



**7305 BLVD 26**

 North Richland Hills, TX 76180

**JOHN HILLER**

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## QUICK FACTS

 22,192 SF  
Total Square Feet

 .6 AC  
Lot Size

 1953  
Year Built

## HIGHLIGHTS

- Multiple Retail & Office Suites For Lease
- 206 SF - 3,264 SF Available
- High Visibility Retail Frontage
- Along Heavily Trafficked Hwy 26
- Adjacent to New City Point Development
- Easy Access to NE Loop 820 & Hwy 183
- Dedicated Pylon Signage
- 2k SF Warehouse Space (MTM)

## AREA RETAILERS



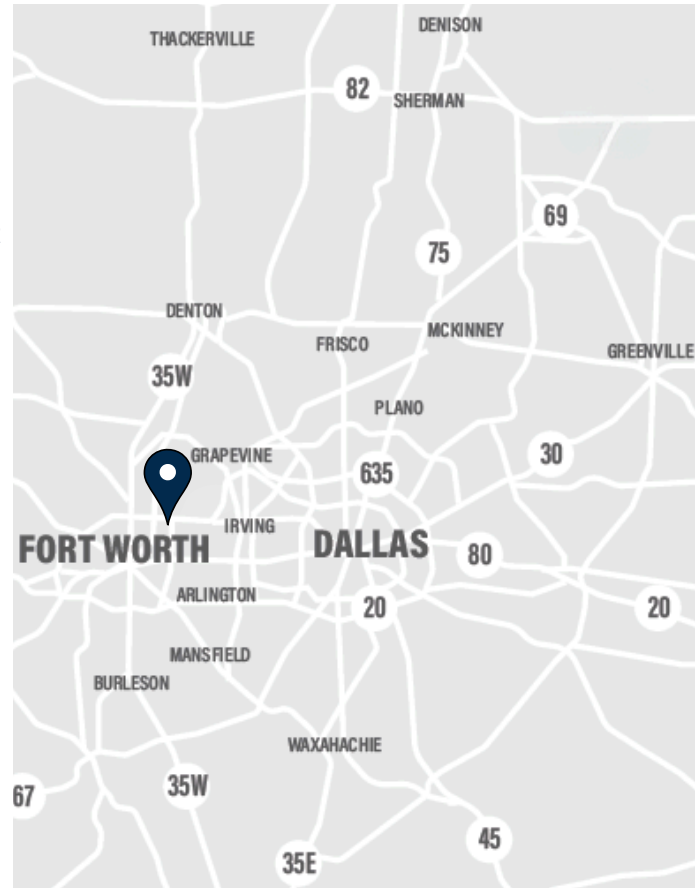
## TRAFFIC COUNTS

	<b>BLVD 26</b>	26,050 VPD ('23)
	<b>GLENVIEW DR</b>	11,815 VPD ('23)

## DEMOGRAPHICS

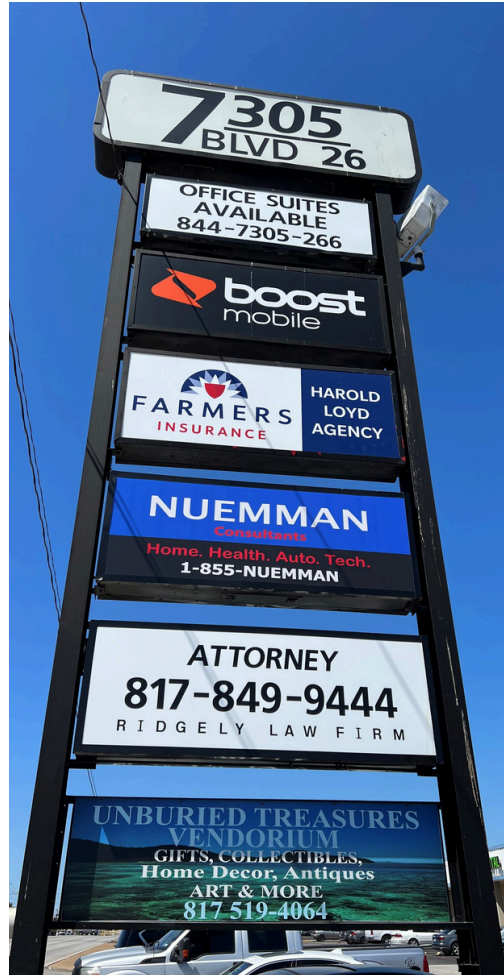
	1 Mile	3 Mile	5 Mile
Population	10,458	101,458	282,509
Average HH Inc	\$86,817	\$81,870	\$87,149
Households	4,022	39,497	106,802

\*2024 CoStar Estimates



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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

181,186 VPD ("23")

229,687 VPD ("23")

26,050 VPD ("23")

11,815 VPD ("23")

177,376 VPD ("23")

City Point Development  
370 Homes  
4,000 MF Units  
70,000 SF Commercial Space

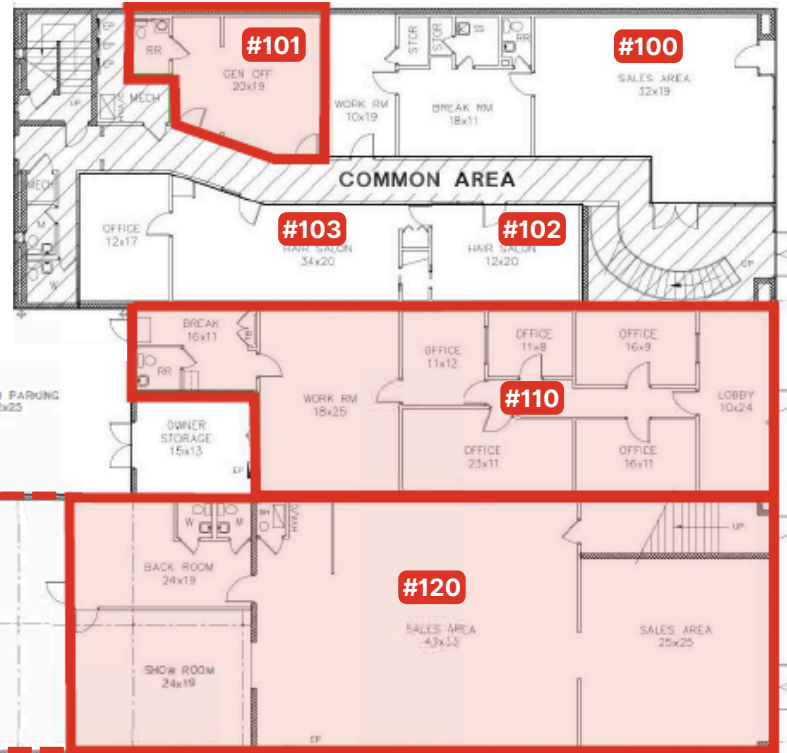
**SITE**

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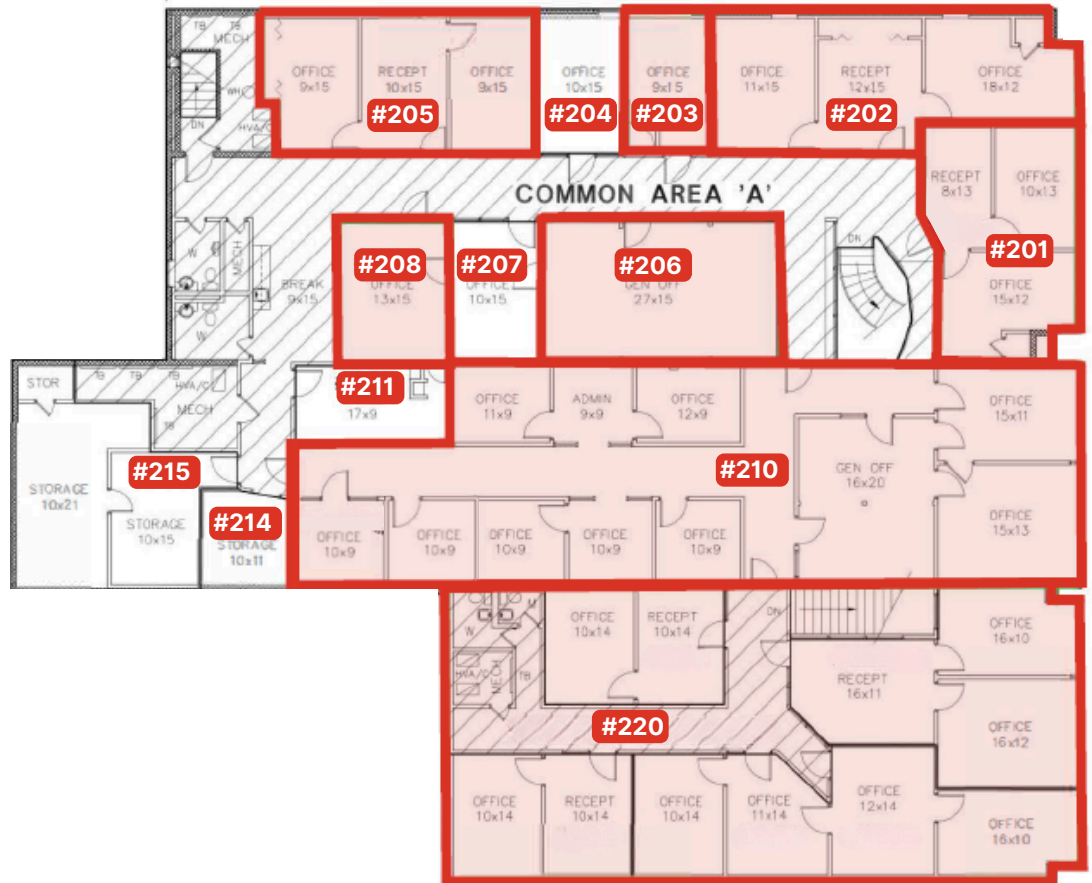
# 1ST FLOOR

**Suite 101 - 1,950 SF**  
**Suite 110 - 1,975 SF**  
**Suite 120 - 3,264 SF**  
**Suite 130 - 1,945 SF**



## 2ND FLOOR

- Suite 201 - 587 SF
- Suite 202 - 805 SF
- Suite 203 - 206 SF
- Suite 205 - 651 SF
- Suite 206 - 567 SF
- Suite 208 - 267 SF
- Suite 210 - 2,767 SF
- Suite 220 - 2,376 SF





# 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.

**Structure Commercial, Ltd.** 9001178 eric@structurecommercial.com 214-373-8300

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Designated Broker of Firm License No. Email Phone

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 \_\_\_\_\_