

# FOR SALE

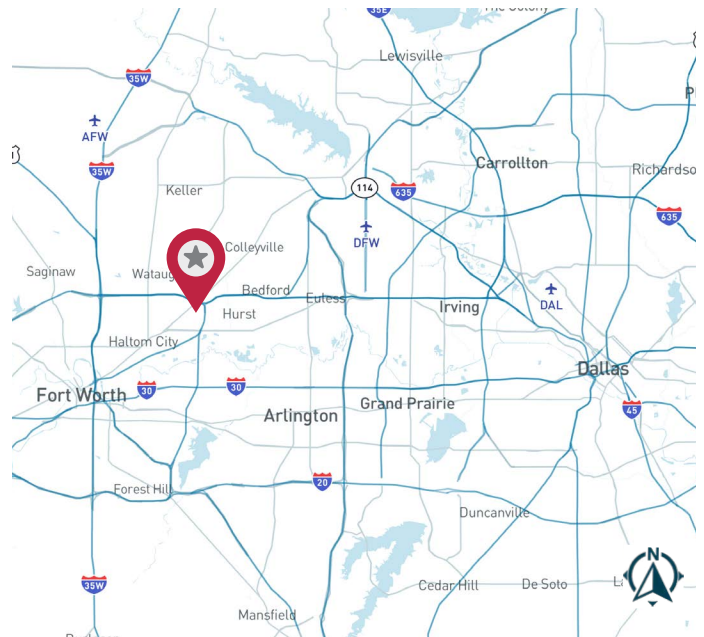
**7305 Blvd 26** | North Richland Hills, TX 76180



**±22,192 SF | RETAIL/OFFICE BUILDING**

## AVAILABILITY HIGHLIGHTS

- 22,192 SF Retail/Office Building with ~3,000 SF Warehouse
- Fully Vacant
- High Visibility
- Retail Frontage
- Dedicated Pylon Signage
- New Roof
- Owner/User Value-Add Opportunity
- Eligible for 'New Market Tax Credit Program' and up to \$25k for front facing improvements
- <1 Mile from NE Loop 820 and 0.5 mile from the new City Point Development



FOR MORE INFORMATION:

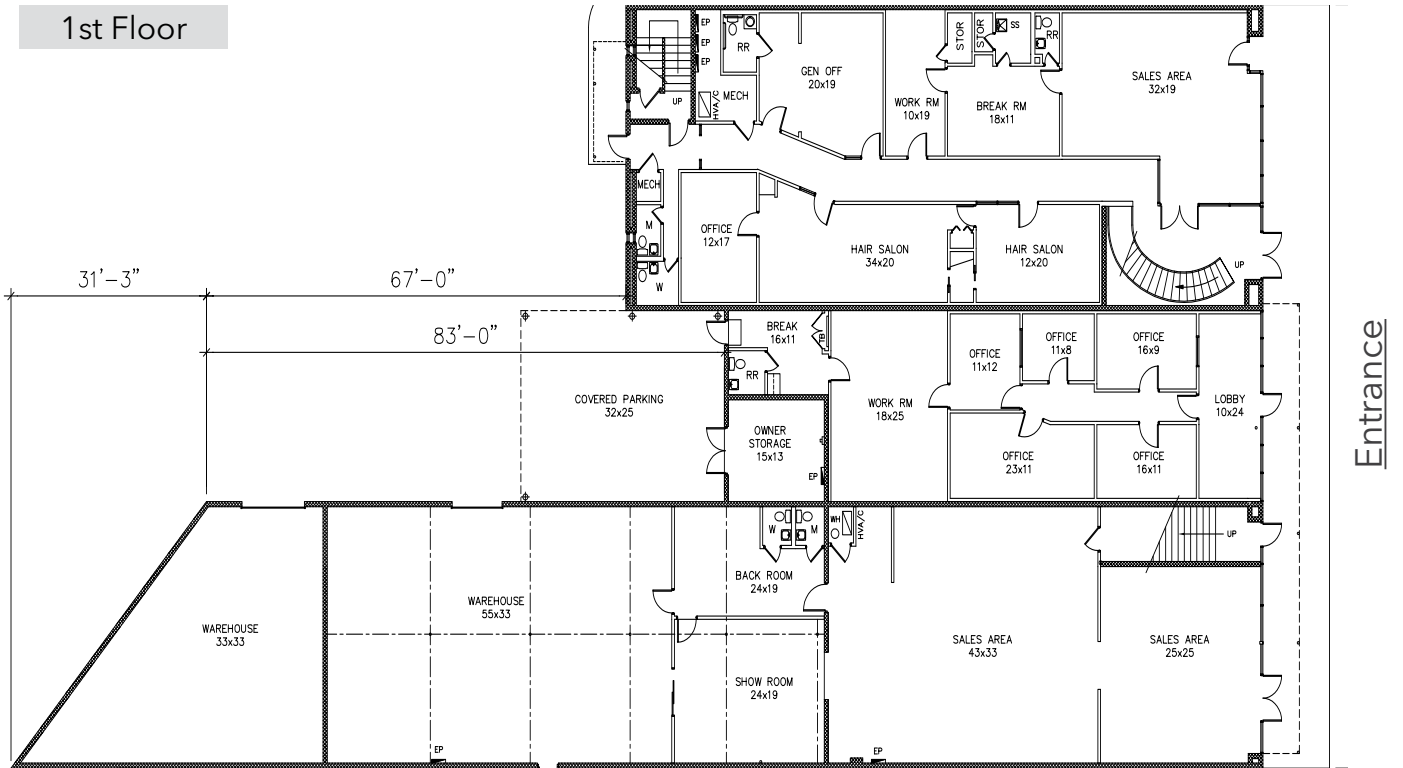
**LAUREN KONEN**  
832.515.4062  
lkonen@lee-associates.com

**MICHELE KORNBLUTH, SIOR, CCIM**  
443.812.5144  
mkornbluth@lee-associates.com

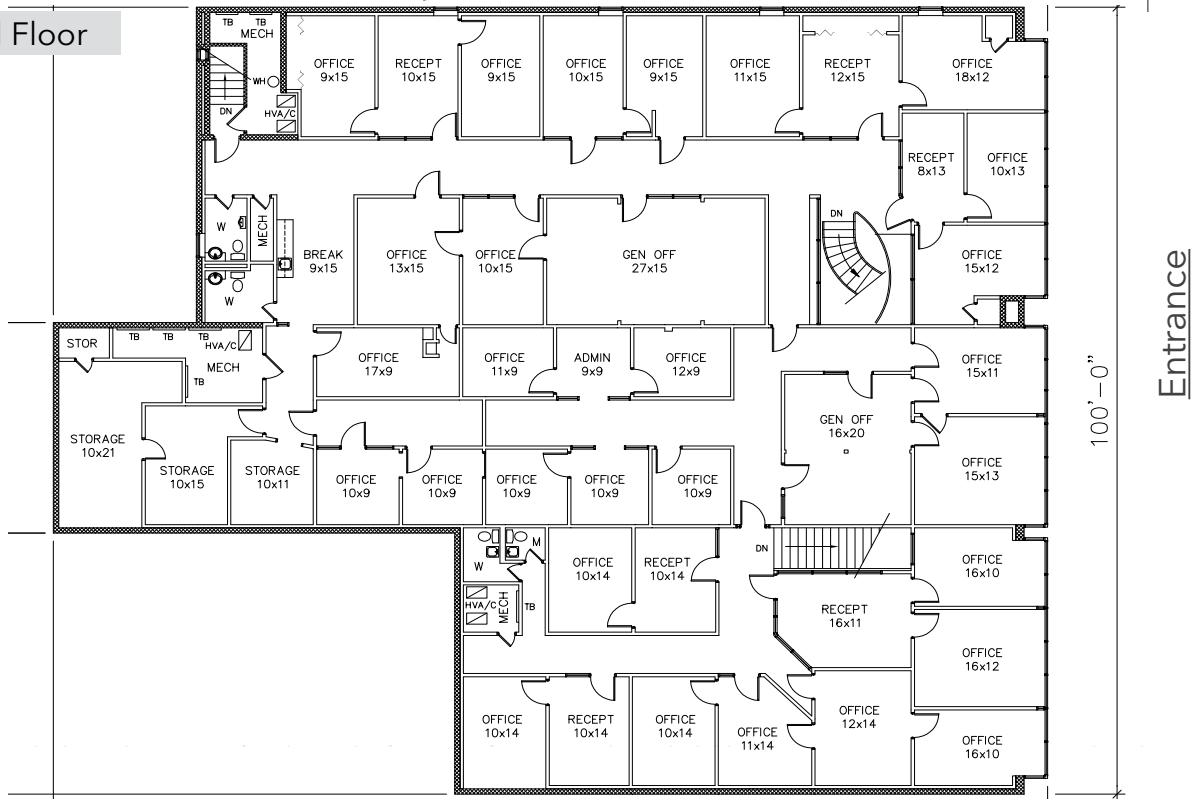
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leedallas.com

**FLOOR PLANS**

**1st Floor**



**2nd Floor**



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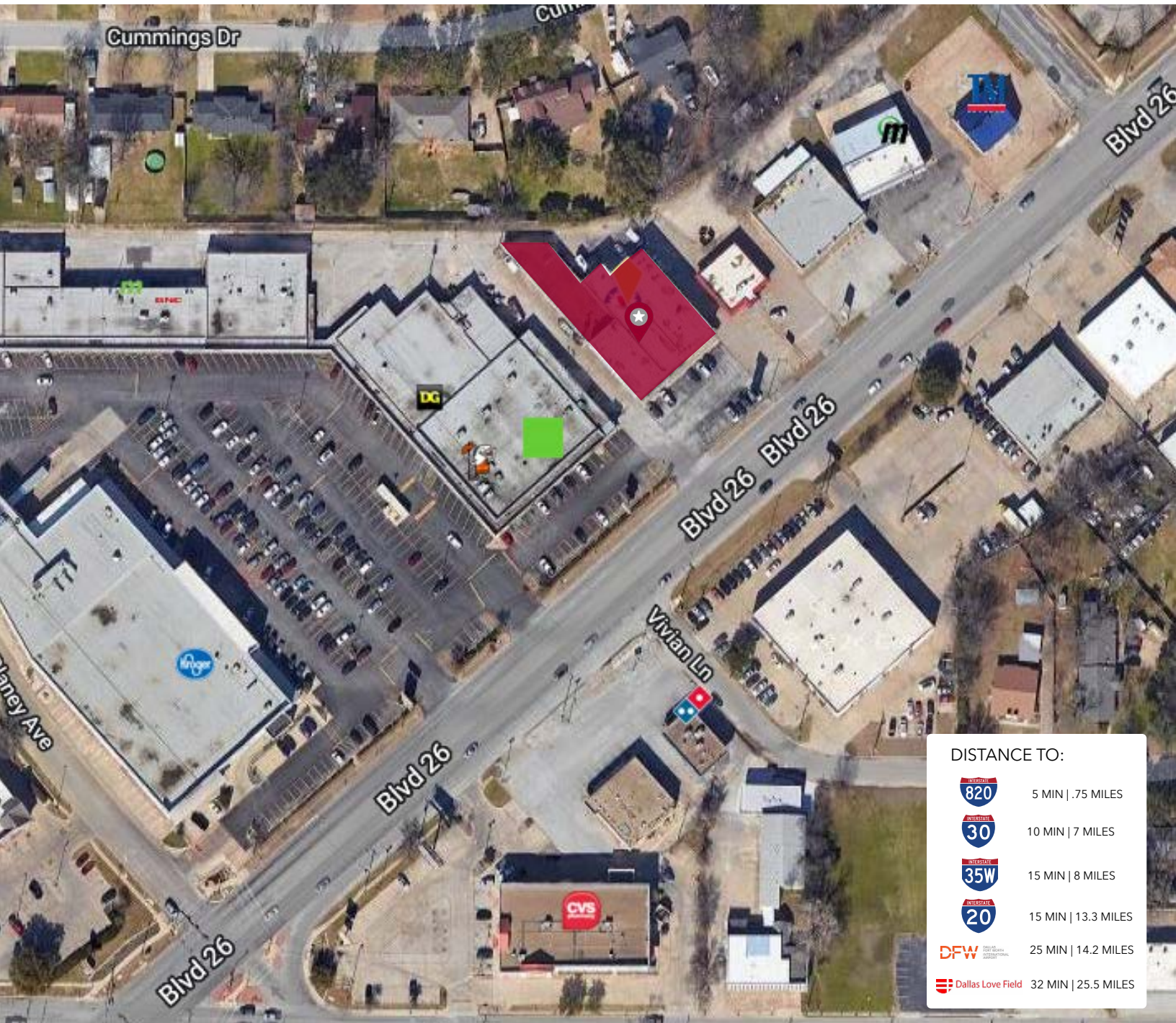
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**FOR SALE**

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NORTH RICHLAND HILLS, TX 76180

AERIAL



DISTANCE TO:

-  5 MIN | .75 MILES
-  10 MIN | 7 MILES
-  15 MIN | 8 MILES
-  15 MIN | 13.3 MILES
-  25 MIN | 14.2 MILES
-  32 MIN | 25.5 MILES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

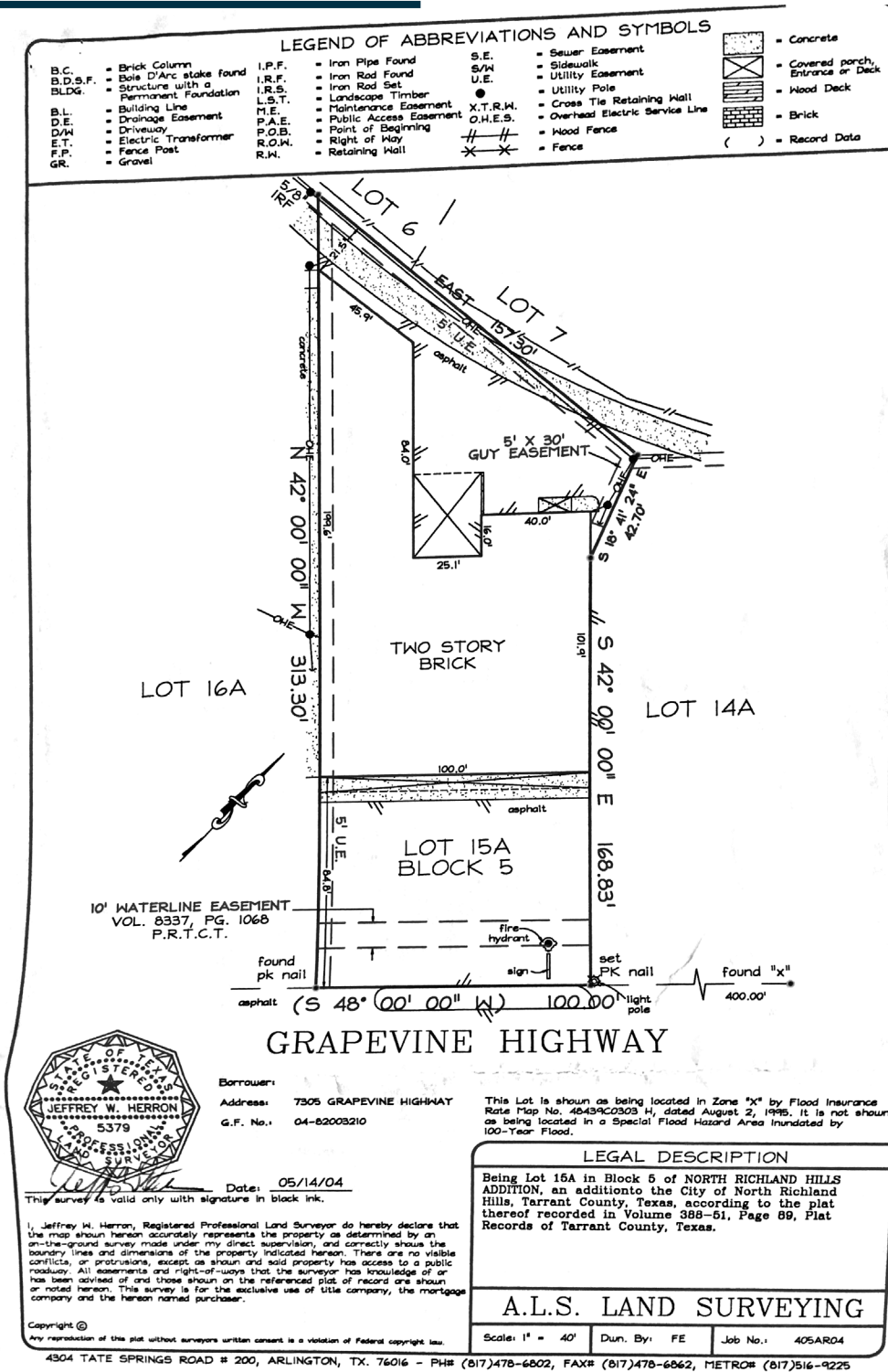
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**SURVEY**



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