

FOR LEASE

KROGER & KOHL'S ANCHORED SHOPPING CENTER OUT PARCEL



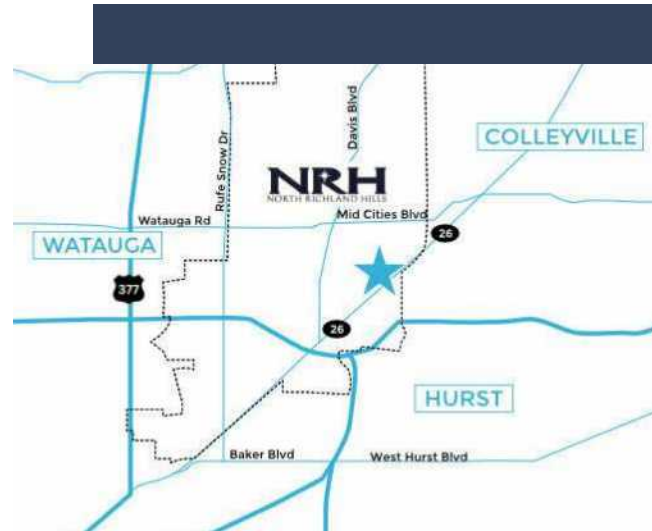
6034-6091 PRECINCT LINE ROAD - OUT PARCEL, NORTH RICHLAND HILLS, TX 76054



PROPERTY HIGHLIGHTS

- ±29,000 SF (.67 ACRES)
- Out-Parcel primed for development
- Adjacent to a Class A Office Park
- Prime Location at a Signalized Intersection
- Precinct Line Road - 35,852
- Grapevine Hwy (Hwy 26) 18,234
- Surrounded by schools, parks, and several new apartment complexes
- Located inside an attractive retail shopping center
- Anchored by Kroger, Kohl's, and Office Depot
- Adjacent to Birdville Athletic Complex and HAC Soccer Complex, Lowe's & Home Depot

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

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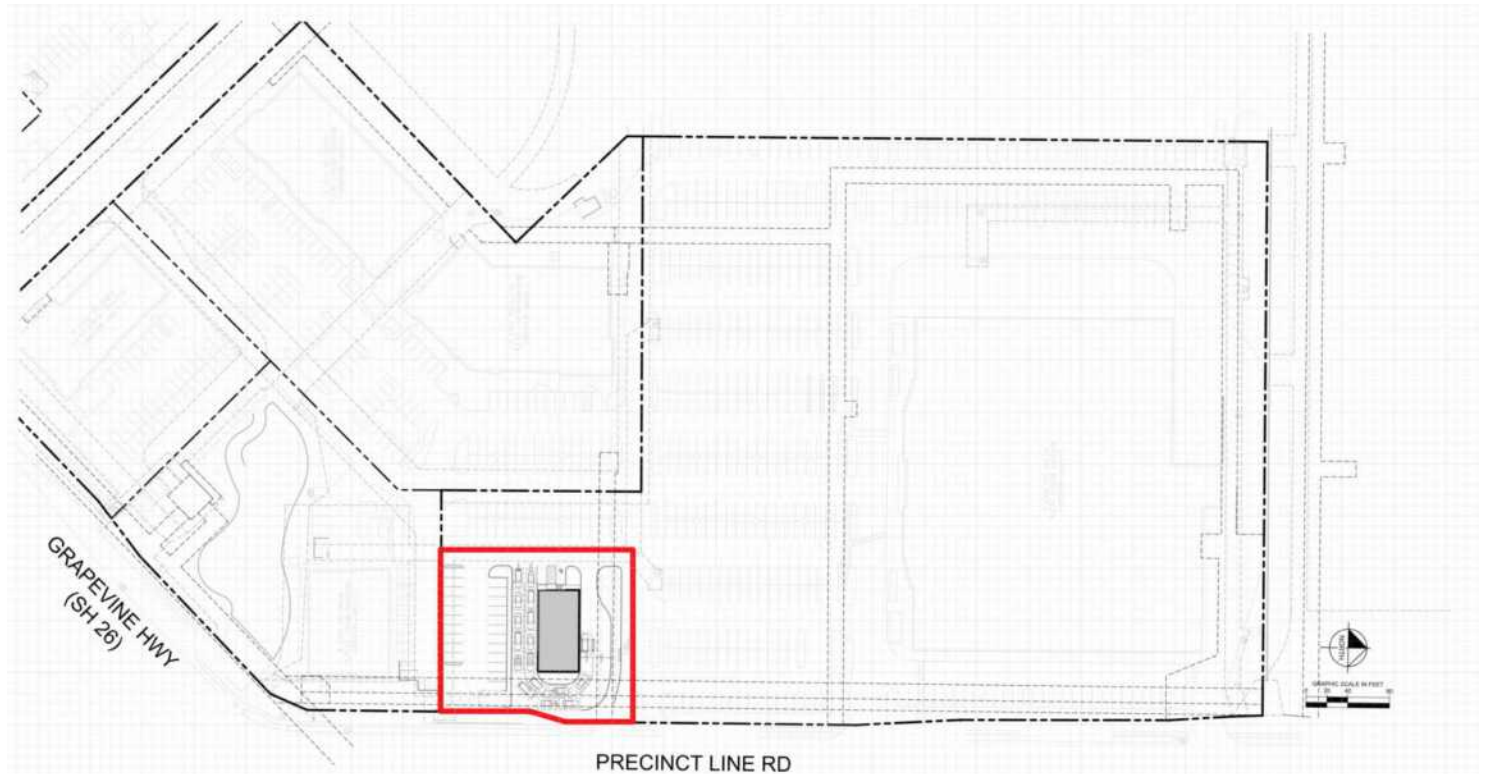
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FLOOR PLAN



**NORTH RICHLAND HILLS SHOPPING
CENTER REPLAT
SITE PLAN - KOHL'S PAD SITE
NORTHEAST CROSSING ADDITION**
North Richland Hills, Texas
AUG 2022

Kimley»Horn
801 Cherry St.
2nd Fl. Suite 1300
Fort Worth, Texas 76102
817.233.4011
State of Texas Registration No. F-1223

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AERIAL PHOTOS



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AERIAL LOCATION MAP



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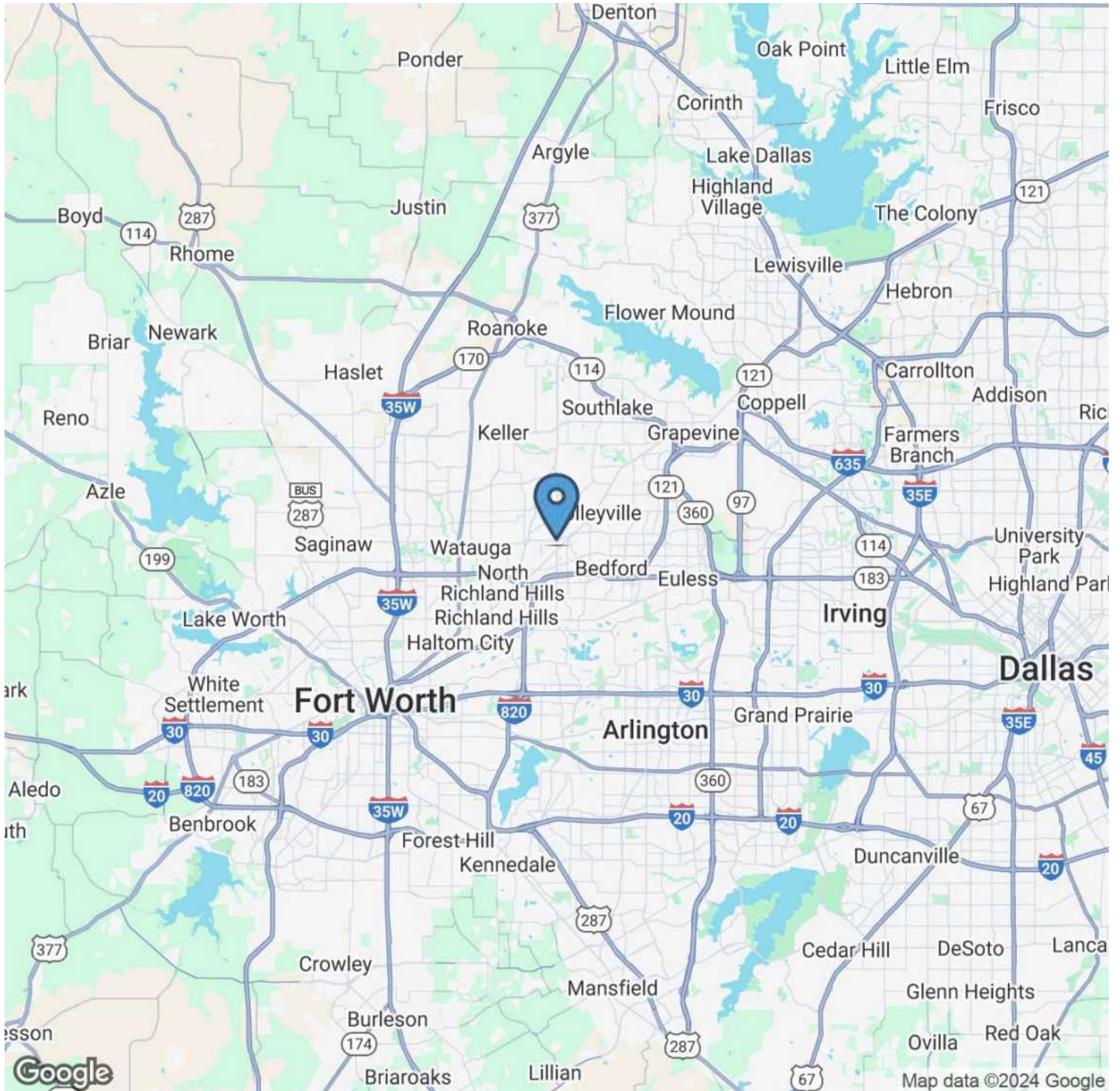
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LOCATION MAP



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AERIAL RETAILER MAP



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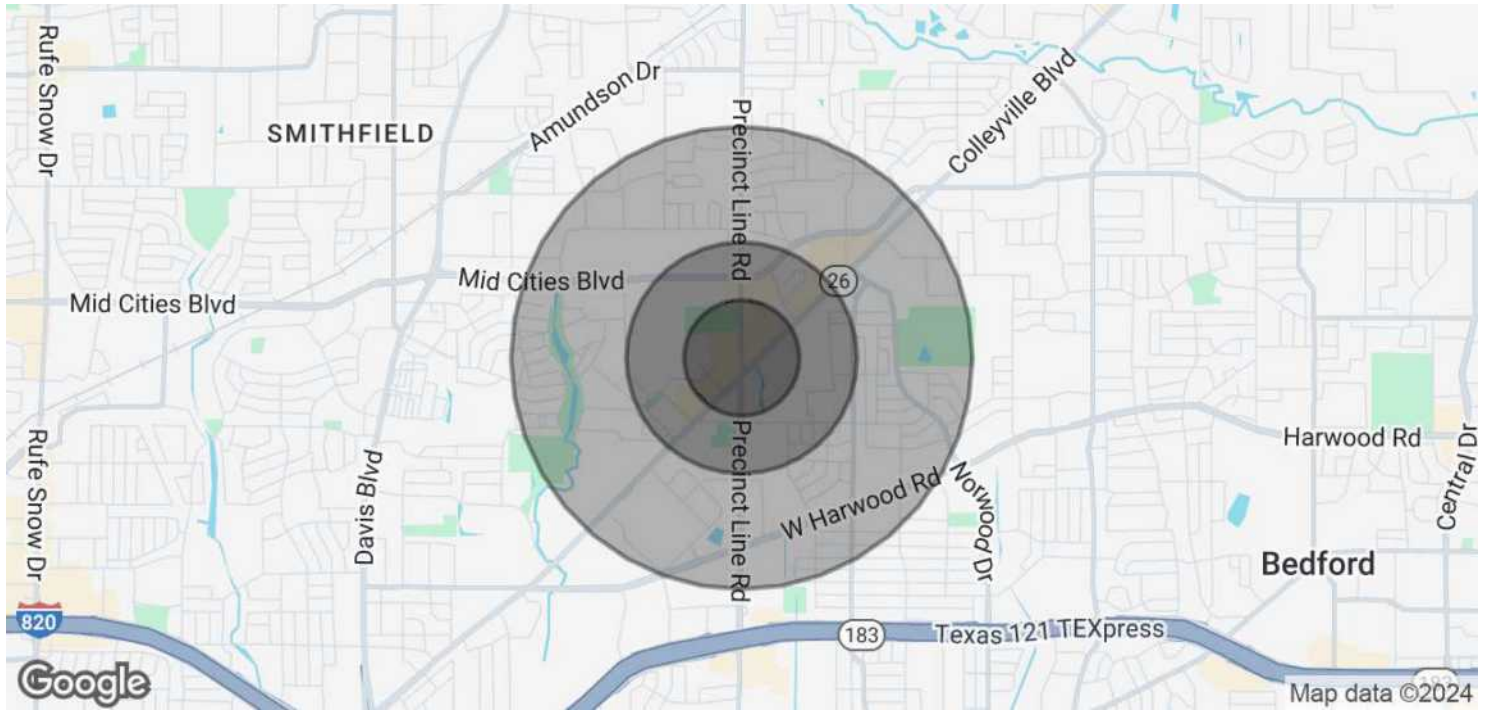
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	470	2,430	11,258
Average Age	43.2	44.6	43.7
Average Age (Male)	41.8	43.6	43.0
Average Age (Female)	47.0	46.9	43.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	199	1,040	4,626
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$138,287	\$123,465	\$108,152
Average House Value	\$281,762	\$276,326	\$261,083

*Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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