

7805 & 7809 PRECINCT LINE ROAD

NORTH RICHLAND HILLS, TEXAS 76182

PRIME COMMERCIAL REDEVELOPMENT & DEVELOPMENT OPPORTUNITY

RARE HIGH-VISIBILITY COMMERCIAL ASSEMBLAGE

±0.65 ACRES

INVESTMENT SALE

HIGH-EXPOSURE LOCATION • INFILL REDEVELOPMENT • DEVELOPMENT-READY LAND
• STRONG DEMOGRAPHICS • LONG-TERM VALUE CREATION

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a combined **±0.65-acre commercial assemblage** within one of North Richland Hills' most established commercial corridors.
- Approximately **236 feet of frontage** along highly traveled Precinct Line Road, providing outstanding visibility and long-term commercial identity.
- Includes both an existing redevelopment parcel and an adjoining vacant commercial development site, creating exceptional flexibility for future ownership.
- Existing improvements provide potential interim holding value while preserving long-term redevelopment optionality.
- Vacant parcel allows immediate commercial development without demolition costs while increasing overall site efficiency.

- Located within a mature trade area supported by established residential neighborhoods, healthcare providers, schools, restaurants, financial institutions, retail centers, and professional office users.
 - Strategic location with convenient access to North Tarrant Parkway, SH-26, Loop 820, SH-121/183, and DFW International Airport.
 - Ideal opportunity for developers, investors, owner-users, medical operators, neighborhood retail, restaurants, financial institutions, and professional office users seeking larger commercial sites within a constrained suburban market.
 - One of the few remaining opportunities to control multiple contiguous commercial parcels along the Precinct Line Road corridor.
-

EXECUTIVE SUMMARY

TAC Inc. is pleased to exclusively offer the opportunity to acquire **7805 & 7809 Precinct Line Road**, a rare **±0.65-acre commercial assemblage** located along one of North Richland Hills' most established and highly visible commercial corridors.

Positioned along Precinct Line Road, the Property offers exceptional frontage, outstanding visibility, and immediate access to a mature trade area supported by surrounding residential neighborhoods, national retailers, restaurants, medical providers, schools, financial institutions, and professional office users. The combination of existing infrastructure, established consumer demand, and continued commercial investment creates an outstanding environment for future redevelopment and long-term value creation.

The assemblage consists of two complementary parcels that significantly enhance development flexibility. **7805 Precinct Line Road** contains an existing residential improvement that may provide interim utility while preserving future redevelopment potential. **7809 Precinct Line Road** consists of vacant commercial land, allowing immediate development without the expense or delay associated with demolition. Together, the combined site provides purchasers with opportunities that neither parcel could independently achieve.

As commercial land throughout North Richland Hills continues becoming increasingly scarce, opportunities to assemble multiple contiguous parcels along established commercial corridors have become exceptionally limited. Investors and developers have increasingly shifted toward strategically located infill properties capable of supporting modern commercial projects within mature suburban markets where roadway infrastructure, municipal utilities, and surrounding commercial activity are already established.

The combined site offers purchasers multiple value creation strategies ranging from owner-user development and boutique commercial projects to mixed-use commercial concepts, medical office development, neighborhood retail, restaurant uses, financial institutions, or long-term investment hold. The additional land area significantly expands site planning flexibility while improving parking layouts, building orientation, circulation, landscaping, and overall development efficiency.

Its strategic location provides efficient regional accessibility throughout the Dallas–Fort Worth Metroplex by way of North Tarrant Parkway, SH-26, Loop 820, SH-121, and SH-183. Combined with excellent visibility, strong demographics, and limited competing commercial inventory, the Property represents one of the most compelling small-scale commercial development opportunities currently available within Northeast Tarrant County.

Whether pursued as a signature owner-user headquarters, medical office campus, neighborhood retail development, restaurant destination, or long-term commercial investment, **7805 & 7809 Precinct Line Road offer purchasers the opportunity to control a highly visible assemblage within one of North Richland Hills' most desirable commercial corridors.**

WHY THE ASSEMBLAGE ADDS VALUE

Purchasing both parcels together creates development opportunities that are difficult to achieve with either property individually.

The additional frontage and land area allow for improved site planning, more efficient parking configurations, enhanced building placement, better visibility, and greater flexibility when designing future commercial improvements. The assemblage also broadens the range of potential end users by accommodating development concepts that typically require larger sites than either parcel could independently support.

As infill opportunities throughout Northeast Tarrant County continue becoming increasingly constrained, assembled commercial sites have become particularly attractive to developers seeking scalable projects within mature suburban trade areas.

LOCATION OVERVIEW

A RARE OPPORTUNITY WITHIN AN ESTABLISHED COMMERCIAL CORRIDOR

7805 & 7809 Precinct Line Road occupy a highly visible position along one of North Richland Hills' most recognized commercial corridors. Located in the heart of Northeast Tarrant County, the Property offers exceptional accessibility, strong surrounding demographics, and direct exposure to one of the area's most active north-south thoroughfares.

The combined assemblage benefits from approximately **236 feet of frontage** along Precinct Line Road, providing outstanding visibility for future commercial users while creating a strong street presence that is increasingly difficult to obtain within mature suburban markets.

Unlike many commercial development opportunities located on the metropolitan fringe, the Property is surrounded by fully established infrastructure, stabilized residential neighborhoods, healthcare providers, schools, financial institutions, restaurants, and national retailers. These characteristics significantly reduce development uncertainty while allowing future ownership to capitalize on an existing customer base and established commercial activity.

The strategic location provides convenient access throughout the Dallas–Fort Worth Metroplex while maintaining the neighborhood-oriented environment preferred by many medical, professional office, restaurant, and retail users.

REGIONAL ACCESSIBILITY

The Property offers exceptional regional connectivity through several of North Texas' most important transportation corridors.

Destination	Approximate Drive Time
North Tarrant Parkway	±2 Minutes
SH-26	±5 Minutes
Loop 820	±8 Minutes
SH-121 / SH-183	±10 Minutes
Hurst	±8 Minutes
Bedford	±10 Minutes
Colleyville	±10 Minutes
Keller	±12 Minutes
Southlake	±15 Minutes

DFW International Airport ±20 Minutes

Downtown Fort Worth ±20 Minutes

Downtown Dallas ±35 Minutes

This level of regional accessibility enhances the Property's appeal for businesses serving both neighborhood customers and a broader regional market.

NORTH RICHLAND HILLS, TEXAS

North Richland Hills has established itself as one of the premier suburban commercial markets within the Dallas–Fort Worth Metroplex. Strategically positioned between Fort Worth and Dallas, the city combines a mature residential base with continued commercial investment, exceptional transportation infrastructure, and a business-friendly environment.

Commercial development throughout the city is supported by a diverse economic foundation consisting of healthcare providers, professional services, financial institutions, education, neighborhood retail, restaurants, and hospitality. This balanced economic profile has contributed to long-term market stability while creating sustained demand for commercial real estate.

As North Richland Hills has matured, the local commercial market has increasingly transitioned from outward expansion toward infill redevelopment. The limited availability of undeveloped commercial land has significantly increased the value of strategically located sites capable of supporting modern commercial development within established trade areas.

The Property directly benefits from these market dynamics. Its location within a stabilized commercial corridor provides future ownership with immediate access to municipal infrastructure, surrounding businesses, and an established consumer base while reducing many of the uncertainties associated with greenfield development.

WHY INVEST HERE?

PRIME COMMERCIAL FRONTAGE

Approximately **150 feet of frontage** along Precinct Line Road provides exceptional visibility, identity, and long-term branding opportunities for future commercial development.

ASSEMBLAGE ADVANTAGE

The combination of two contiguous parcels creates development flexibility rarely available within mature suburban markets. Increased site area allows more efficient parking layouts, improved circulation, enhanced building placement, and broader development possibilities than either parcel could independently support.

DEVELOPMENT FLEXIBILITY

Future ownership may choose to redevelop the entire site as a unified commercial project or pursue alternative development strategies depending upon market conditions and municipal approvals.

ESTABLISHED CONSUMER BASE

The surrounding trade area consists of stable residential neighborhoods, established commercial development, healthcare providers, schools, financial institutions, restaurants, and neighborhood retail supporting consistent daily consumer activity.

LONG-TERM APPRECIATION POTENTIAL

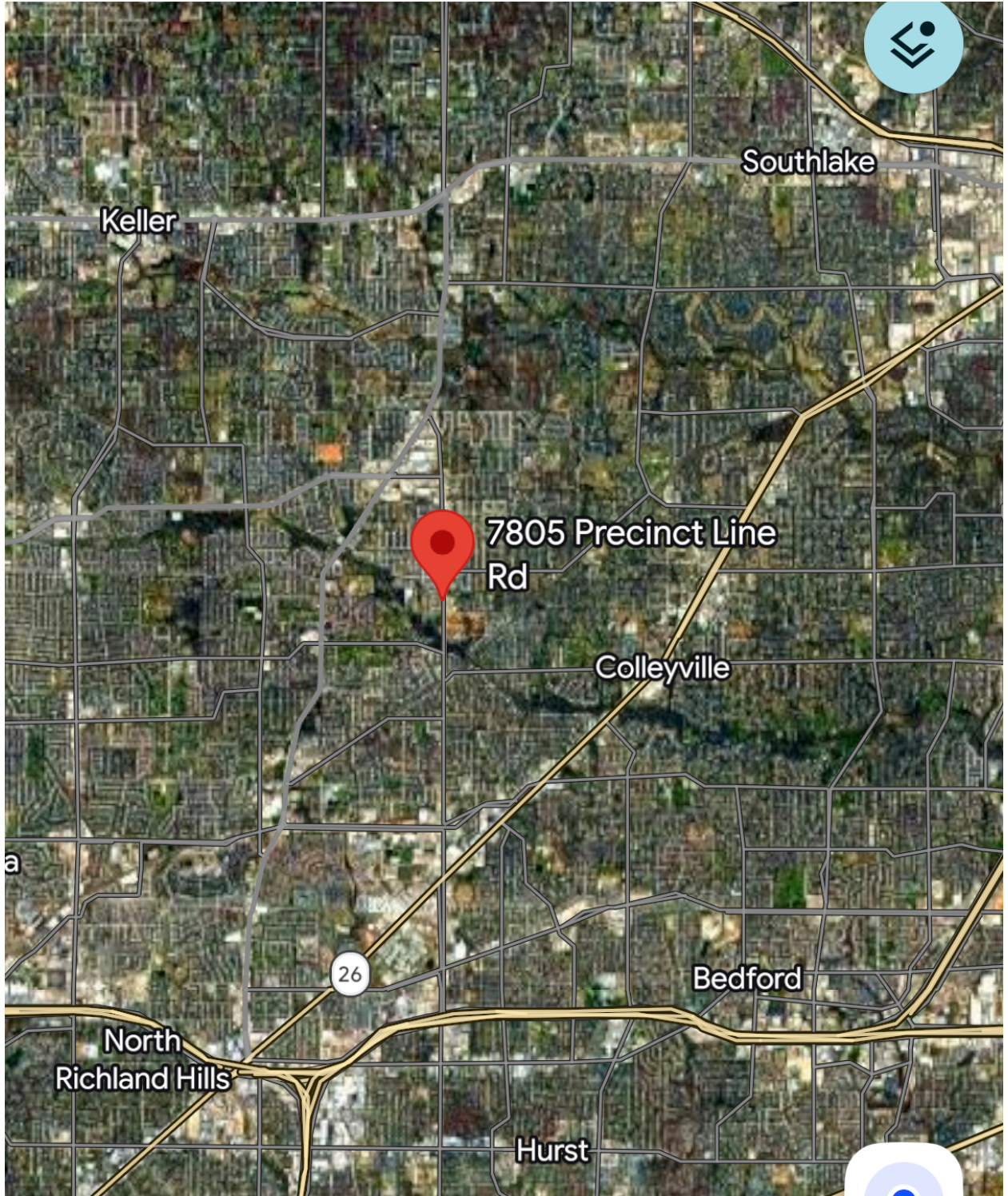
As commercial assemblages become increasingly scarce throughout Northeast Tarrant County, strategically positioned properties offering visibility, accessibility, and redevelopment flexibility continue attracting strong interest from investors, developers, and owner-users.

INVESTMENT HIGHLIGHTS

- Rare ±0.65-acre commercial assemblage
- Approximately 150 feet of Precinct Line Road frontage
- Combination of redevelopment parcel and vacant commercial land
- Highly visible infill location

- Strong surrounding demographics
- Excellent regional accessibility
- Established commercial corridor
- Utilities available
- Flexible redevelopment opportunities
- Ideal for medical, office, retail, restaurant, financial, and mixed commercial uses
- One of the few remaining assemblage opportunities in North Richland Hills
- Positioned for long-term appreciation in a high-demand suburban market

AERIAL SITE ANALYSIS





A STRATEGIC INFILL ASSEMBLAGE

7805 & 7809 Precinct Line Road represent one of the few remaining opportunities to acquire a contiguous commercial assemblage within North Richland Hills' established Precinct Line Road corridor. The combined ± 0.65 -acre site occupies a prominent position along one of the city's primary commercial thoroughfares, providing outstanding visibility, accessibility, and long-term redevelopment potential.

The surrounding corridor has experienced decades of successful commercial growth supported by stable residential neighborhoods, healthcare providers, educational facilities, financial institutions, restaurants, and neighborhood retail centers. This mature commercial environment provides future ownership with immediate access to an established customer base while eliminating many of the uncertainties commonly associated with emerging development markets.

The Property's configuration provides developers with a flexible site capable of accommodating numerous commercial concepts. The combination of existing improvements on one parcel and vacant land on the adjoining parcel creates opportunities for phased development, complete redevelopment, or adaptive reuse depending upon future ownership objectives and market conditions.

With limited commercial land remaining throughout North Richland Hills, assemblages of this size and visibility have become increasingly uncommon. Properties offering this combination of frontage, accessibility, and redevelopment flexibility continue attracting interest from regional developers, private investors, and owner-users seeking long-term commercial investment opportunities.

SURROUNDING LAND USE

The Property is surrounded by a balanced mix of commercial, residential, institutional, and civic uses that generate consistent daily activity throughout the corridor. This diversity strengthens long-term market stability while supporting a wide variety of commercial businesses.

COMMERCIAL

- National Retailers
- Neighborhood Shopping Centers
- Medical & Dental Practices

- Professional Office Buildings
 - Financial Institutions
 - Restaurants & Cafés
 - Personal Service Businesses
 - Fitness & Wellness Facilities
 - Automotive Services
 - Hospitality Uses
-

RESIDENTIAL

- Established Single-Family Neighborhoods
 - Mature Residential Communities
 - Stable Homeownership
 - Strong Household Incomes
 - Consistent Population Base
-

COMMUNITY & PUBLIC USES

- Public Schools
- Churches
- Municipal Facilities
- Community Parks
- Recreation Centers
- Healthcare Services
- Public Safety Facilities

The surrounding mix of land uses supports sustained consumer demand while creating an attractive environment for future commercial investment.

REDEVELOPMENT OPPORTUNITY

POSITIONED FOR THE NEXT GENERATION OF COMMERCIAL DEVELOPMENT

Commercial land within mature suburban markets has become increasingly difficult to acquire. As available development sites continue to diminish, developers have shifted their focus toward strategically located infill opportunities capable of supporting modern commercial projects within established trade areas.

7805 & 7809 Precinct Line Road provide exactly that opportunity.

The assemblage combines two complementary parcels into a development site capable of supporting commercial projects that would be difficult to achieve on either property individually. The increased land area enhances design flexibility while allowing future ownership to optimize building placement, circulation patterns, parking efficiency, landscaping, and overall project functionality.

Unlike isolated commercial parcels constrained by limited frontage or site depth, the combined Property offers a more balanced development footprint capable of accommodating a wider variety of commercial users.

The existing improvement on 7805 may also provide interim income potential or flexibility during future planning while the adjoining vacant parcel allows immediate expansion opportunities.

As redevelopment activity continues throughout Northeast Tarrant County, opportunities of this quality are expected to become increasingly limited.

HIGHEST & BEST USE ANALYSIS

Based upon the Property's location, frontage, visibility, surrounding development, transportation access, and demographic characteristics, the highest and best long-term use appears to be coordinated commercial redevelopment, subject to municipal approvals.

Potential future development concepts include:

MEDICAL

- Multi-Tenant Medical Office
 - Dental Practice
 - Urgent Care
 - Physical Therapy
 - Orthopedic Clinic
 - Family Practice
 - Specialty Healthcare
-

PROFESSIONAL OFFICE

- Corporate Office
 - CPA Firm
 - Law Firm
 - Insurance Agency
 - Financial Advisory
 - Real Estate Brokerage
 - Engineering Firm
 - Architecture Firm
 - Title Company
-

RETAIL

- Boutique Retail Center

- Specialty Retail
 - Home Services Showroom
 - Pet Services
 - Wireless Retail
 - Pharmacy
 - Convenience Retail
-

FOOD & BEVERAGE

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

SERVICE COMMERCIAL

- Salon
- Day Spa
- Wellness Center
- Fitness Studio
- Learning Center
- Child Enrichment
- Veterinary Clinic

DEVELOPMENT ADVANTAGES

Larger Combined Site

The assemblage provides substantially greater development flexibility than either parcel independently, allowing more efficient site planning and broader commercial applications.

Strong Street Presence

Approximately 150 feet of frontage creates excellent visibility and long-term branding opportunities for future occupants.

Established Trade Area

Businesses locating at the Property immediately benefit from surrounding residential density and an existing customer base rather than relying upon future growth.

Infrastructure Already in Place

Municipal services, roadway improvements, utilities, and surrounding commercial development reduce entitlement risk and improve development efficiency.

Flexible Exit Strategies

Future ownership may elect to develop the site, occupy the Property, lease improvements, sell completed assets, or hold the land for continued appreciation as commercial inventory becomes increasingly constrained.

MARKET OVERVIEW

A PREMIER SUBURBAN COMMERCIAL MARKET

North Richland Hills has developed into one of the most established and resilient commercial markets within the Dallas–Fort Worth Metroplex. Its central location, mature infrastructure, strong residential base, and business-friendly environment have attracted continuous private investment while supporting long-term commercial growth across multiple industries.

The city's commercial landscape is anchored by healthcare providers, financial institutions, professional offices, neighborhood retail centers, restaurants, hospitality, educational facilities, and municipal services. This diverse economic foundation creates a stable business environment that is less dependent upon any single industry and supports sustained demand for commercial real estate.

As available commercial land has become increasingly limited, developers have shifted their focus toward strategically located infill opportunities capable of serving established neighborhoods. Properties offering strong visibility along major commercial corridors have become particularly desirable due to their ability to support both owner-user occupancy and long-term investment objectives.

7805 & 7809 Precinct Line Road directly benefit from these market fundamentals. Their location within a mature commercial corridor provides immediate access to existing infrastructure, surrounding businesses, and a well-established customer base while minimizing many of the risks associated with emerging development areas.

DEMOGRAPHIC STRENGTH

The Property is positioned within one of Northeast Tarrant County's most desirable suburban trade areas. The surrounding population supports a diverse mix of commercial businesses ranging from healthcare providers and financial institutions to restaurants, personal services, and professional offices.

Area Demographic Characteristics

- Established owner-occupied residential neighborhoods
- Strong household income levels
- Highly educated workforce
- Stable population growth
- Excellent public school systems

- High daytime population driven by surrounding businesses
- Consistent demand for neighborhood-serving retail and professional services
- Significant purchasing power within the immediate trade area

These demographic characteristics continue to support sustained commercial investment while providing businesses with access to an affluent and stable customer base.

TRAFFIC & VISIBILITY

One of the Property's greatest competitive advantages is its prominent location along Precinct Line Road, a major arterial serving thousands of residents, employees, and visitors throughout Northeast Tarrant County.

Daily traffic generated by commuters, nearby residents, schools, healthcare facilities, and surrounding commercial businesses creates exceptional visibility for future development.

Unlike many commercial sites requiring expensive advertising to establish market awareness, businesses located along Precinct Line Road benefit from continuous street exposure and strong brand recognition simply through their location.

The approximately **150 feet of frontage** provides ample opportunity for monument signage, attractive building orientation, and long-term commercial identity.

For many owner-users, this level of visibility represents one of the most valuable assets associated with the Property.

COMPETITIVE ADVANTAGES

Rare Assemblage Opportunity

Commercial assemblages of this size rarely become available within established suburban markets. The combined parcels provide development flexibility that individual lots often cannot achieve.

Exceptional Frontage

The generous frontage along Precinct Line Road creates superior visibility while improving access, signage opportunities, and overall project design.

Established Infrastructure

Municipal utilities, roadway improvements, and surrounding development already exist, reducing both development risk and project timelines.

Diverse End Users

The site's configuration supports medical, office, restaurant, retail, financial, and service-oriented businesses, increasing future leasing and resale opportunities.

Long-Term Investment Potential

The continued scarcity of quality commercial development sites within mature suburban markets positions the Property for long-term appreciation as commercial land inventory continues to tighten.

DALLAS–FORT WORTH ECONOMIC OVERVIEW

The Dallas–Fort Worth Metroplex is widely recognized as one of the strongest regional economies in the United States. Home to millions of residents and thousands of businesses, the region continues to experience sustained population growth, corporate investment, infrastructure expansion, and job creation.

Major employers across industries including healthcare, finance, logistics, aerospace, technology, manufacturing, education, and professional services have contributed to the Metroplex's long-term economic resilience. This diversified economy has supported consistent demand for commercial real estate while attracting new businesses seeking access to one of the nation's largest consumer markets.

North Richland Hills benefits directly from this regional strength. Its strategic location between Fort Worth and Dallas allows businesses to serve a broad customer base while maintaining the advantages of an established suburban community.

As continued investment throughout the Metroplex drives additional commercial activity, strategically located infill properties such as 7805 & 7809 Precinct Line Road are well positioned to benefit from increasing land values and sustained demand for quality commercial development sites.

INVESTMENT CONSIDERATIONS

Purchasers should recognize several characteristics that distinguish this opportunity from many competing commercial offerings:

- **Two contiguous parcels** creating a larger, more functional development footprint.
- **Outstanding visibility** along a well-established commercial corridor.
- **Redevelopment flexibility**, with both existing improvements and vacant land.
- **Strong surrounding demographics** supporting a variety of commercial uses.
- **Immediate access** to major transportation routes throughout the Metroplex.
- **Limited future competition**, as comparable commercial assemblages become increasingly scarce.
- **Multiple exit strategies**, including owner occupancy, development, leasing, resale, or long-term land banking.

Collectively, these factors create a compelling investment opportunity for developers, investors, and owner-users seeking a highly visible commercial property within one of Northeast Tarrant County's most established business corridors.

Google pin

https://www.google.com/maps/place/7809+Precinct+Line+Rd,+North+Richland+Hills,+TX+76182/@32.889835,-97.1858256,3a,60y,266.3h,90.91t/data=!3m7!1e1!3m5!1swQqjv7R1uYZD9RORD-NiPA!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D-0.9110308675148957%26panoid%3DwQqjv7R1uYZD9RORD-NiPA%26yaw%3D266.3022835648407!7i16384!8i8192!4m15!1m8!3m7!1s0x864dd60c25c13197:0x90ace879365cc0c5!2s7809+Precinct+Line+Rd,+North+Richland+Hills,+TX+76182!3b1!8m2!3d32.8898069!4d-97.1862376!16s%2Fg%2F11c2fjz7yw!3m5!1s0x864dd60c25c13197:0x90ace879365cc0c5!8m2!3d32.8898069!4d-97.1862376!16s%2Fg%2F11c2fjz7yw?entry=tту&g_ep=EgoyMDI2MDcyNi4wKXMDSoASAFQAw%3D%3D