

\$4.5 MILLION

ASKING PRICE

WOODFOREST PLAZA

8408 DAVIS BOULEVARD
NORTH RICHLAND HILLS, TEXAS 76182

 HOLT LUNSFORD
COMMERCIAL

YOUR TEAM

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Section Executive Summary

01



PROPERTY HIGHLIGHTS



ADDRESS	8408 Davis Boulevard North Richland Hills, Texas 76182
NUMBER OF BUILDINGS	One (1)
NUMBER OF STORIES	2 Stories
NET RENTABLE AREA	22,981 SF
IN-PLACE OCCUPANCY	23.9%
YEAR BUILT	2005
LAND AREA	1.70 acres
PARKING RATIO	3.80 / 1,000 SF

INVESTMENT HIGHLIGHTS

Irreplaceable Location

North Richland Hills, Texas is home to some of DFW's most affluent business owners with an MHI of over \$160,000/year, twice the national average.

Proximity to Amenities

Woodforest Plaza sits prominently on the east side of Davis Boulevard directly across from N Tarrant Parkway.

Owner-user opportunities

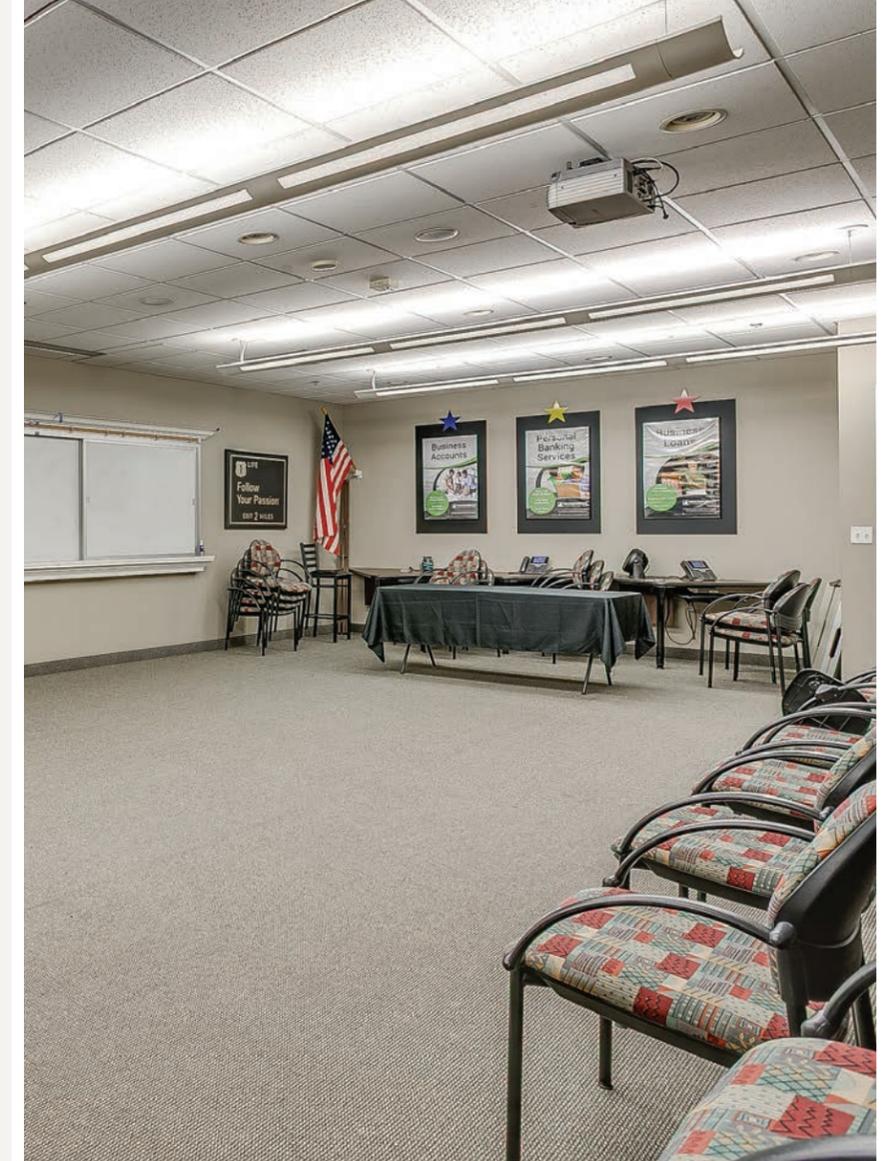
8,118 SF former Bank or full floor opportunity.

Significant Discount to Replacement

Woodforest Plaza offers users the ability to acquire a Class A asset at well below replacement cost.

Highly Visible Asset

Woodforest Plaza sits prominently on the east side of Davis Boulevard, a thoroughfare that sees over 25,000 of DFW's most affluent men and women everyday.



OWNER/USER INVESTMENT HIGHLIGHTS



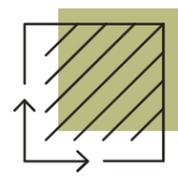
Irreplaceable North Richland Hills Location



Minutes from ultra-high-income Southlake, Texas



Well Below Replacement Cost

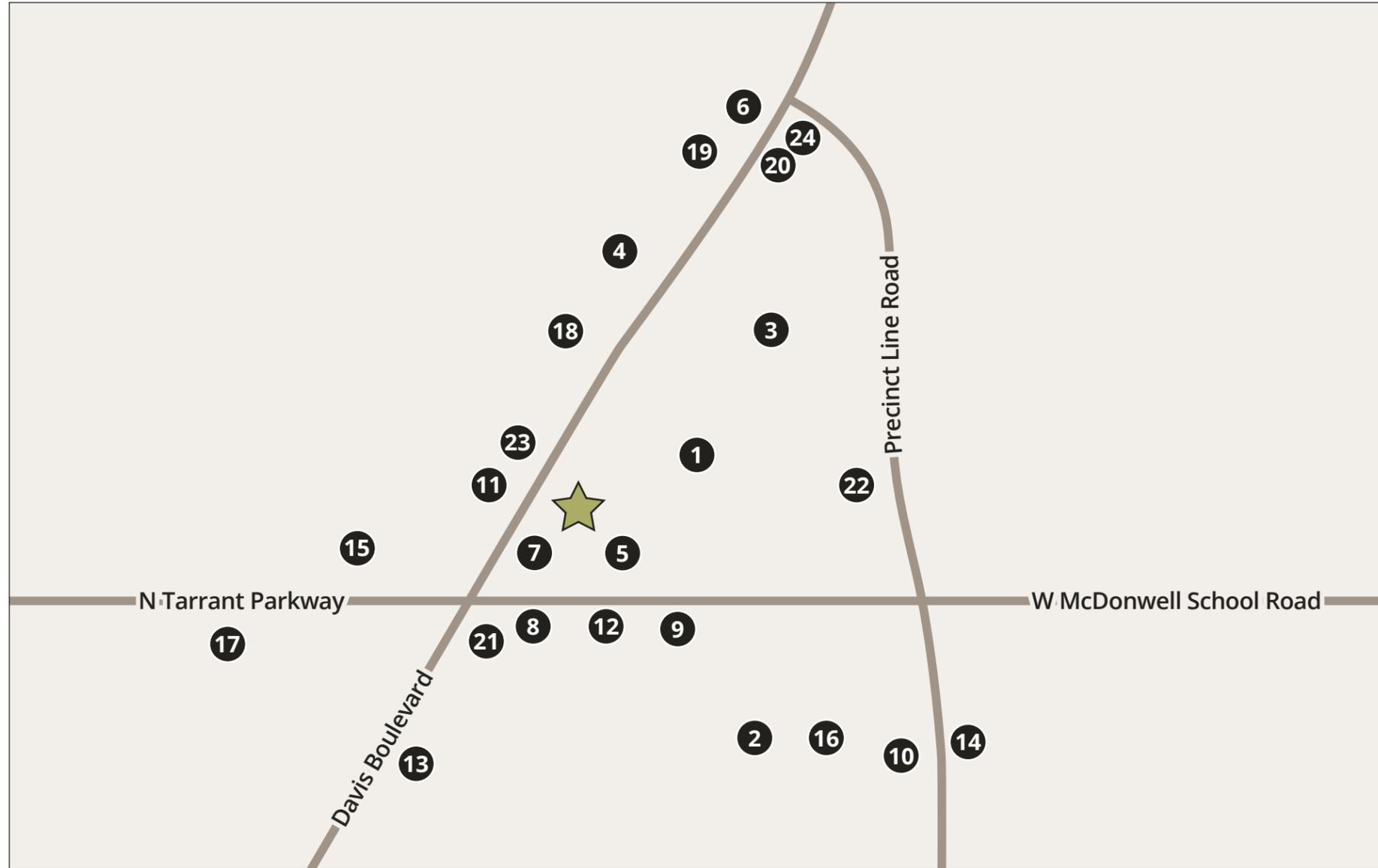


1,500 – 12,752 SF of contiguous space on the first floor

LOCATION



AREA AMENITIES



- 1 Walmart
- 2 Kroger Marketplace
- 3 Target
- 4 Aldi
- 5 Blue Goose Cantina
- 6 Wild Fork Meat & Seafood Market
- 7 Walgreens
- 8 Whataburger
- 9 Chick fil a
- 10 Crumbl
- 11 Chili's
- 12 Jersey Mike's
- 13 Braum's
- 14 Taco Bell
- 15 Domino's Pizza
- 16 Tokyo Sushi Asian Food and Bar
- 17 Kindred Coffee Co
- 18 Starwood Café
- 19 Einstein Bros. Bagels
- 20 Starbucks
- 21 Legacy ER & Urgent Care
- 22 Wells Fargo Bank
- 23 Frost Bank
- 24 Bank of America

Section

Market Overview

02

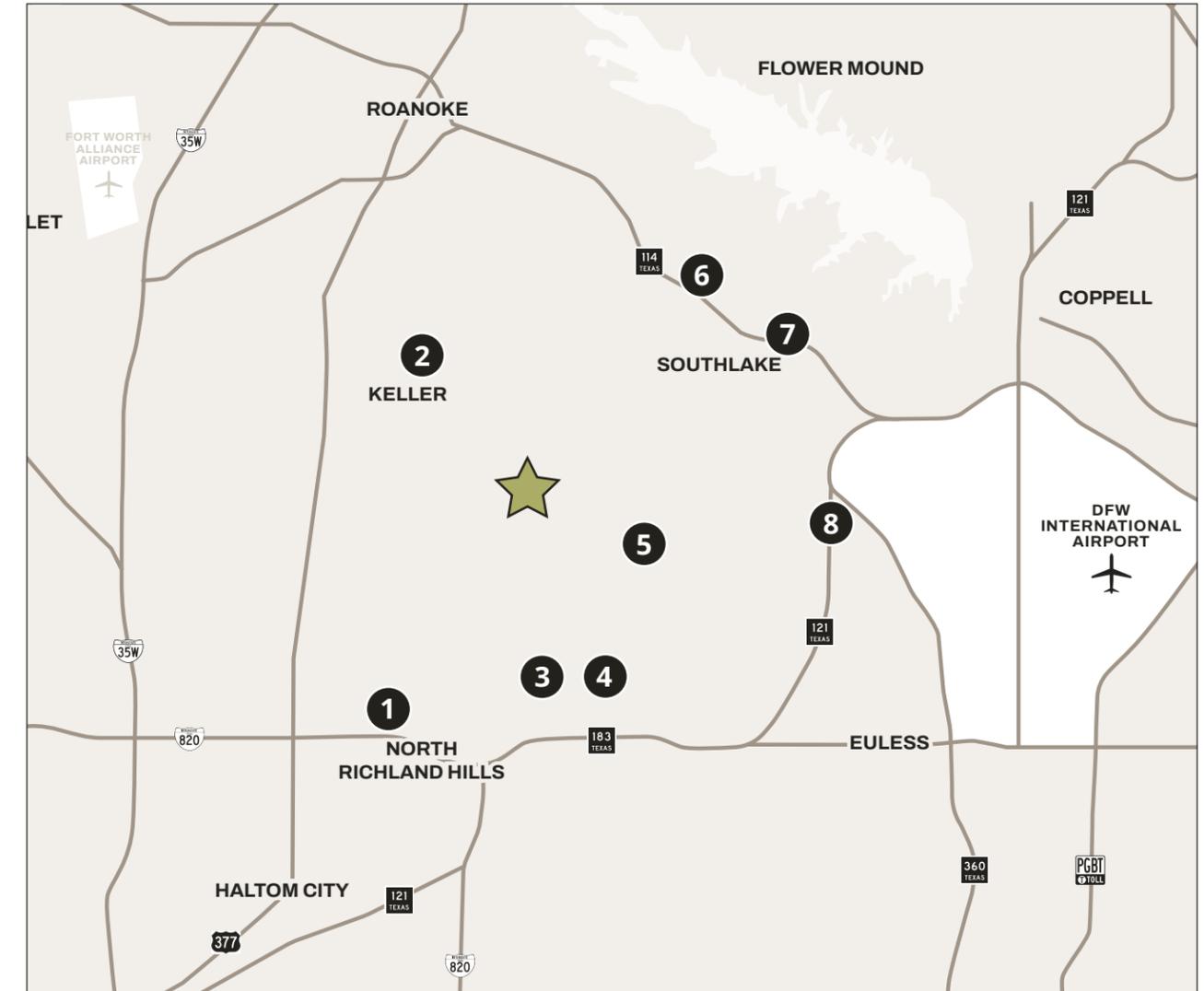


COMPETITIVE SET

BLDG REF	PHOTO	BUILDING NAME & ADDRESS	CONTACT COMPANY	TOTAL SF	VINTAGE	% LEASED	QUOTED RATE	MAX CONTIGUOUS	PARKING RATIO	OWNER
Sub		Woodforest Plaza 8408 Davis Boulevard	Holt Lunsford Commercial	22,981	2005	23.9%	\$21.00 + E	5,080	3.80/1,000 SF	Woodforest National Bank
1		Legend Bank Building 6851 NE Loop 820	Cocanougher Asset Management	24,729	1986	64.6%	\$15.50 NNN	15,681	3.70/1,000 SF	Cocanougher Asset Management
2		Frost National Bank Building 1240 Keller Parkway	DW Commercial	22,956	2004	69.7%	\$20.00 NNN	6,982	4.00/1,000 SF	DW Commercial
3		Precinct Office Park 1845 Precinct Line Road	The Makens Company	45,889	1989	78.9%	\$20.00 + E	4,043	4.00/1,000 SF	The Makens Company
4		Norwood Plaza II 1848 Norwood Travel	Vision Commercial	17,888	1988	75.5%	\$14.00 NNN	3,058	4.00/1,000 SF	Numbers Only Inc
5		The Village at Colleyville 85 Village Lane	LanCarte Commercial Real Estate	22,163	2002	67.9%	\$18.00 NNN	7,114	0.90/1,000 SF	Lisa Justiss
6		Cedar Ridge Office Park 850 E State Hwy 114	Holt Lunsford Commercial	26,484	2005	26.5%	\$35.00 + E	19,474	4.00/1,000 SF	David Tessel
7		Georgetown Park IV 2615 E Southlake Boulevard	Champions DFW	16,975	1999	67.6%	\$25.00 NNN	2,500	8.00/1,000 SF	Zing Properties LLC
8		4101 William D Tate Avenue	Partners	25,062	2006	100%	\$20.00 + E	3,027	4.54/1,000 SF	Gary McTlague

COMPETITIVE MAP

BLDG REF	PHOTO	BUILDING NAME & ADDRESS
Sub		Woodforest Plaza
1		Legend Bank Building
2		Frost National Bank Building
3		Precinct Office Park
4		Norwood Plaza II
5		The Village at Colleyville
6		Cedar Ridge Office Park
7		Georgetown Park IV
8		4101 William D Tate Avenue



Section

Property Description

03



PROPERTY DESCRIPTION



GENERAL BUILDING INFORMATION

ADDRESS	8408 Davis Boulevard North Richland Hills, Texas 76182
OFFICE SUBMARKET	HEB / Mid-Cities
NUMBER OF BUILDINGS	One (1)
YEAR BUILT	2005
BUILDING SIZE	22,981 RSF
NUMBER OF STORIES	2 stories
LAND AREA	1.70 acres
ZONING	C1 Neighborhood commercial district
PARKING	3.80 / 1,000 SF



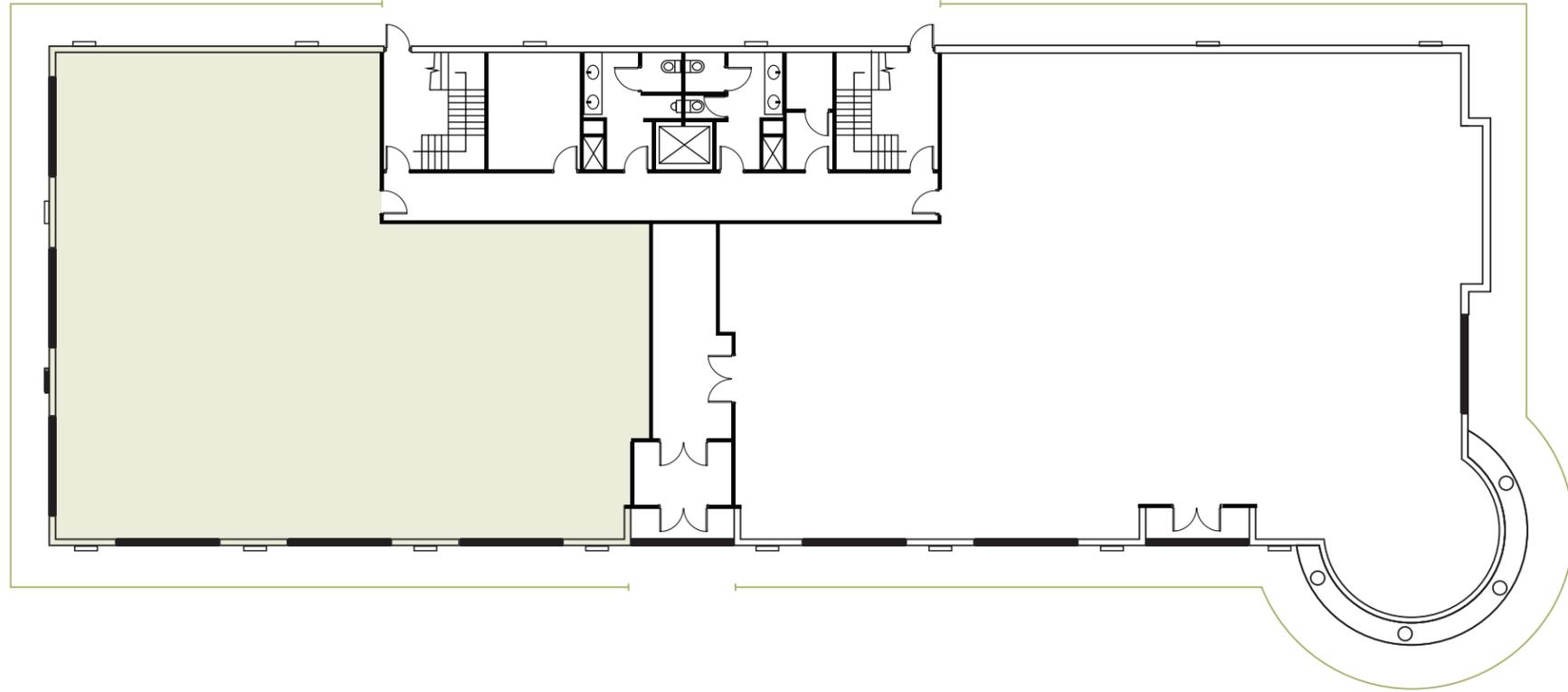
FLOORPLAN

FLOOR ONE

Woodforest Plaza | 8408 Davis Boulevard

Available
Suite 150
4,634 SF

Available 07/01/26
Suite 100
8,118 SF



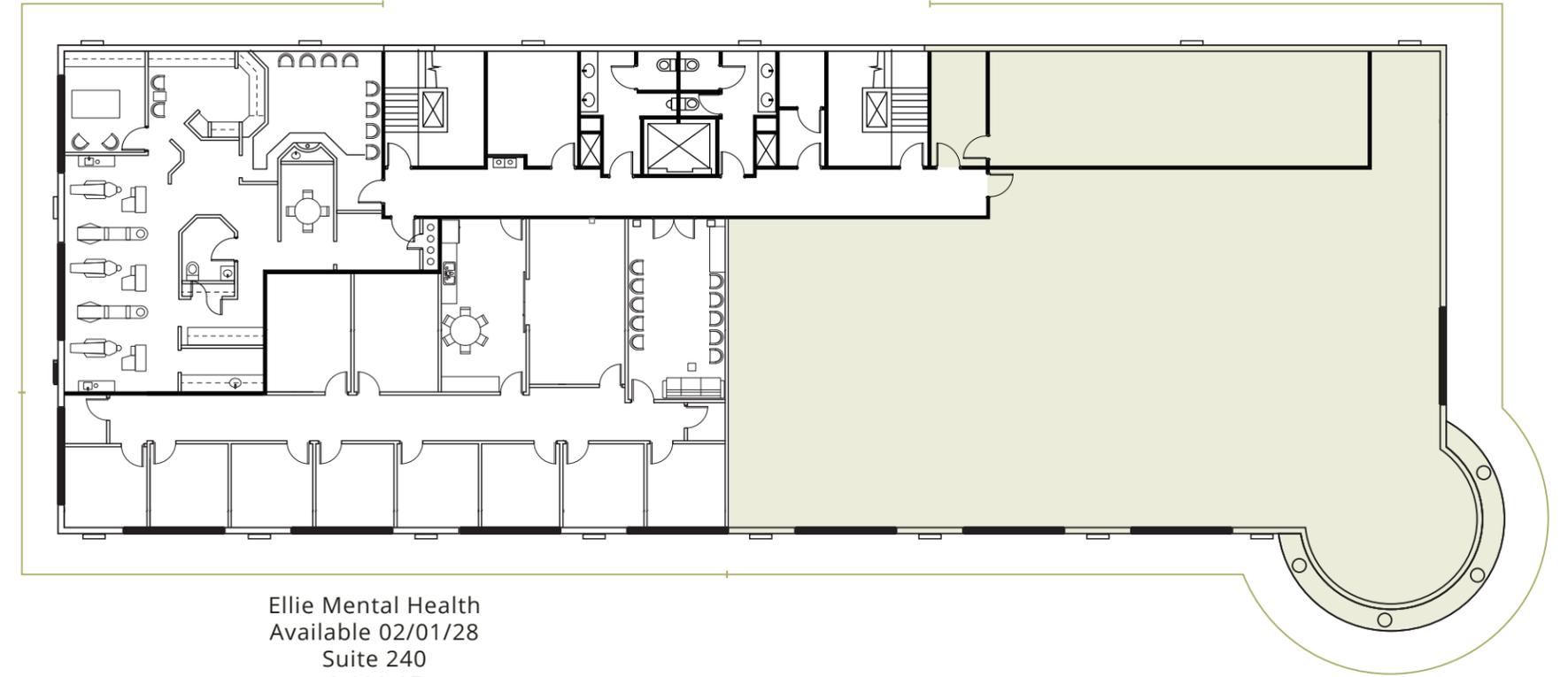
FLOORPLAN

FLOOR TWO

Woodforest Plaza | 8408 Davis Boulevard

Chad Perry, DDS
Available 05/01/34
Suite 250
1,933 SF

Available
Suite 275
5,634 SF



Ellie Mental Health
Available 02/01/28
Suite 240
3,193 SF

CONTACTS

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