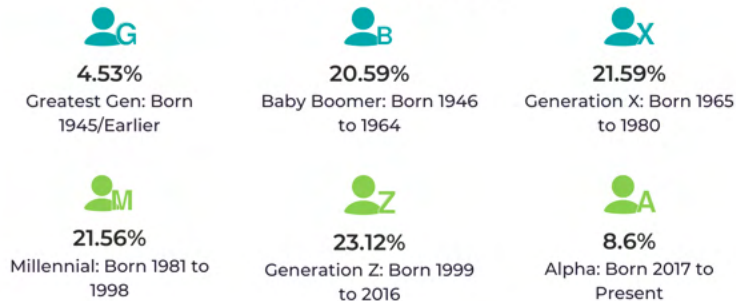
65.4

Diversity Index

## POPULATION BY AGE



## POPULATION BY GENERATION



## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

0.02%



2024-2029  
Forecasted  
Growth Rate

-0.2%

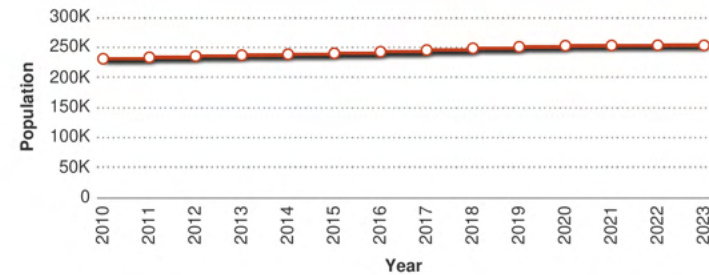


Household  
Population

249,637



Population Density  
3,195



## DAYTIME POPULATION



252,444

2024 Total Daytime Population



116,242

2024 Daytime Pop: Residents



136,202

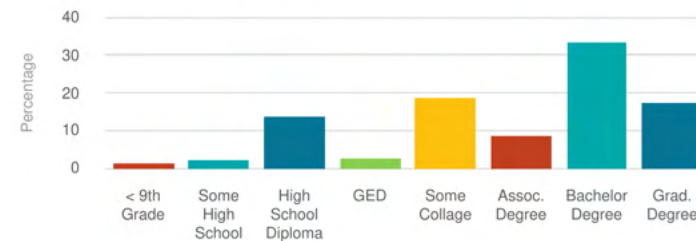
2024 Daytime Pop: Workers



3,215

2024 Daytime Pop Density

## POPULATION BY EDUCATION



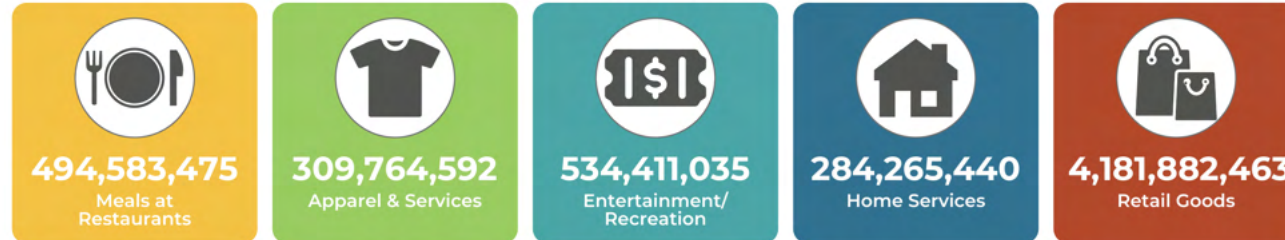
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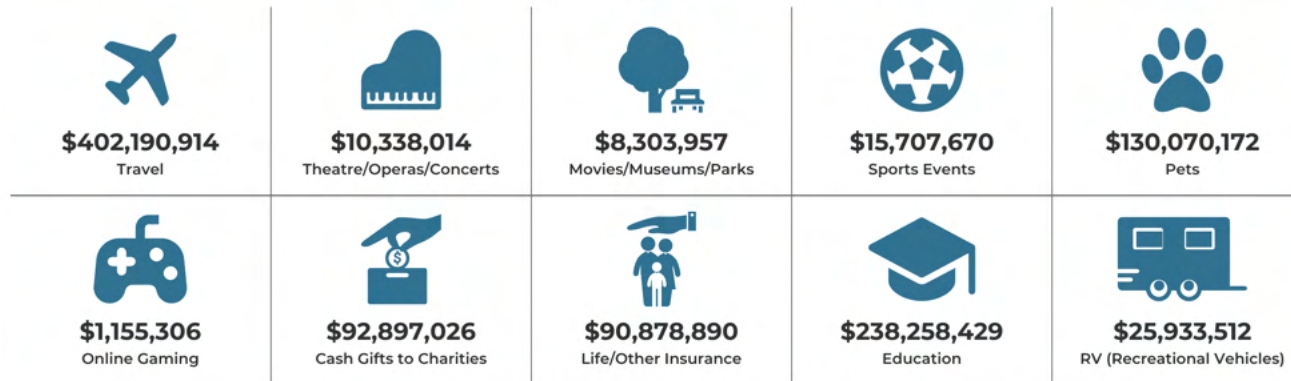
# INFOGRAPHIC: Lifestyle Tapestry

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**1B**

**LifeMode Group: Affluent Estates**  
**Professional Pride**  
 19,994 Households  
 Household Percentage: 21.32%  
 Average Household Size: 3.13  
 Median Age: 40.8  
 Median Household Income: \$138,100



**1D**

**LifeMode Group: Affluent Estates**  
**Savvy Suburbanities**  
 11,569 Households  
 Household Percentage: 12.33%  
 Average Household Size: 2.85  
 Median Age: 45.1  
 Median Household Income: \$108,700



**4B**

**LifeMode Group: Family Landscapes**  
**Home Improvement**  
 10,444 Households  
 Household Percentage: 11.14%  
 Average Household Size: 2.88  
 Median Age: 37.7  
 Median Household Income: \$72,100



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# AERIAL



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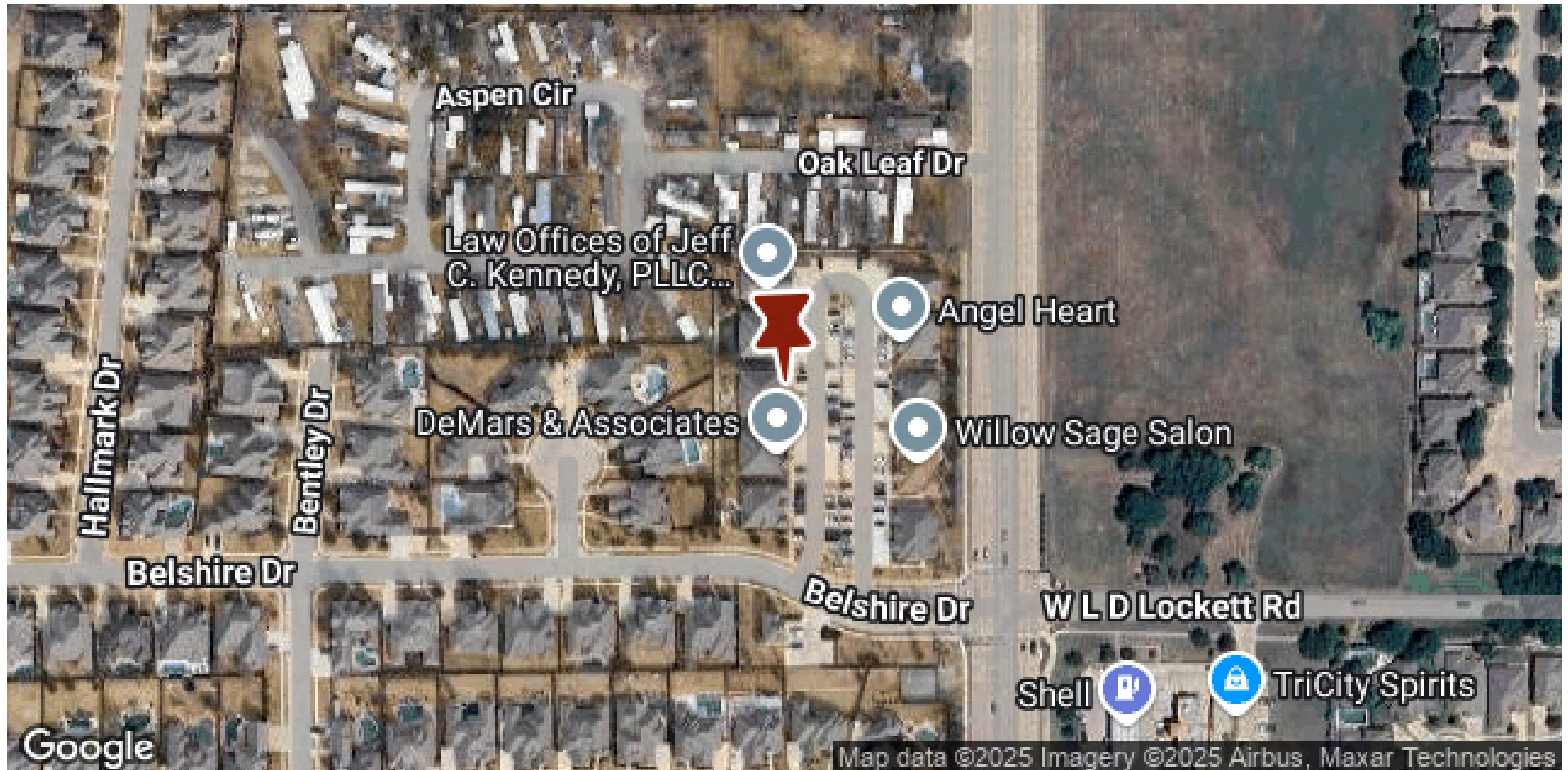
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# AERIAL ANNOTATION MAP



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