

LAND FOR SALE | 0.82 AC

7651 DAVIS BLVD NORTH RICHLAND HILLS, TX
LAND FOR SALE



PROPERTY DESCRIPTION

Discover a prime investment opportunity in the sought-after North Richland Hills area. This property offers an exceptional location for land and office development, providing ease of access for tenants and clients. With its proximity to major highways, the site presents a strategic advantage for businesses seeking a prominent presence in this thriving market. The attractive surroundings and growing community make this property an ideal choice for investors looking to capitalize on the strong economic prospects of the area. Consider the potential to create a distinctive commercial space that caters to the dynamic needs of businesses in North Richland Hills.

SITE DESCRIPTION

Development opportunity or expand as needed with the 800 SF building that is on site with 1 restroom and kitchen.

INTERIOR DESCRIPTION

The current building is delivered with a kitchenette, a private restroom (including a shower), and a fenced backyard, making it a "plug-and-play" option for small service-based retail operators like a barber shop, gift shop, or specialty salon.

PARKING DESCRIPTION

In addition to the main Davis Blvd frontage, the property has side-street access to the north, which is a significant advantage for traffic flow in a retail environment.

DEREK ANTHONY

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WAYPOINT REAL ESTATE ADVISORS

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LOCATION DESCRIPTION

Located in the vibrant city of North Richland Hills, this area offers a dynamic blend of business and leisure. With a prime location in the heart of the Dallas-Fort Worth metroplex, the property is surrounded by an array of local amenities, eateries, and retail outlets. Just a short drive away, investors can find themselves at the North East Mall or NRH20 Family Water Park, attracting both professionals and families alike. The area is also home to a diverse range of dining options, providing a variety of choices for business meetings or leisurely meals. With its strong economic landscape and convenient access to major highways, this location offers exceptional potential for a Land/Office investor.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.82 Acres

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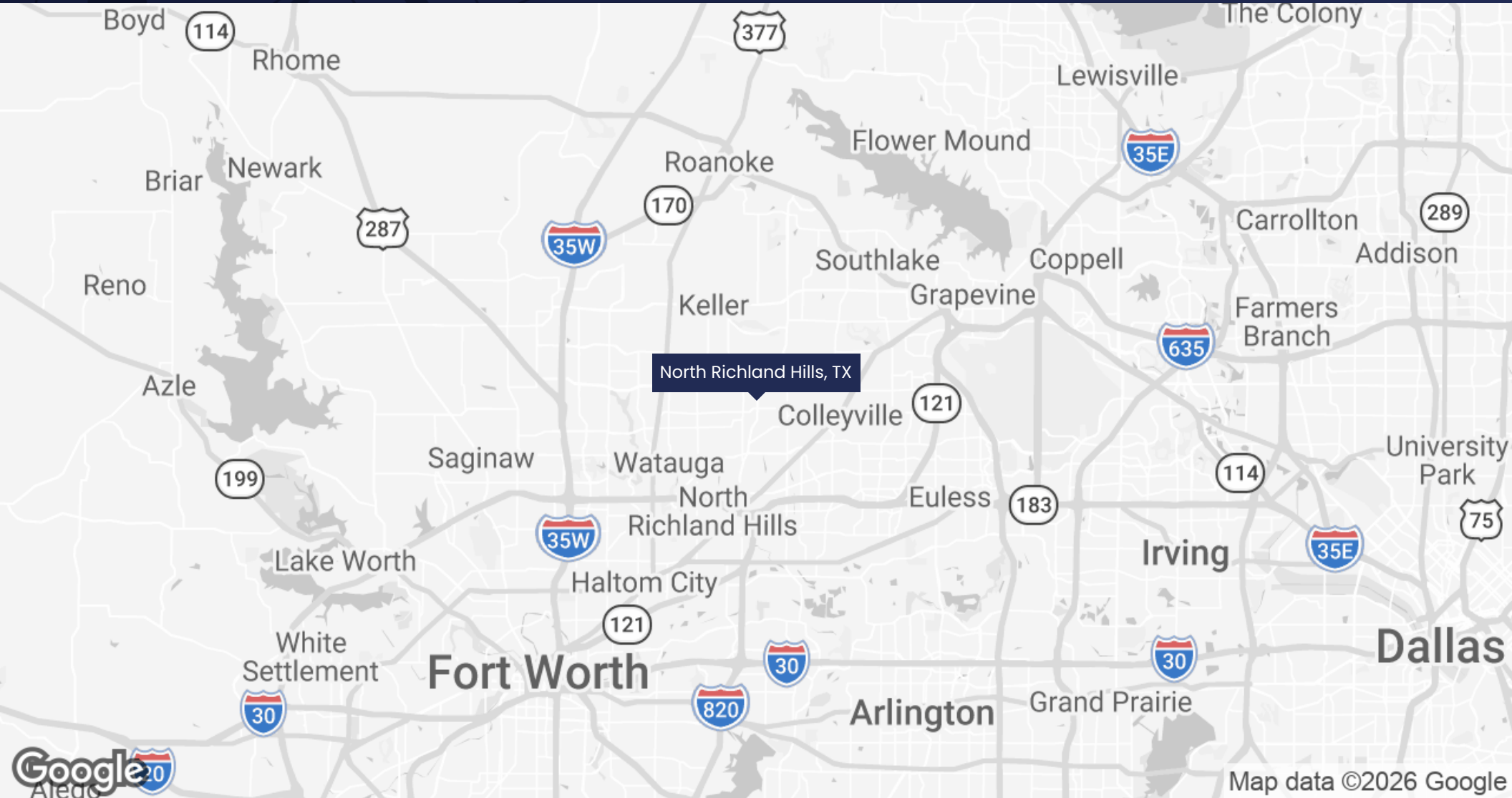
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REGIONAL MAP

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RETAILER MAP

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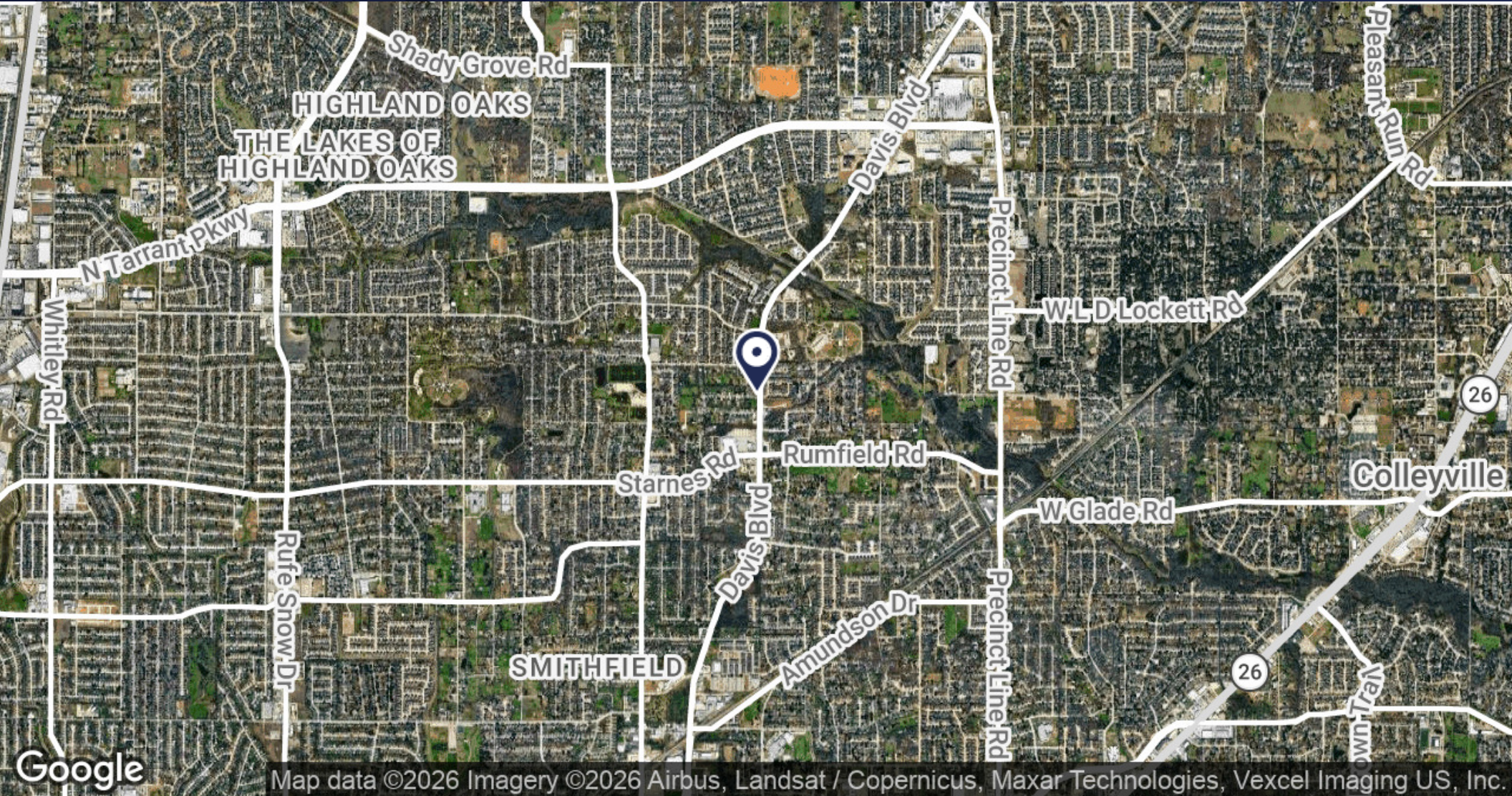
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LOCATION MAP

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PROPERTY DETAILS

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Sale Price

\$595,000

LOCATION INFORMATION

Street Address	7651 DAVIS BLVD
City, State, Zip	North Richland Hills, TX 76182
County	Tarrant
Market	Dallas / Fort Worth
Sub-market	North Richland Hills
Cross-Streets	Woods Ln & Davis Blvd
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	HWY 820
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	840 SF
Number of Floors	1
Year Built	1984
Year Last Renovated	2022
Number of Lots	2
Best Use	Retail, Medical, or Office

PROPERTY INFORMATION

Property Type	Retail Medical Office
Property Subtype	Retail
Zoning	Retail / Medical / Office
Lot Size	0.82 Acres
Lot Frontage	150 ft
Corner Property	Yes
Traffic Count	25900
Traffic Count Street	Davis Blvd
Traffic Count Frontage	25900
Amenities	Large lot to expand as needed
Power	Yes
Environmental Issues	None
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	7

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7 EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS



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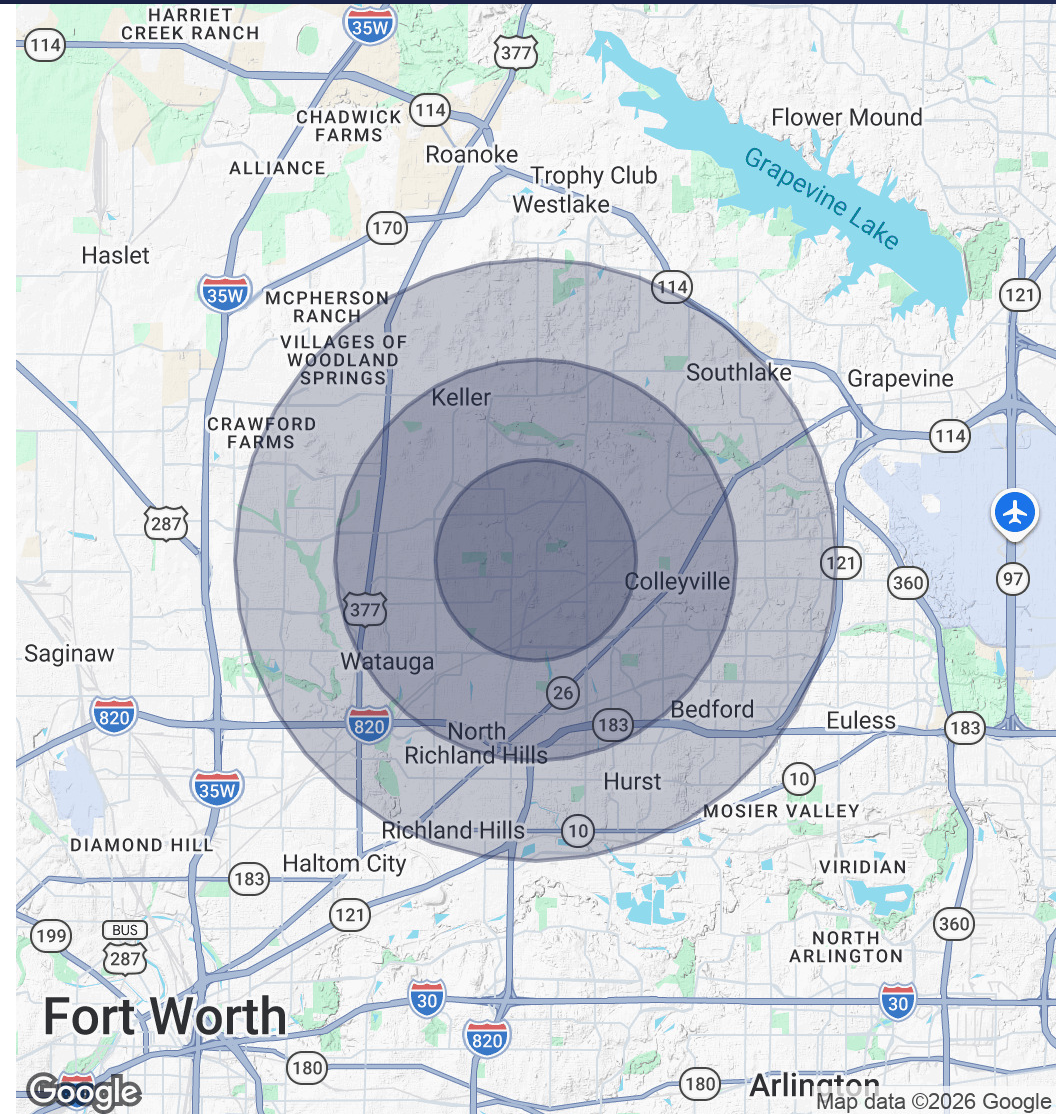
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DEMOGRAPHICS MAP & REPORT

7651 DAVIS BLVD NORTH RICHLAND HILLS, TX LAND FOR SALE

POPULATION	2 MILES	4 MILES	6 MILES
Total Population	39,945	166,275	395,547
Average Age	45.2	41.7	39.9
Average Age (Male)	44.1	40.1	38.6
Average Age (Female)	46.5	42.9	40.7
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	14,824	60,591	145,580
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$170,116	\$155,387	\$143,540
Average House Value	\$528,122	\$480,191	\$461,312
TRAFFIC COUNTS	2 MILES	4 MILES	6 MILES
Woods Ln & Davis Blvd	25,900/day		

2023 American Community Survey (ACS)



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**Southwest
Aerial**



These documents may not be used for regulatory approval, permit, or construction.

01 May 2019

19122.00

Exterior Sketch Rendering 01

BENNETT • BENNER

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SITE PLAN - CONCEPTUAL

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01 May 2019



Proposed Site Plan

7651 DAVIS BLVD

**BENNETT • BENEF
PARTNERS**
ARCHITECTURE • INTERIORS • PLANNING

DEREK ANTHONY

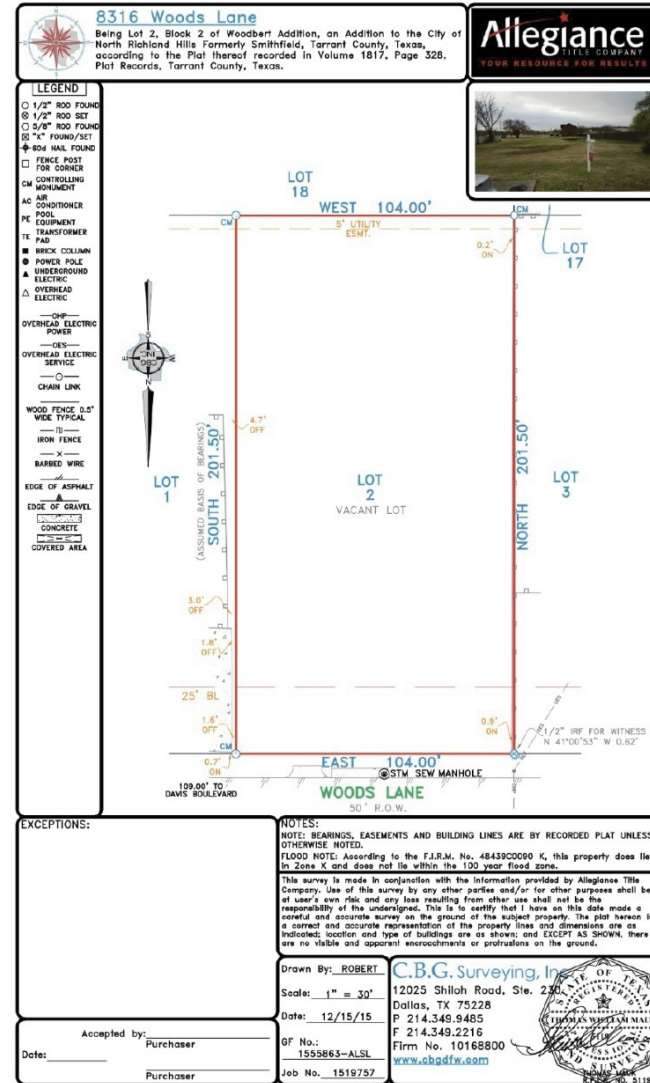
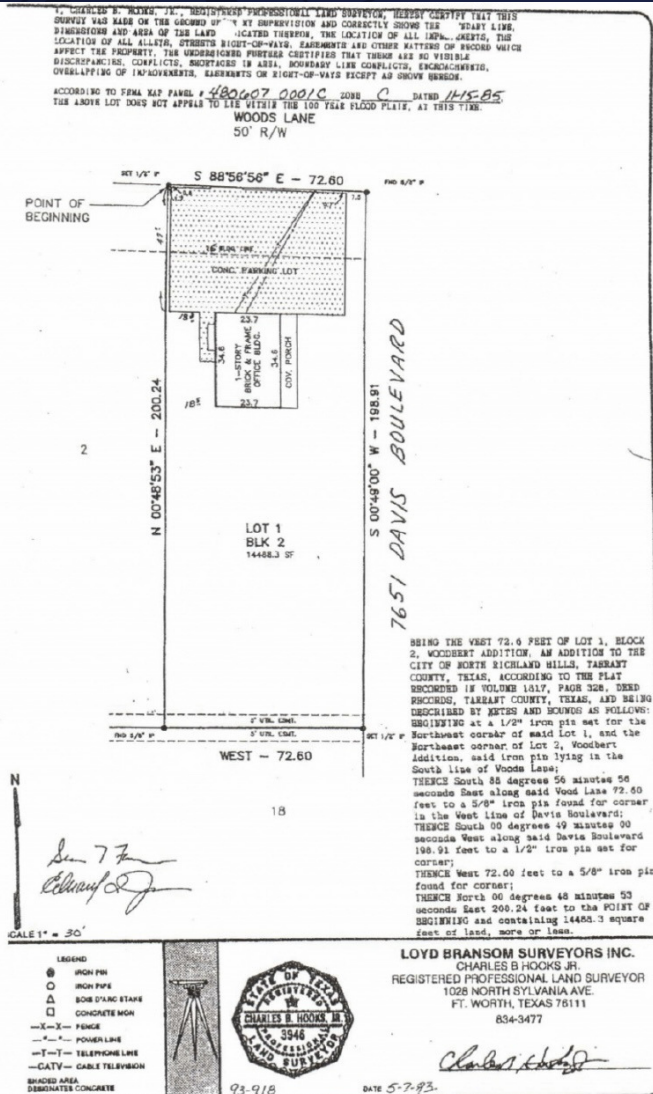
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SURVEYS (2 LOTS TO CONVEY)

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ADDITIONAL PHOTOS

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Why LIVE in North Richland Hills?

LOCATION: North Richland Hills is conveniently located in the Dallas-Fort Worth Metroplex, making it easily accessible to major cities and employment centers. It offers a suburban lifestyle with close proximity to urban amenities and opportunities.

QUALITY OF LIFE: The city is known for its excellent quality of life. It has a low crime rate, well-maintained neighborhoods, and a strong sense of community. Residents can enjoy a safe and family-friendly environment with plenty of parks, recreational facilities, and community events.

EDUCATION: North Richland Hills has highly regarded public and private schools, providing quality education for families. The Birdville Independent School District serves the city, and there are also several private school options available.

AMENITIES AND ENTERTAINMENT: The city offers a wide range of amenities and entertainment options. Residents can find numerous shopping centers, restaurants, and entertainment venues within close proximity. The NRH2O Family Water Park is a popular attraction, offering fun for all ages.

JOB OPPORTUNITIES: Being part of the Dallas-Fort Worth Metroplex, North Richland Hills benefits from the region's strong and diverse economy. There are a variety of job opportunities in sectors such as healthcare, technology, finance, and manufacturing, which can provide residents with employment options.

HOUSING: North Richland Hills offers a range of housing options, including single-family homes, townhouses, and apartments, catering to different preferences and budgets. The housing market is relatively stable, and there are opportunities for both buying and renting.

TRANSPORTATION: The city is well-connected with major highways and roadways, making it easy to commute to neighboring cities and travel within the Metroplex. The Dallas/Fort Worth International Airport is also nearby, providing convenient air travel options.

Image obtained from: <https://www.facebook.com/NRHCityHall/>

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Why DO BUSINESS in North Richland Hills?

LOCATION: North Richland Hills is located in the Dallas-Fort Worth Metroplex, which is one of the fastest-growing regions in the United States. This location provides access to a large customer base and business opportunities.

STRONG COMMUNITY: North Richland Hills has a strong sense of community, which can be beneficial for businesses looking to establish roots and build relationships. The community is supportive of local businesses, and there are often networking and promotional opportunities available.

ECONOMIC STABILITY: The Dallas-Fort Worth Metroplex has a diverse and robust economy. By leasing commercial space in North Richland Hills, you can tap into this economic stability and take advantage of the opportunities it offers for business growth and success.

INFRASTRUCTURE AND AMENITIES: North Richland Hills offers a range of infrastructure and amenities that are attractive to businesses. This includes well-maintained roads, utilities, and modern commercial facilities. The city also has a variety of retail centers, restaurants, and entertainment options to cater to both businesses and residents.

TARGET MARKET: Understanding your target market is essential when selecting a location for your business. If your business aligns with the demographics and preferences of the North Richland Hills community, leasing commercial space in the area can give you direct access to your target market.

ZONING AND REGULATIONS: North Richland Hills likely has zoning regulations in place that cater to various types of businesses. Understanding the zoning requirements and ensuring they align with your intended use of the commercial space is important. By leasing in an area with suitable zoning, you can avoid potential conflicts or limitations in operating your business.

NETWORKING AND COLLABORATION: Leasing commercial space in North Richland Hills can provide opportunities for networking and collaboration with other local businesses. Being in close proximity to other entrepreneurs and professionals can foster partnerships, referrals, and knowledge sharing.

Image obtained from: <https://www.nrhtx.com/8/Government>

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DEREK ANTHONY BIO

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TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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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.



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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