

7805 PRECINCT LINE ROAD

NORTH RICHLAND HILLS, TEXAS 76182

PRIME COMMERCIAL REDEVELOPMENT OPPORTUNITY

HIGH-VISIBILITY INFILL COMMERCIAL SITE

±0.28 ACRES

INVESTMENT SALE

**HIGH-EXPOSURE LOCATION • INFILL REDEVELOPMENT • STRONG DEMOGRAPHICS •
LONG-TERM VALUE CREATION**

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a highly visible infill property within one of North Richland Hills' most established commercial corridors.
- Prominent frontage along Precinct Line Road with excellent visibility and accessibility.
- Located within a mature trade area supported by established residential neighborhoods, medical facilities, schools, retail centers, restaurants, and professional office users.
- Strategic location offering convenient access to North Tarrant Parkway, SH-26, Loop 820, and the SH-121/183 corridor.
- Existing improvements provide interim holding value while preserving long-term redevelopment flexibility.
- Ideal opportunity for investors, developers, owner-users, or medical and retail operators seeking highly visible commercial frontage.

- Strong surrounding demographics and continued investment throughout Northeast Tarrant County.
 - Limited remaining redevelopment opportunities within established commercial corridors continue to drive investor demand.
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EXECUTIVE SUMMARY

7805 Precinct Line Road presents an exceptional opportunity to acquire a strategically positioned infill redevelopment property located within one of Northeast Tarrant County's most desirable commercial corridors.

Positioned along Precinct Line Road, the Property benefits from outstanding visibility, established surrounding development, and immediate proximity to residential neighborhoods, neighborhood retail, restaurants, healthcare providers, schools, and professional office users. These characteristics create a highly desirable environment for future commercial redevelopment.

As development throughout North Richland Hills has matured, opportunities to acquire well-located commercial redevelopment sites have become increasingly limited. Investors have increasingly shifted their focus toward repositioning existing properties located within established trade areas where infrastructure, consumer demand, and surrounding commercial activity already exist.

The Property offers purchasers multiple potential value creation strategies ranging from owner-user redevelopment and boutique commercial development to long-term investment hold or future assemblage opportunities. Existing site improvements provide interim utility while preserving redevelopment optionality for future ownership.

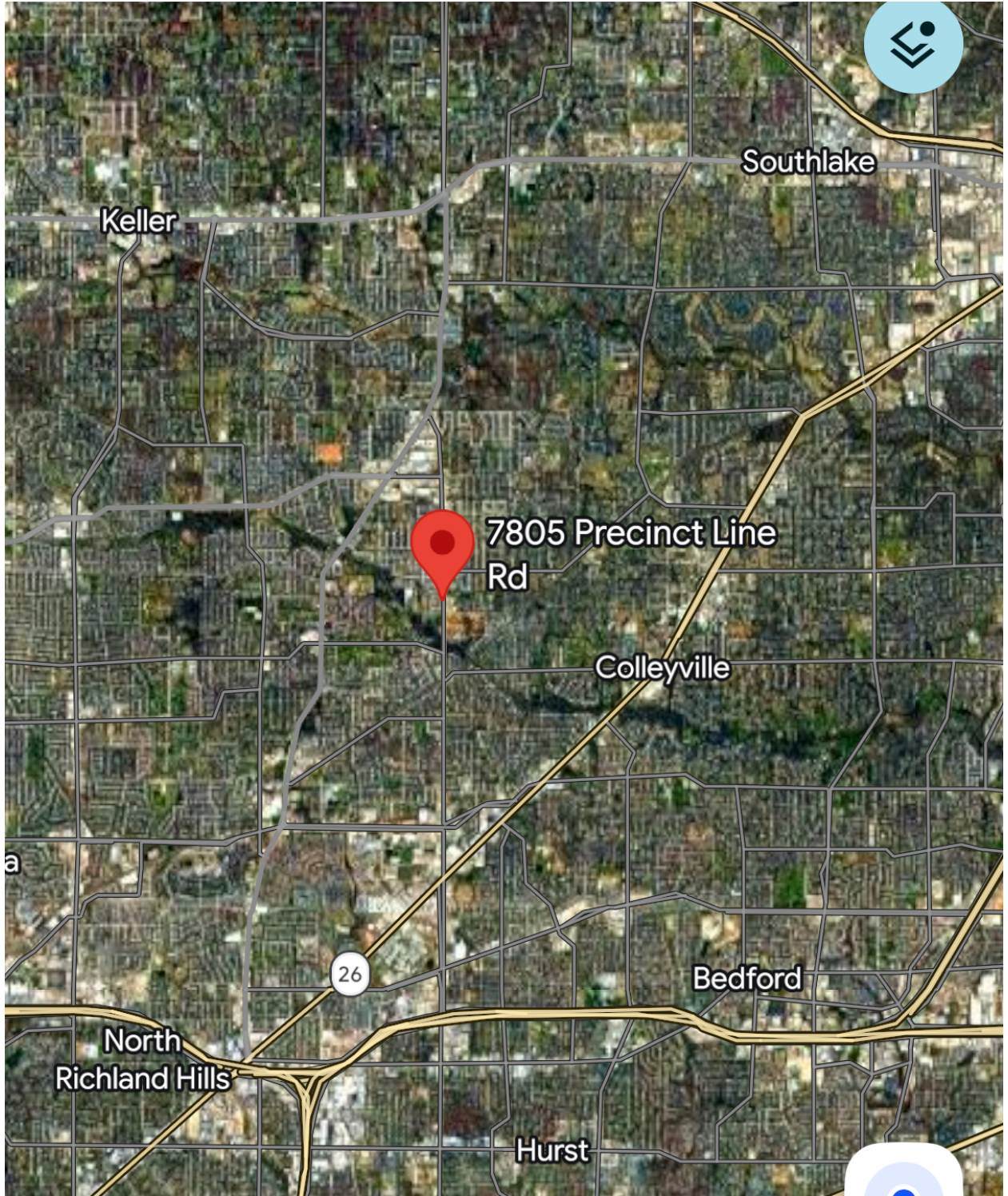
Its strategic location provides efficient access throughout the Dallas-Fort Worth Metroplex by way of North Tarrant Parkway, SH-26, Loop 820, and the SH-121/183 corridor. The combination of visibility, accessibility, surrounding demographics, and commercial activity positions the Property to benefit from continued investment throughout Northeast Tarrant County.

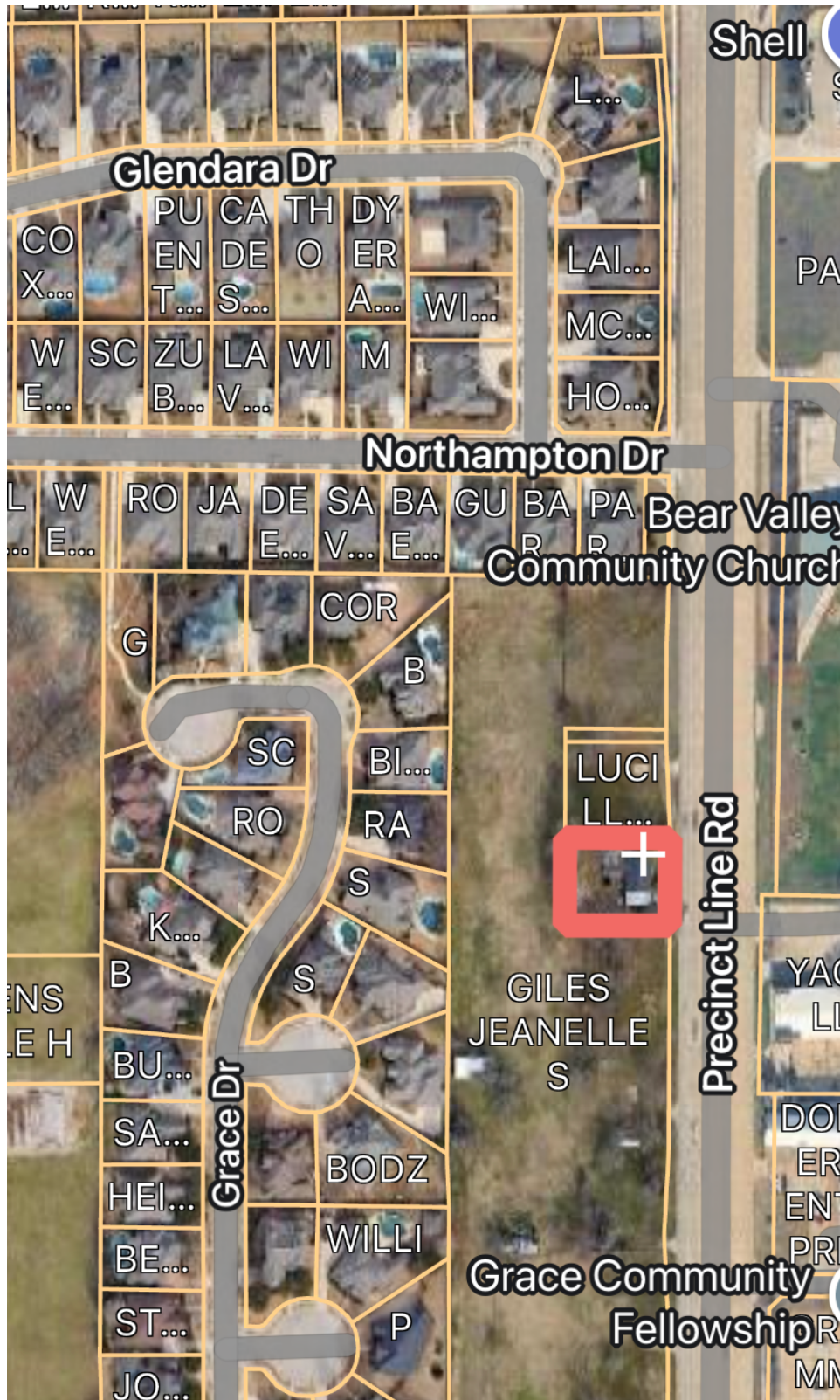
Whether pursued as a redevelopment project, owner-user acquisition, or long-term investment, 7805 Precinct Line Road offers purchasers the opportunity to control a highly visible infill site within one of North Richland Hills' most established commercial corridors.

PROPERTY INFORMATION

PROPERTY DETAILS	INFORMATION
Address	7805 Precinct Line Road
City	North Richland Hills
County	Tarrant County
Property Type	Commercial Redevelopment Opportunity
Offering Type	Investment Sale
Sale Structure	Fee Simple
Existing Improvements	Existing Residential Improvements
Land Area	±0.28 Acres (Approx. 12,100 SF)
Current Use	Residential
Highest & Best Use	Commercial Redevelopment (Subject to Municipal Approval)
Market	Northeast Tarrant County
Frontage	Precinct Line Road
Pricing	Contact Broker

LOCATION OVERVIEW





NORTH RICHLAND HILLS, TEXAS

North Richland Hills has established itself as one of the Dallas-Fort Worth Metroplex's strongest suburban commercial markets. Strategically positioned within Northeast Tarrant County, the city benefits from stable residential growth, exceptional household incomes, expanding commercial investment, and excellent regional accessibility.

The Property occupies a strategic location along Precinct Line Road, one of the area's principal commercial corridors. The surrounding trade area features a balanced mix of retail centers, healthcare providers, restaurants, educational facilities, financial institutions, and professional office users serving the area's established residential population.

Unlike many suburban communities that continue expanding outward, North Richland Hills has entered a redevelopment cycle in which infill opportunities have become increasingly valuable due to limited remaining undeveloped land. Investors are increasingly targeting properties capable of supporting adaptive reuse, commercial repositioning, and redevelopment projects that capitalize on existing infrastructure and established consumer demand.

REGIONAL ACCESSIBILITY

DESTINATION	APPROXIMATE DRIVE TIME
North Tarrant Parkway	±2 Minutes
SH-26	±5 Minutes
Loop 820	±8 Minutes
SH-121 / SH-183	±10 Minutes
DFW International Airport	±20 Minutes
Downtown Fort Worth	±20 Minutes
Downtown Dallas	±35 Minutes

WHY INVEST HERE?

Strategic Corridor

Properties located along established commercial corridors continue to outperform secondary locations due to superior visibility, accessibility, and surrounding consumer activity.

Strong Demographics

The surrounding neighborhoods provide a stable customer base supporting neighborhood retail, healthcare, restaurants, financial institutions, and professional office users.

Long-Term Appreciation

As commercial redevelopment sites become increasingly scarce throughout Northeast Tarrant County, strategically positioned infill properties continue attracting investor interest.

Flexible Redevelopment Potential

Potential redevelopment concepts include:

- Boutique Retail
- Medical Office
- Professional Office
- Restaurant / Café
- Financial Institution
- Specialty Retail
- Neighborhood Services
- Mixed Commercial Development

AERIAL SITE ANALYSIS

STRATEGIC INFILL POSITIONING

Situated along Precinct Line Road, 7805 Precinct Line Road occupies a highly visible infill location within one of North Richland Hills' most established commercial corridors. The Property benefits from direct frontage on a major north-south arterial connecting surrounding residential neighborhoods with retail centers, schools, healthcare facilities, and employment hubs throughout Northeast Tarrant County.

The surrounding area is characterized by a mature pattern of commercial development, including neighborhood retail, restaurants, financial institutions, professional office users, medical providers, and service-oriented businesses. This diverse commercial environment creates a stable foundation for future redevelopment while providing immediate access to an established consumer base.

Unlike greenfield development sites requiring substantial infrastructure investment, the Property benefits from existing roadway improvements, municipal utilities, surrounding commercial activity, and an established customer base. These characteristics reduce many of the barriers commonly associated with new development and enhance the long-term attractiveness of the site.

The combination of visibility, accessibility, surrounding demographics, and established commercial activity positions the Property as a compelling redevelopment opportunity within one of Northeast Tarrant County's most mature suburban markets.

SURROUNDING LAND USE

The immediate area surrounding the Property consists of a complementary mix of commercial and residential uses that support long-term redevelopment potential.

Commercial

- Neighborhood Retail Centers
- Restaurants & Quick-Service Dining
- Financial Institutions
- Professional Office Buildings
- Medical & Dental Practices
- Personal Service Businesses
- Convenience Retail

Residential

- Established Single-Family Neighborhoods
- Stable Residential Communities
- High Owner-Occupancy
- Strong Household Density
- Long-Term Population Stability

Community Amenities

- Public Parks

- Schools
- Recreation Facilities
- Churches
- Municipal Services
- Healthcare Providers

The diversity of surrounding land uses creates a well-balanced trade area capable of supporting a wide variety of neighborhood-serving commercial uses.

REDEVELOPMENT OPPORTUNITY

POSITIONED FOR LONG-TERM VALUE CREATION

As North Richland Hills continues to mature, the availability of vacant commercial land has become increasingly limited. Developers and investors are increasingly focused on strategically located infill properties capable of being repositioned to meet evolving market demand.

7805 Precinct Line Road represents an opportunity to capitalize on these market dynamics through the acquisition of a property that combines existing site utility with significant long-term redevelopment potential.

The site's location along an established commercial corridor provides purchasers with the flexibility to pursue a variety of redevelopment strategies while benefiting from existing infrastructure, surrounding commercial activity, and a built-in consumer base.

Whether acquired by an investor seeking long-term appreciation or an owner-user pursuing a signature business location, the Property offers characteristics rarely found within mature suburban markets.

HIGHEST & BEST USE ANALYSIS

COMMERCIAL REDEVELOPMENT

Based on the Property's location, visibility, surrounding development patterns, and market fundamentals, commercial redevelopment appears to represent the highest and best long-term use, subject to municipal approvals.

Potential redevelopment concepts include neighborhood retail, medical office, professional office, restaurant, financial services, and specialty commercial uses designed to serve the surrounding residential trade area.

The site's frontage, accessibility, and visibility provide flexibility for a variety of commercial layouts while allowing future improvements to maximize exposure along Precinct Line Road.

POTENTIAL END USERS

The Property may appeal to a broad range of owner-users, developers, and commercial operators seeking highly visible suburban locations.

Retail

- Boutique Retail
- Specialty Retail
- Convenience Retail
- Pet Supply & Services
- Home Décor
- Wireless & Technology

Healthcare

- Dental Practice
- Family Medicine
- Urgent Care
- Physical Therapy
- Chiropractic
- Vision Center
- Specialty Medical Office

Professional Services

- CPA Firm
- Attorney
- Insurance Agency
- Financial Advisor
- Real Estate Office
- Engineering Firm
- Title Company

Food & Beverage

- Coffee Shop
- Bakery
- Fast Casual Restaurant
- Ice Cream Shop
- Smoothie Bar
- Boutique Café

Personal Services

- Salon
 - Spa
 - Barber Shop
 - Fitness Studio
 - Wellness Center
 - Tutoring Center
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COMPETITIVE ADVANTAGES

PRIME STREET FRONTAGE

The Property enjoys direct frontage along Precinct Line Road, providing excellent visibility and identity for future commercial users while benefiting from consistent daily traffic and convenient accessibility.

ESTABLISHED TRADE AREA

Unlike emerging suburban markets, the surrounding area has already demonstrated long-term commercial viability through decades of residential growth, retail investment, and stable consumer demand.

LIMITED REDEVELOPMENT INVENTORY

As redevelopment opportunities continue to replace greenfield development throughout Northeast Tarrant County, well-positioned infill sites have become increasingly attractive to investors seeking long-term value creation.

MULTIPLE EXIT STRATEGIES

Future ownership may pursue a variety of investment strategies including:

- Owner-User Development
 - Investment Hold
 - Commercial Repositioning
 - Build-to-Suit Development
 - Future Land Assemblage
 - Redevelopment & Resale
 - Income-Producing Commercial Conversion
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INVESTMENT THESIS

Institutional investors continue to favor infill commercial assets located within mature suburban trade areas due to their established infrastructure, stable consumer base, and constrained future land supply.

7805 Precinct Line Road offers purchasers the opportunity to control a highly visible property positioned within one of North Richland Hills' most recognizable commercial corridors. The combination of strategic location, redevelopment flexibility, and long-term market fundamentals creates a compelling opportunity for investors seeking durable value creation in the Dallas–Fort Worth Metroplex.

MARKET ANALYSIS

NORTH RICHLAND HILLS RETAIL MARKET

North Richland Hills has emerged as one of Northeast Tarrant County's most established suburban commercial markets, benefiting from long-term residential growth, strategic regional connectivity, and a mature consumer base. Unlike many expanding suburban communities where commercial development is concentrated on the metropolitan fringe, North Richland Hills has transitioned into an infill and redevelopment market where well-located commercial sites continue to attract significant investor and developer interest.

The City's central location between Fort Worth, Keller, Colleyville, Southlake, Hurst, Bedford, and Grapevine positions local businesses to serve a broad regional customer base while maintaining convenient accessibility throughout the Dallas–Fort Worth Metroplex.

Commercial activity throughout the area is supported by a balanced economic foundation consisting of healthcare, education, retail, professional services, financial institutions, hospitality, and municipal employment. This diversification has contributed to the long-term stability of the local commercial real estate market while creating sustained demand for neighborhood-serving retail and office uses.

As available development sites become increasingly limited, investors have shifted their attention toward redevelopment opportunities capable of creating value through repositioning, adaptive reuse, and strategic commercial development within established corridors.

WHY NATIONAL RETAILERS CHOOSE ESTABLISHED CORRIDORS

National and regional retailers consistently prioritize established suburban corridors because they provide predictable consumer traffic, mature infrastructure, and proven purchasing power.

Unlike newly developing markets where long-term demand remains uncertain, mature trade areas offer immediate access to established customer bases, existing roadway infrastructure, and surrounding commercial activity.

The Precinct Line Road corridor demonstrates many of the characteristics sought by institutional retailers and commercial developers, including:

- Strong surrounding residential density
- Established consumer spending patterns
- Convenient regional accessibility
- Existing commercial synergy
- High visibility
- Stable long-term demographics
- Mature infrastructure
- Continued private investment

These characteristics help reduce development risk while supporting long-term tenant performance.

RETAIL CORRIDOR ANALYSIS

The Property benefits from its location within an established commercial corridor anchored by a diverse collection of neighborhood-serving businesses.

The surrounding commercial environment includes grocery stores, restaurants, medical providers, financial institutions, pharmacies, schools, fitness operators, and professional office users. This balanced mix of uses generates activity throughout the day while serving both nearby residents and commuters traveling through the corridor.

Rather than relying upon a single major employer or destination, the surrounding area benefits from diversified consumer activity generated by residential neighborhoods, schools, healthcare facilities, and everyday retail needs. This diversity contributes to the long-term stability of the corridor while supporting continued commercial investment.

For future ownership, this existing commercial ecosystem creates opportunities to develop projects that complement—not compete with—the surrounding market.

CONSUMER DEMAND DRIVERS

Several long-term market fundamentals continue to support commercial investment throughout North Richland Hills.

Established Residential Base

The surrounding area consists primarily of mature single-family neighborhoods with long-term residents, creating a consistent customer base for neighborhood-serving businesses.

Healthcare Growth

Healthcare providers continue expanding throughout Northeast Tarrant County as population growth and aging demographics increase demand for medical, dental, therapy, and wellness services.

Service-Oriented Businesses

Personal service businesses—including salons, fitness studios, veterinary services, childcare, financial advisors, insurance agencies, and professional offices—continue to seek highly visible suburban locations capable of serving nearby residential communities.

Restaurant Demand

Consumer demand for quick-service restaurants, cafés, and locally owned dining concepts remains strong within established suburban trade areas where daytime employment and residential populations overlap.

Professional Office Users

Professional office users increasingly favor highly visible suburban locations offering convenient parking, excellent accessibility, and proximity to their client base.

COMMERCIAL DEVELOPMENT TRENDS

Throughout the Dallas–Fort Worth Metroplex, commercial development has increasingly shifted toward redevelopment rather than expansion.

As available greenfield sites continue to diminish, developers are pursuing strategically located infill properties capable of supporting modern commercial concepts while leveraging existing infrastructure and surrounding development.

Current redevelopment activity throughout mature suburban markets commonly includes:

- Boutique retail centers
- Medical office developments
- Professional office buildings
- Restaurant redevelopment
- Mixed commercial projects
- Adaptive reuse of existing improvements
- Owner-user commercial facilities

These trends continue to reinforce the long-term attractiveness of strategically located infill properties such as 7805 Precinct Line Road.

INVESTOR APPEAL

The Property presents characteristics attractive to several categories of commercial real estate investors.

Private Investors

Seeking long-term appreciation through strategic land ownership within established suburban corridors.

Developers

Looking to reposition underutilized properties into modern commercial assets that better serve evolving market demand.

Owner-Users

Businesses seeking permanent ownership within a highly visible location while eliminating future lease obligations.

Family Offices

Long-term investors focused on preserving capital through ownership of well-located commercial real estate within high-barrier suburban markets.

1031 Exchange Buyers

Investors seeking replacement properties capable of providing future appreciation and redevelopment potential.

VALUE DRIVERS

The long-term value proposition for the Property is supported by several fundamental characteristics:

- High-visibility frontage along a major commercial corridor
- Established surrounding residential neighborhoods
- Mature retail and service environment
- Regional accessibility
- Existing infrastructure

- Strong commercial identity
- Redevelopment flexibility
- Limited competing infill inventory
- Long-term appreciation potential
- Multiple redevelopment and ownership strategies

Collectively, these characteristics position the Property as a compelling commercial investment opportunity capable of supporting a variety of future redevelopment concepts while benefiting from the continued evolution of the North Richland Hills commercial market.

INVESTMENT OPPORTUNITY

POSITIONED FOR LONG-TERM VALUE CREATION

7805 Precinct Line Road represents an opportunity to acquire a strategically located infill property within one of Northeast Tarrant County's most established commercial corridors. As redevelopment opportunities continue to replace traditional greenfield development throughout the Dallas–Fort Worth Metroplex, well-positioned properties offering visibility, accessibility, and surrounding commercial activity have become increasingly desirable.

The Property combines the characteristics investors consistently seek within mature suburban markets: an established trade area, prominent street frontage, existing infrastructure, and the flexibility to support multiple redevelopment strategies. These attributes create opportunities to unlock additional value through thoughtful redevelopment while benefiting from the long-term stability of the surrounding community.

Whether acquired for immediate redevelopment or as a long-term strategic investment, the Property provides purchasers with flexibility that is increasingly difficult to find within built-out suburban markets.

DEVELOPMENT NARRATIVE

Commercial redevelopment has become one of the defining trends throughout mature suburban communities across North Texas. Rather than expanding outward, developers are increasingly pursuing infill sites capable of supporting modern commercial concepts within established neighborhoods where infrastructure, utilities, and consumer demand already exist.

7805 Precinct Line Road is representative of this shift. The Property occupies a location where surrounding development has matured over decades, creating a stable environment supported

by residential density, established commercial activity, healthcare services, educational facilities, and neighborhood-serving businesses.

This evolution has increased the importance of redevelopment opportunities capable of modernizing older properties while complementing the existing character of the surrounding corridor. Future ownership has the opportunity to reposition the site in a manner that responds to changing consumer preferences while capitalizing on the area's existing strengths.

REDEVELOPMENT STRATEGY

Future ownership may pursue a variety of commercial redevelopment concepts depending upon market conditions and municipal approvals.

Boutique Retail

Small-format retail concepts continue to perform well within established suburban trade areas where surrounding neighborhoods provide consistent daily consumer activity. Specialty retail, boutique service businesses, and locally owned operators often seek highly visible locations capable of creating strong community identity.

Medical & Healthcare

Healthcare providers continue expanding into suburban markets as patient demand increases closer to residential neighborhoods. High-visibility locations with convenient accessibility remain attractive for dental practices, specialty clinics, therapy providers, and wellness services.

Professional Office

Professional office users increasingly prefer ownership opportunities within suburban environments offering excellent visibility, accessible parking, and convenient access for clients. Accounting firms, legal practices, insurance agencies, engineering firms, and financial advisors remain active purchasers of strategically located commercial properties.

Restaurant & Hospitality

Neighborhood dining concepts continue benefiting from stable residential populations and strong commuter traffic. The Property's visibility and accessibility create flexibility for restaurant operators seeking an established suburban customer base.

Mixed Commercial

A thoughtfully designed mixed commercial project integrating office, retail, and service-oriented tenants may maximize the long-term value of the Property while diversifying future income potential.

BUYER PROFILE

The Property is expected to appeal to a broad range of purchasers, including:

Commercial Developers

Developers pursuing infill redevelopment opportunities within established suburban markets where surrounding infrastructure and consumer demand reduce development risk.

Owner-Users

Businesses seeking permanent ownership of strategically located commercial real estate while building long-term equity rather than leasing space.

Private Investors

Investors seeking appreciation through ownership of well-located commercial assets capable of supporting future redevelopment or repositioning.

Family Offices

Long-term capital groups focused on preserving wealth through ownership of strategically positioned real estate assets within high-quality suburban markets.

1031 Exchange Investors

Exchange buyers seeking replacement properties offering long-term appreciation potential, strategic locations, and future redevelopment flexibility.

SWOT ANALYSIS

STRENGTHS

- Prominent frontage along Precinct Line Road
 - Established surrounding commercial environment
 - Strong residential support
 - Mature infrastructure
 - Excellent regional accessibility
 - Multiple redevelopment concepts
 - Long-term market stability
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WEAKNESSES

- Redevelopment planning may require municipal review and approvals.
 - Site size may influence the range of potential development concepts.
 - Existing improvements may not align with a purchaser's ultimate redevelopment vision.
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OPPORTUNITIES

- Commercial redevelopment
- Owner-user acquisition
- Boutique retail development
- Medical office conversion
- Professional office redevelopment

- Long-term appreciation
 - Potential assemblage with neighboring properties, if opportunities arise
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THREATS

- Changes in broader economic conditions.
 - Rising construction costs.
 - Interest rate fluctuations affecting development financing.
 - Competitive commercial projects entering the surrounding market.
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EXIT STRATEGIES

The flexibility of the Property provides several potential exit opportunities for future ownership.

Immediate Redevelopment

Acquire the Property and pursue commercial redevelopment designed to maximize long-term value.

Long-Term Hold

Maintain ownership while benefiting from appreciation associated with continued commercial investment throughout the corridor.

Build-to-Suit

Develop a customized commercial facility for an end user seeking permanent ownership.

Entitlement & Resale

Pursue municipal approvals that may enhance marketability and future resale value.

Income-Producing Conversion

Redevelop the Property into a commercial asset capable of generating long-term rental income while preserving future appreciation potential.

INVESTMENT SUMMARY

Successful commercial real estate investments are often defined by three characteristics: location, flexibility, and long-term market fundamentals.

7805 Precinct Line Road offers each of these qualities through its strategic positioning within an established suburban corridor, its potential for multiple redevelopment concepts, and the strength of the surrounding residential and commercial environment.

As redevelopment opportunities become increasingly scarce throughout Northeast Tarrant County, the Property represents a compelling opportunity for investors seeking to create value through thoughtful redevelopment within one of the Dallas–Fort Worth Metroplex's most established commercial markets.