



ROYAL CREST OFFICE PARK SUITE FOR LEASE

7720 Rufe Snow
Building 6
North Richland Hills, TX 76148

AVAILABLE:
1,425 SF

PRICING
\$17/SF

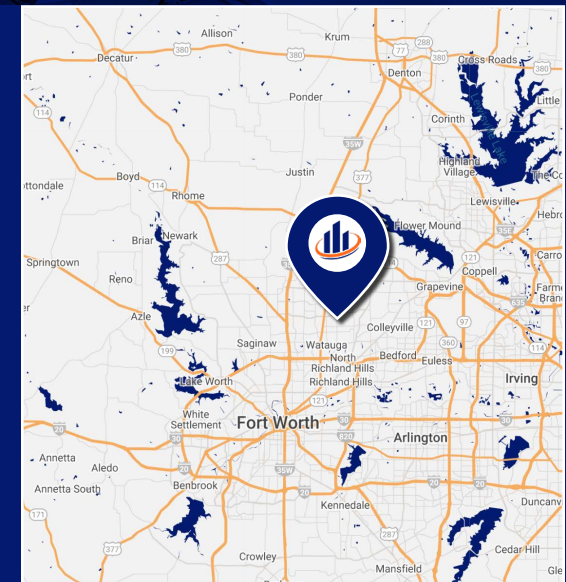
New high-end, walk-in ready medical & professional office space for lease. Located at the Southeast quarter of Bursey Rd. & Rufe Snow, Royal Crest Office Park is surrounded by other professional offices, national and local retail as well as demographically sound neighborhoods.

FEATURES

Building: 6
Available SF: 1,425 SF
Year/Built: 2021
Zoning: Office / Medical

HIGHLIGHTS

- » Located on the Keller/North Richland Hills border.
- » Traffic count at Rufe Snow & Bursey Rd is over 23,000 VPD
- » New construction garden style offices



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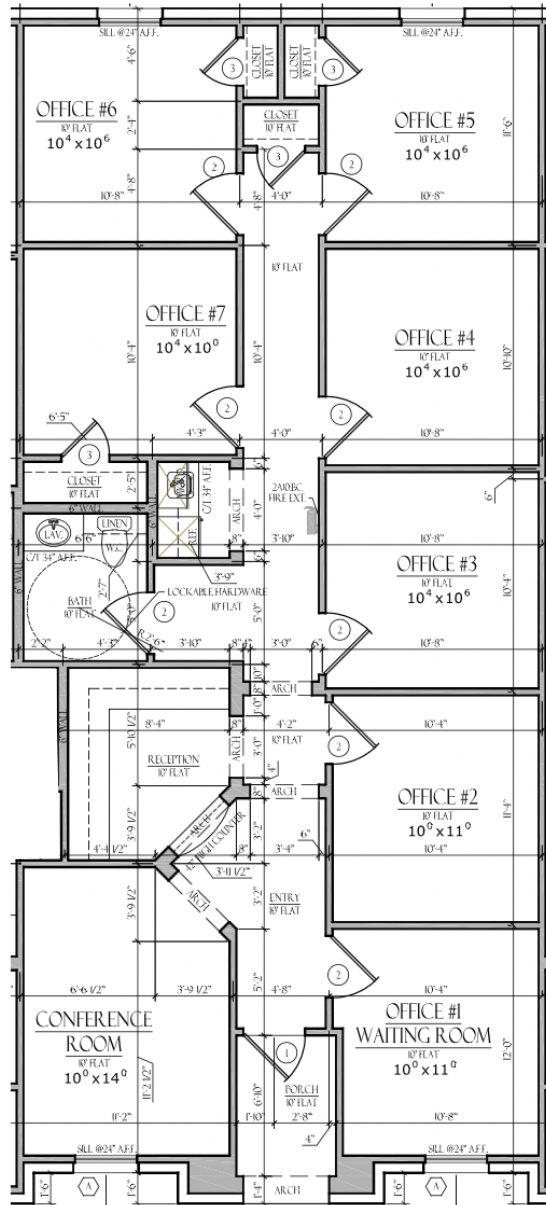
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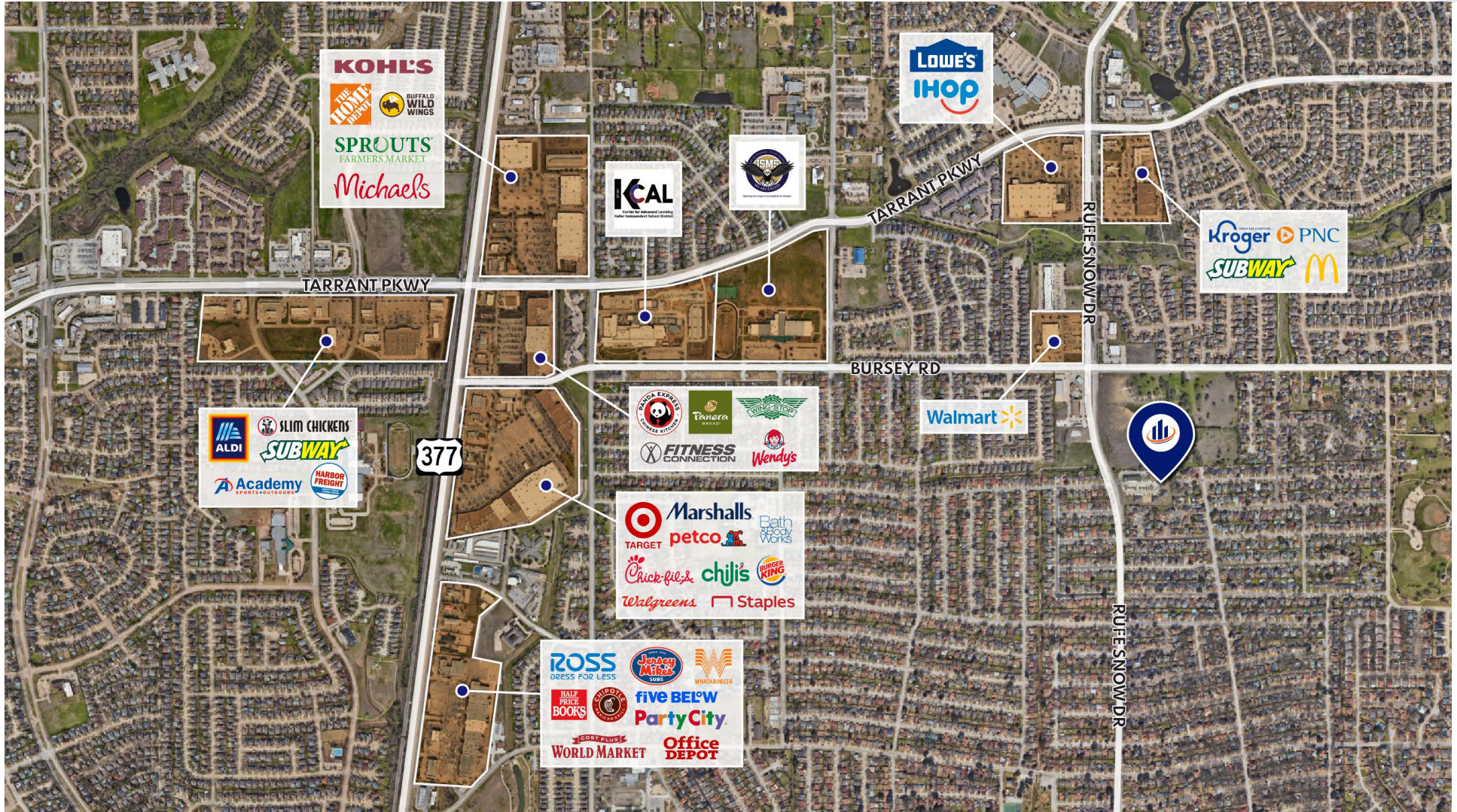


SUITE 610 | 1,425 SF

- Seven 100 SF office suites
- Community formal reception, conference, break area, and private restroom

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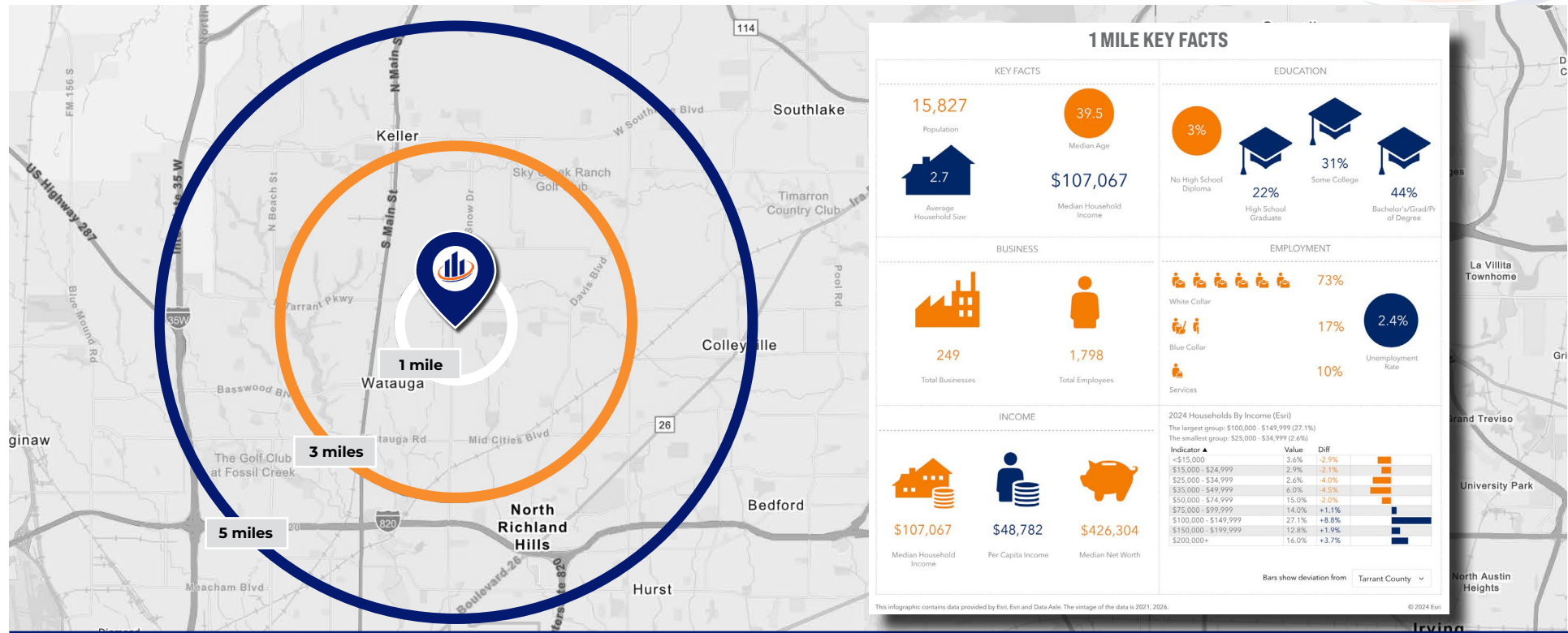
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This property is located in North Richland Hills, TX, one of the most desirable areas in the region, often recognized as a top place to live and work. With convenient access to major highways and nearby retail, dining, and entertainment options, this site offers an ideal setting for businesses seeking a vibrant and well-connected community.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	15,827	120,215	298,508	15,571	118,773	300,486
Households	5,787	41,992	108,880	5,748	41,919	110,780
Families	4,408	32,414	78,689	4,343	32,071	79,076
Average Household Size	2.72	2.85	2.73	2.69	2.82	2.70
Owner Occupied Housing Units	4,440	32,711	72,582	4,520	33,317	74,352
Renter Occupied Housing Units	1,347	9,281	36,298	1,229	8,602	36,428
Median Age	39.5	39.3	38.2	40.3	40.1	39.1
Median Household Income	\$107,067	\$109,962	\$103,161	\$118,754	\$123,456	\$113,137
Average Household Income	\$134,916	\$142,897	\$137,431	\$155,328	\$161,688	\$153,799



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.

11-2-2015



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.

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.

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.

DFW Trinity Advisors, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
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Matt Matthews <small>Sales Agent/Associate's Name</small>	667871 <small>License No.</small>	matt.matthews@svn.com <small>Email</small>	972-765-0886 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date