

RETAIL - 5300-5320 DAVIS BLVD.

5300 - 5320 Davis Blvd., North Richland Hills, TX 76180



Russ Webb

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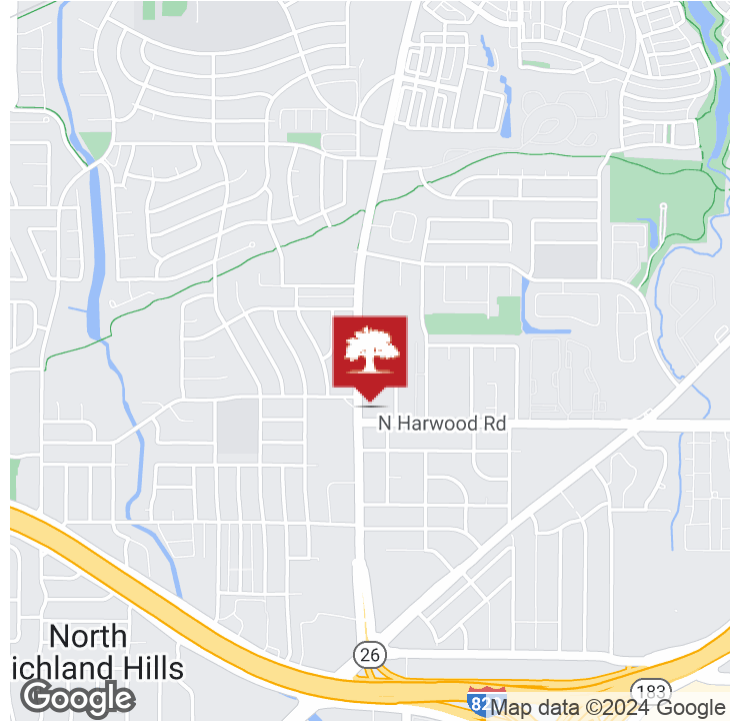
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RETAIL PROPERTY FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$10.50 - 13.50 SF/yr (NNN)
Available SF:	840 SF - 1,811 SF
Zoning:	C-2 Commercial
Market:	Northeast Tarrant County
Submarket:	Mid-Cities

PROPERTY OVERVIEW

Well located at the corner of Davis Blvd. and North Harwood Rd., this property is convenient to North Richland Hills, Keller and Colleyville residents and shoppers. Easy access to major Northeast Tarrant County thoroughfares.

PROPERTY HIGHLIGHTS

- Move-in ready
- Open layout retail spaces
- Estimated 2024 NNN's \$4.15 psf
- Signal light controlled access at both Davis Blvd and Harwood Rd
- Ideal for small retail or neighborhood office use - great visibility
- Minutes from Hwy. 183 (Airport Fwy) Loop 820 and Hwy. 26 (Colleyville Blvd) and Mid-Cities Blvd
- National and local retailers currently in the center such as Dollar General and Busy B's Bakery
- 36,000 vehicles per day on Davis Blvd

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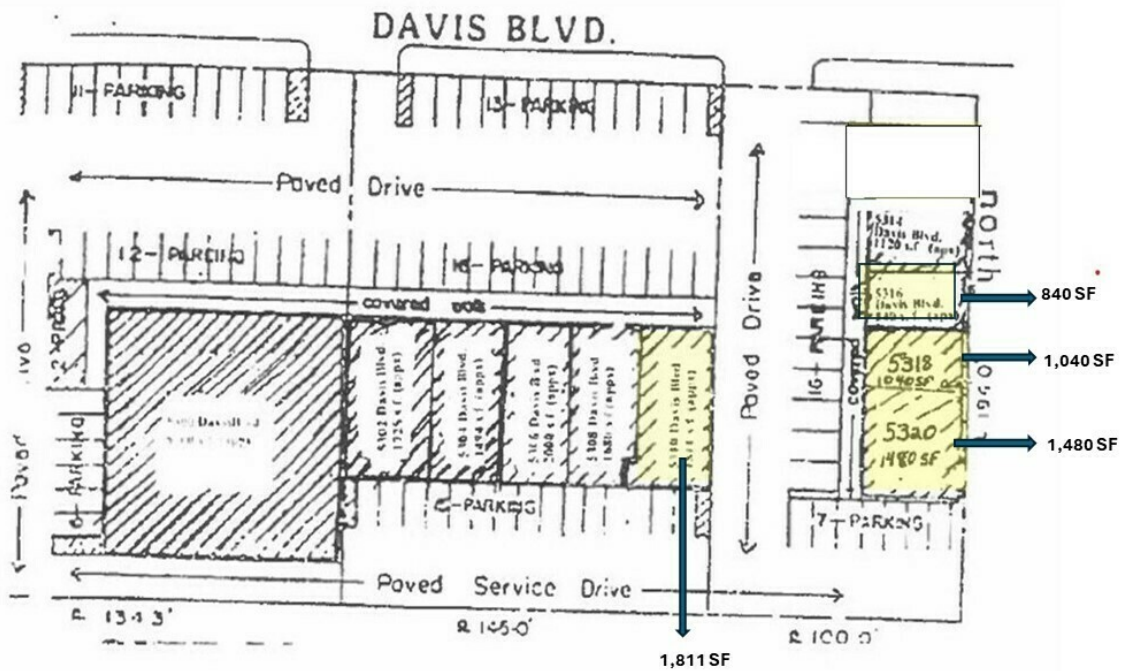
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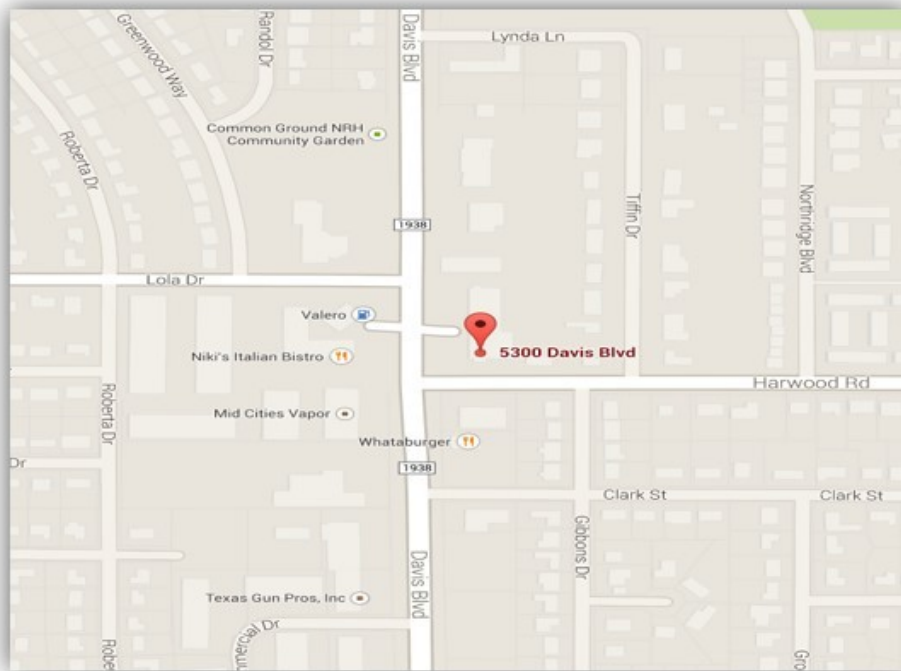
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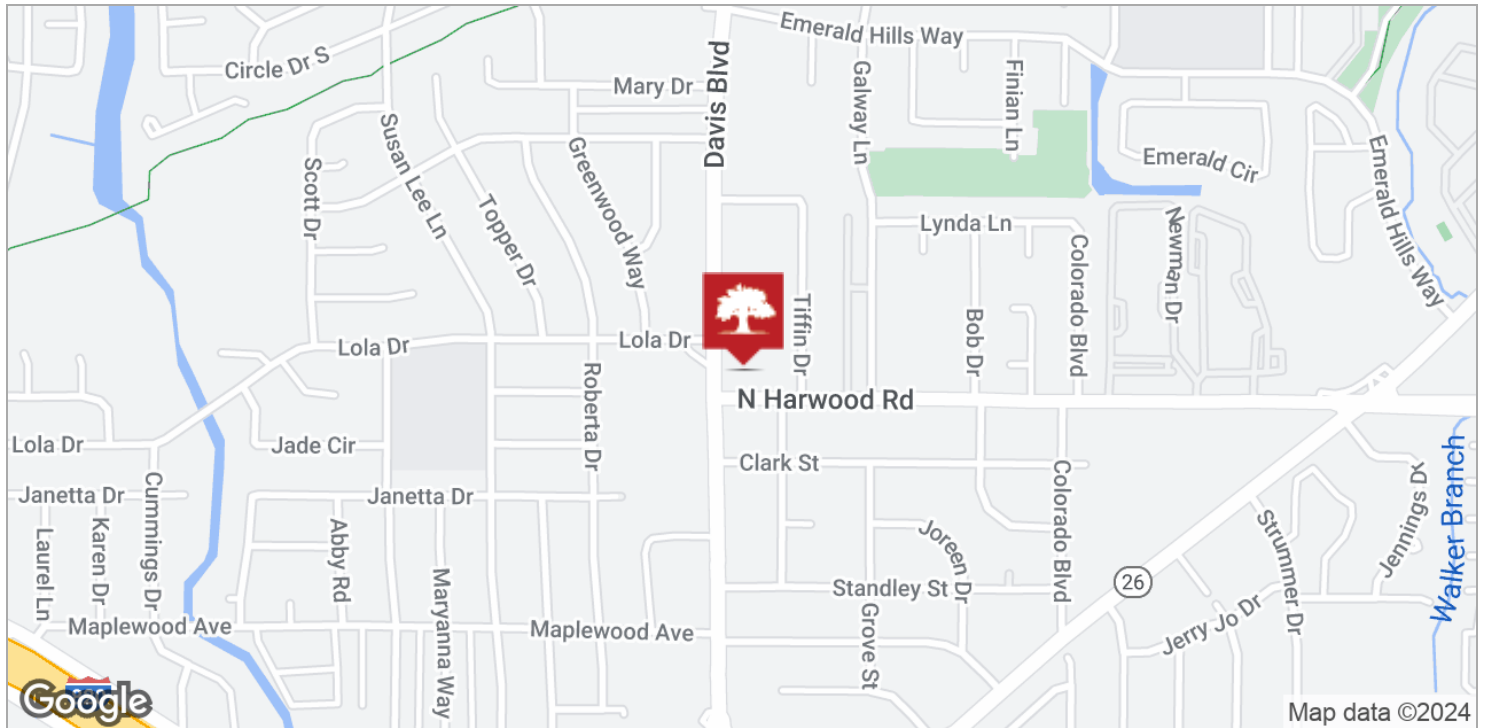
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,050	108,335	283,765
Median age	36.0	39.5	38.2
Median age (Male)	36.4	38.1	37.3
Median age (Female)	36.3	40.3	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,231	43,341	107,453
# of persons per HH	2.4	2.5	2.6
Average HH income	\$68,877	\$79,703	\$89,150
Average house value	\$180,350	\$194,456	\$231,072

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	(817)849.8282 x106
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

IABS 1-0 Date