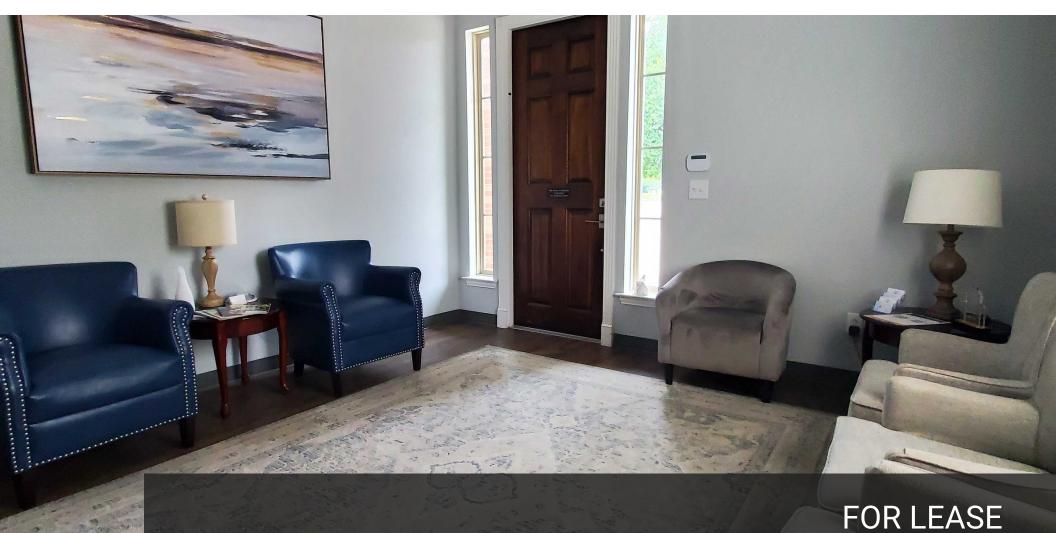
### **OFFICE FOR LEASE**

# 6344 DAVIS BOULEVARD - STE 300

6344 DAVIS BOULEVARD, NORTH RICHLAND HILLS, TX 76180





#### KW COMMERCIAL COPPELL 1199 S Belt Line Rd Suite 103

Coppell, TX 75019



Each Office Independently Owned and Operated

#### PRESENTED BY:

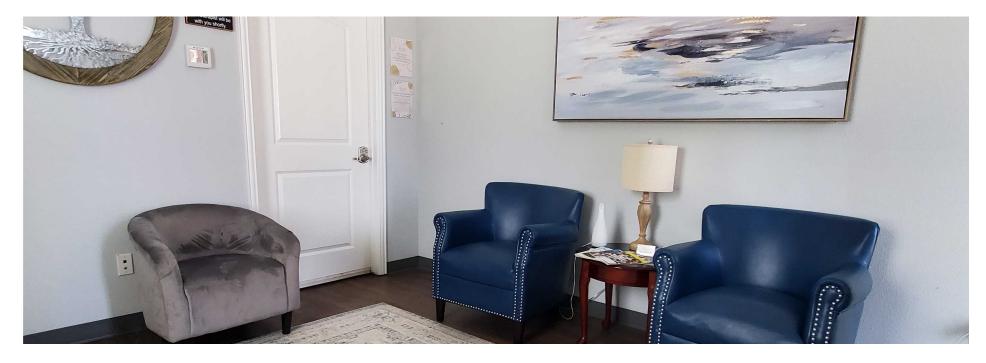
**JULIE SMITH** Director 0: (469) 556-3894 C: 469-556-3894 juliesmith@kwcommercial.com 526313, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## PROPERTY SUMMARY







Property Summary	
Building SF:	4,500
Lease Rate:	\$600-650/mo
Lot Size:	0 SF
Parking:	20, unreserved
Year Built:	2014
Zoning:	C-1

#### **Property Overview**

Neighborhood Professional Office - Available: Executive Office Suites: 3 offices ranging from approximately 120 SF - 150 SF. Each Executive suite is \$600-650 per month.

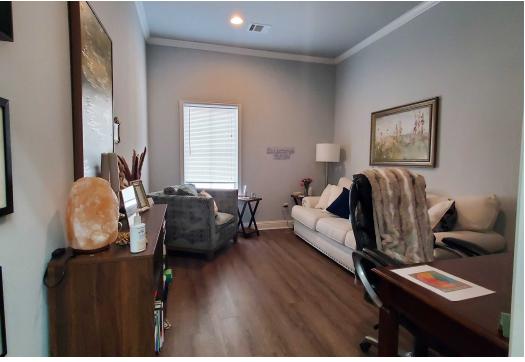
Recently updated, featuring a large reception area, a break room, two restrooms, and ample parking. Access to the Offices is secured, and the staff have a separate private entry to their offices.

#### **Location Overview**

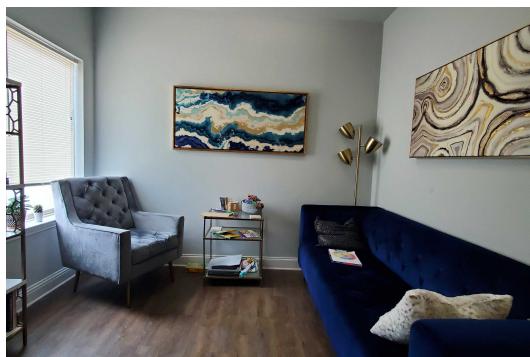
Located in North Richland Hills, a suburb of Fort Worth, with easy access to major thoroughfares, just 2 miles north of Hwy's 820 and 121. Approximately 15 minutes from downtown Fort Worth and 20 minutes to DFW Int'l Airport.

## PROPERTY PHOTOS 6344 DAVIS BOULEVARD











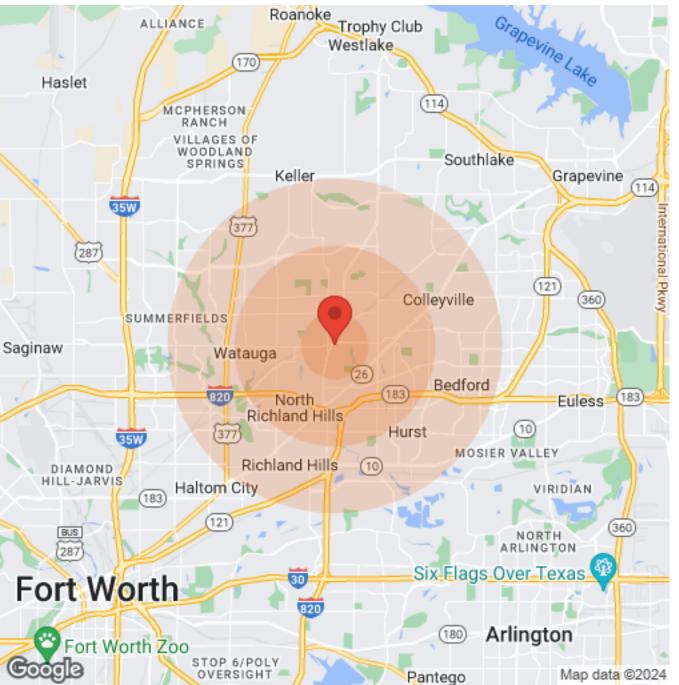
## LOCATION MAPS 6344 DAVIS BOULEVARD



Cardinal Ln Guy St Arthur Dr Mid Cities Blvd Davis Blud Mid Cities Blvd Winter Park Dr Pearl St Mid Cities Blvd Gayleot Abbott Ave Riverdale Dr Newman Dr Sherbert shirley Dr Price Dr. Lantana Dr Caladium Dr Coogle Map data ©2024 (287) COVENTRY HILLS RIDGE 121 Colleyville WEST FORK RANCH (360) PARKWOOD HILLS ESTATES 35% PARK GLEN SUMMERFIELDS SMITHF FOSSIL PARK (26) ue Mound Watauga FAIRWAY BEND Bedford 820 Texas 183 TEXpress 820 (183) Euless North (183) **Richland Hills** (377) MELODY HILLS Coogle Hurst (10)Map data ©2024

# DETAILED DEMOGRAPHICS

6344 DAVIS BOULEVARD

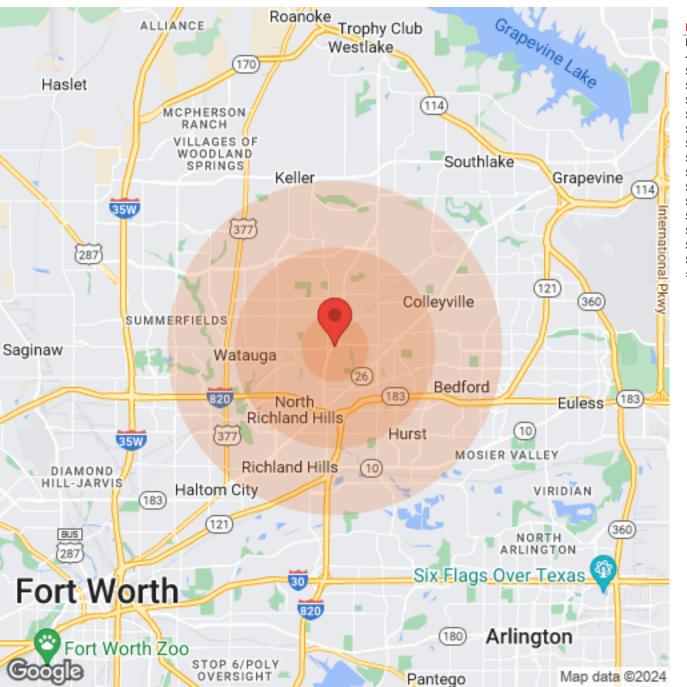




Population	1 Mile	3 Miles	5 Miles
Male	5,282	50,591	142,522
Female	5,441	52,397	146,318
Total Population	10,723	102,988	288,840
Race	1 Mile	3 Miles	5 Miles
White	9,389	91,643	241,381
Black	555	3,275	13,260
Am In/AK Nat	10	135	387
Hawaiian	N/A	12	205
Hispanic	1,390	15,001	49,628
Multi-Racial	1,232	11,962	46,272
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,929	43,552	119,741
Occupied	4,547	41,363	112,996
Owner Occupied	2,626	29,805	77,695
Renter Occupied	1,921	11,558	35,301
Vacant	382	2,189	6,745
<b>A</b> ===		0 Miles	C Miles
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	660	6,151	18,010
Ages 0-4	660	6,151	18,010
Ages 0-4 Ages 5-9	660 807	6,151 7,525	18,010 22,461
Ages 0-4 Ages 5-9 Ages 10-14	660 807 757	6,151 7,525 7,128	18,010 22,461 21,459
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19	660 807 757 741	6,151 7,525 7,128 7,091	18,010 22,461 21,459 21,025
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24	660 807 757 741 735	6,151 7,525 7,128 7,091 6,998	18,010 22,461 21,459 21,025 20,058
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29	660 807 757 741 735 692	6,151 7,525 7,128 7,091 6,998 6,661	18,010 22,461 21,459 21,025 20,058 18,405
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34	660 807 757 741 735 692 680	6,151 7,525 7,128 7,091 6,998 6,661 6,181	18,010 22,461 21,459 21,025 20,058 18,405 17,128
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39	660 807 757 741 735 692 680 667	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44	660 807 757 741 735 692 680 667 705	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49	660 807 757 741 735 692 680 667 705 763	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 20-24 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54	660 807 757 741 735 692 680 667 705 763 764	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237 7,401	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271 20,382
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 20-24 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59	660 807 757 741 735 692 680 667 705 763 764 724	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237 7,401 7,101	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271 20,382 19,089
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 20-24 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64	660 807 757 741 735 692 680 667 705 763 764 724 612	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237 7,401 7,101 6,262	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271 20,382 19,089 16,389
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 20-24 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69	660 807 757 741 735 692 680 667 705 763 764 724 612 491	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237 7,401 7,101 6,262 5,021	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271 20,382 19,089 16,389 13,021
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 20-24 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69 Ages 70-74	660 807 757 741 735 692 680 667 705 763 764 724 612 491 353	6,151 7,525 7,128 7,091 6,998 6,661 6,181 5,961 6,456 7,237 7,401 7,101 6,262 5,021 3,763	18,010 22,461 21,459 21,025 20,058 18,405 17,128 17,090 18,513 20,271 20,382 19,089 16,389 13,021 9,616

# DETAILED DEMOGRAPHICS





Income	1 Mile	3 Miles	5 Miles
Median	\$67,639	\$66,778	\$67,504
< \$10,000	165	1,280	3,395
\$10,000-\$14,999	150	974	3,273
\$15,000-\$19,999	203	1,620	4,200
\$20,000-\$24,999	117	1,911	5,214
\$25,000-\$29,999	157	1,375	4,070
\$30,000-\$34,999	171	1,787	5,142
\$35,000-\$39,999	143	1,542	4,996
\$40,000-\$44,999	300	2,150	5,399
\$45,000-\$49,999	92	1,590	4,353
\$50,000-\$60,000	503	3,298	9,137
\$60,000-\$74,000	478	4,340	10,766
\$75,000-\$99,999	557	6,207	15,167
\$100,000-\$124,999	661	4,693	11,827
\$125,000-\$149,999	241	2,667	7,363
\$150,000-\$199,999	203	2,368	7,897
> \$200,000	174	1,533	6,341

