



ANA Commercial
Real Estate Brokerage



**9120 N Tarrant Pkwy
Suite 160
North Richland Hills, TX
76182**

**1,050 ± SF
RETAIL SPACE
FOR SUBLET**

Sublease Rate:

~\$34.85/SF/YR + NNN

ANA Commercial

Rey Rani

972-726-6000

sales@anabrokers.com

ANA COMMERCIAL | 6860 N DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OVERVIEW

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

1,050 ± SF

RETAIL SPACE—FOR SUBLET

Beautifully designed boba and smoothie business located in a busy, high traffic area anchored by a major grocery store. The approximately 1,050 square foot space features a substantial investment in the buildout, fixtures, furniture, and newer equipment, and offers boba and fruit teas, healthy smoothies, matcha, slushies, French macarons, and mochi ice cream. The concept was designed with potential for expansion to additional locations. Asset purchase required. All data is deemed reliable but not guaranteed. Business is open and operating. Please do not disturb employees or customers. Showings and additional information available by appointment only. Call 972-726-6000 or Email sales@anabrokers.com for more details!

PROPERTY SUMMARY

- Base Sublet Rate: ~\$34.85/SF/YR
- NNN: ~\$11.79/SF/YR est. (per master lease)
- Total SF: 1,050 SF
- Property Use: Retail
- Parking: Open
- Facade / Monument Signage
- Current Lease Expires March 2030
- Asset Purchase Required

PROPERTY HIGHLIGHTS

- Recently built out for a Boba and Smoothies Business
- Grease Trap Installed—Ready for Food & Beverage operations— ~598L
- Prime Location in NRH, In popular North Tarrant Marketplace and close to retail, theater, gym and schools.
- High Visibility—Directly off of N Tarrant Parkway.
- Anchored by Kroger—Part of a thriving retail center with a diverse tenant mix (Chick-Fil-A, Jersey Mikes, Whataburger, and Movie Theater)



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000

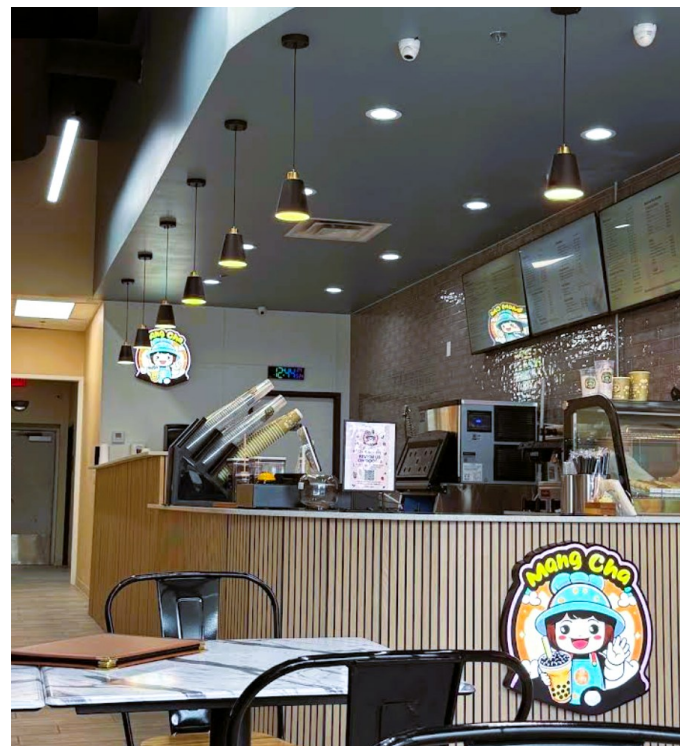
PROPERTY PHOTOS

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

1,050 ± SF

RETAIL SPACE—FOR SUBLET



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000

PROPERTY PHOTOS

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

1,050 ± SF

RETAIL SPACE—FOR SUBLET



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000

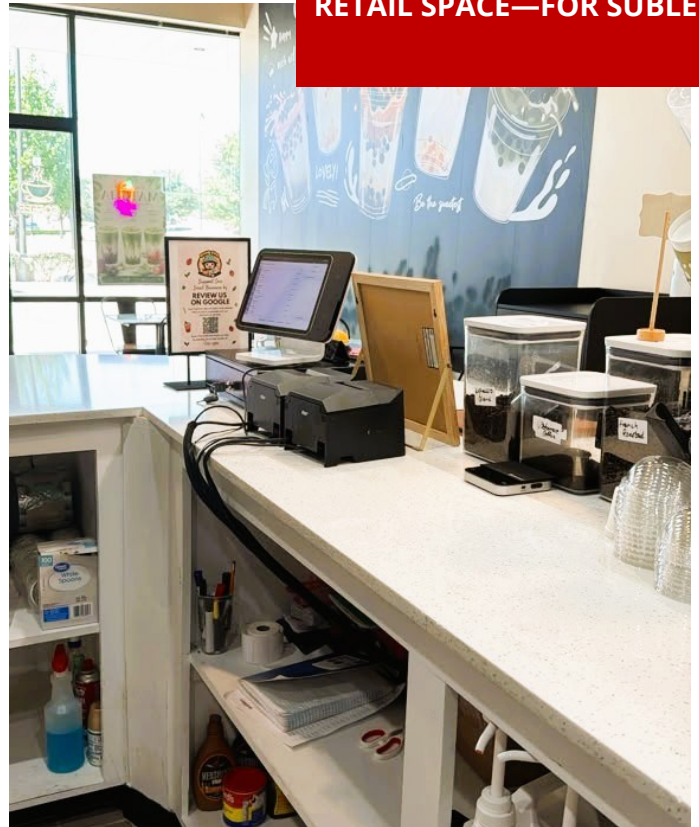
PROPERTY PHOTOS

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

1,050 ± SF

RETAIL SPACE—FOR SUBLET



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000

FLOOR PLAN

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

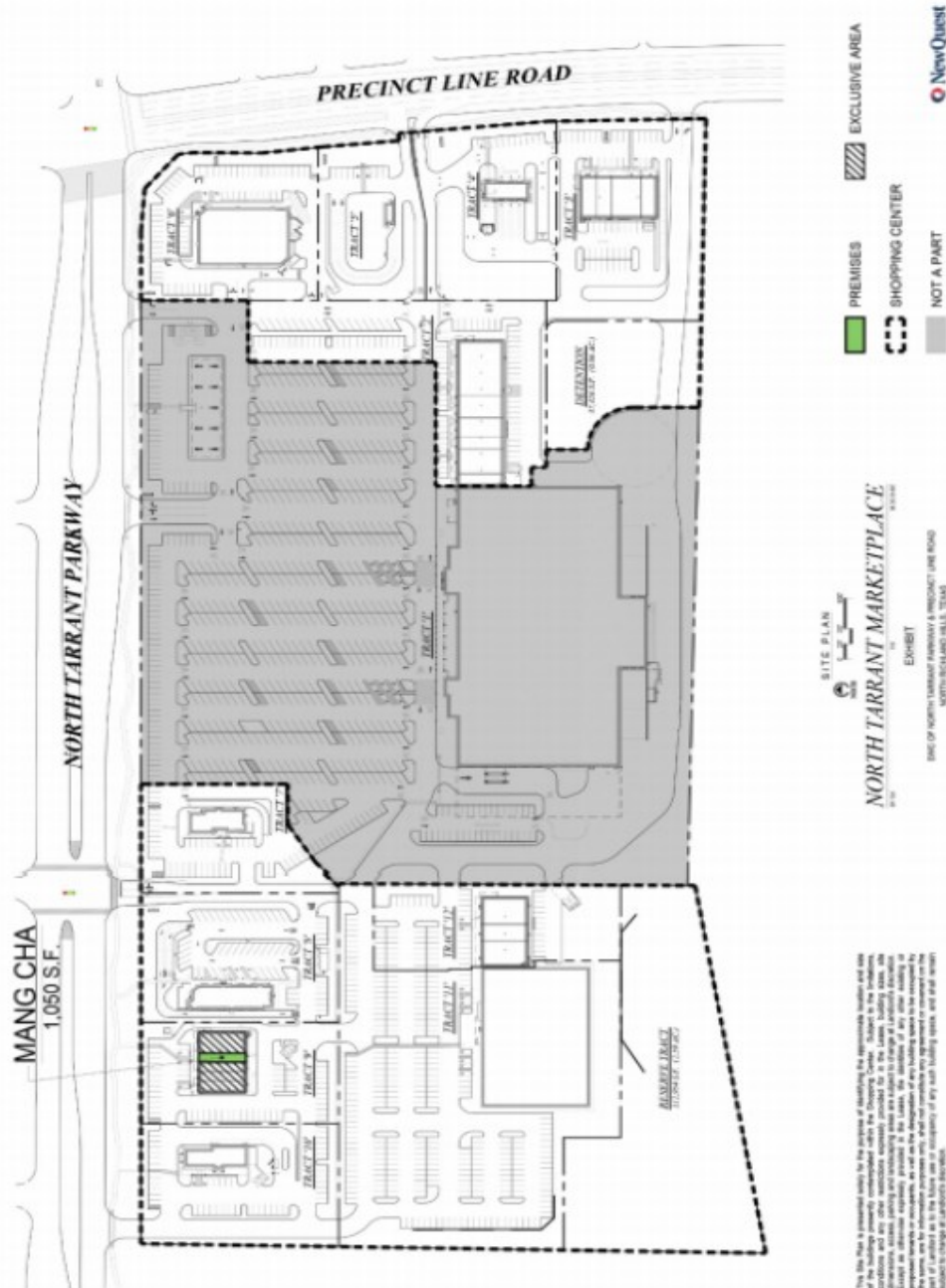
1,050 ± SF

RETAIL SPACE—FOR SUBLET

EXHIBIT A

DIAGRAM OF THE PREMISES AND SHOPPING CENTER (NOT DRAWN TO SCALE)

Notwithstanding the foregoing, Tenant acknowledges that the Site Plan is preliminary in nature and may be revised by Landlord in its sole and absolute discretion. Landlord hereby reserves the right at any time and from time to time to alter or otherwise modify the locations and/or dimensions of all Tenant locations, buildings, parking areas, roads, entrances, exits, walls and other facilities drawn hereon and to construct, lease, operate and maintain buildings, structures and other facilities not shown hereon. The designation of any present or proposed occupant of any space shown hereon is for information only and shall not constitute any agreement or covenant on the part of Landlord as to future use or occupancy of any such space.



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000

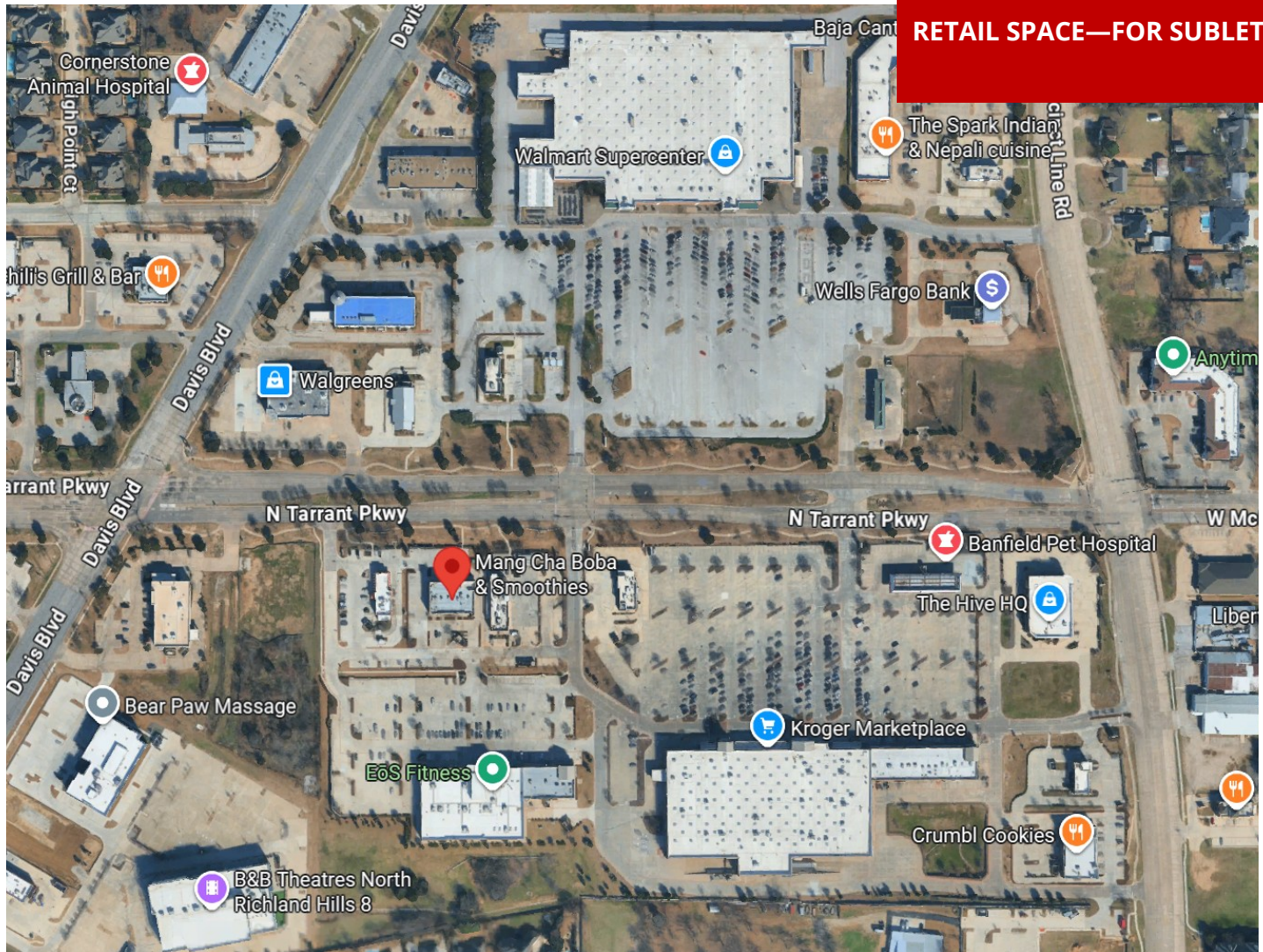
AERIAL MAP & DEMOGRAPHICS

9120 N Tarrant Pkwy Ste 160

North Richland Hills, TX
76182

1,050 ± SF

RETAIL SPACE—FOR SUBLET



	1 MILE	3 MILES	5 MILES
POPULATION	8,885	76,191	233,745
AV HH INCOME	\$110,000	\$105,000	\$94,758
MEDIAN AGE	43	40	38
HOUSEHOLDS	2,985	24,416	83,120
DAILY TRAFFIC	Approx. 23,378 @ N Tarrant Pkwy. (2025 AADT Est.) Source: TXDot.GOV		

Information for the property located at 9120 N Tarrant Parkway Ste 160, North Richland Hills, TX, 76182 includes data gathered from tax records, public records data providers and / or NTREIS historical data records.



ANA Commercial
Real Estate Brokerage

www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

972-726-6000



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

ANA Commercial	9001995-BB	sales@anabrokers.com	(972)726-6000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Timothy Heydari	609904-B	theydari@anabrokers.com	(972)726-6000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Timothy Heydari	609904-B	theydari@anabrokers.com	(972)726-6000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Rey Rani	801566-SA	rrani@anabrokers..com	(972)726-6000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

ANA Commercial, 6860 North Dallas Pkwy Ste 200 Plano TX 75024

Phone: (678)760-0753

Fax:

Rey Rani

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com