



## OFFICE SPACE FOR LEASE

8609 Mid Cities, Suite 100  
North Richland Hills, TX 76180

AVAILABLE:

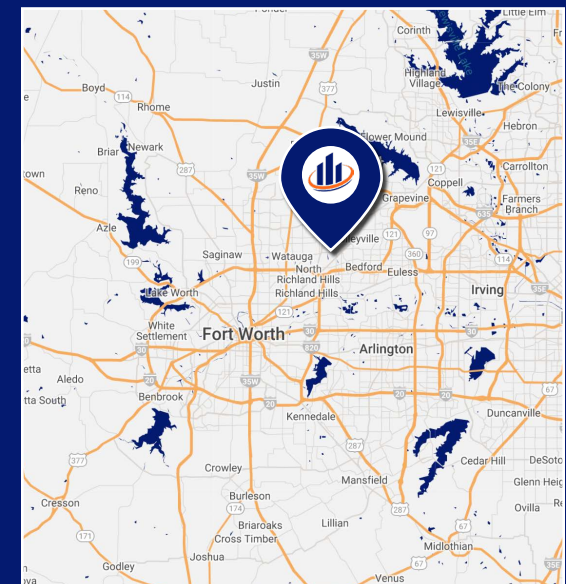
**1,087 SF**

LEASE RATE  
**\$18/SF NNN**

609 Mid Cities Blvd offers a well-positioned office opportunity in the heart of North Richland Hills, Texas, within the highly desirable HEB/Mid-Cities submarket of Tarrant County. Located along the heavily traveled Mid Cities Boulevard corridor, the property benefits from excellent visibility, convenient accessibility, and strong surrounding demographics. The office space is surrounded by an established mix of professional office, medical, retail, and residential developments, creating a dynamic business environment with strong daytime traffic and consumer activity.

## HIGHLIGHTS

- » Located in one of the most active commercial corridors in the city.
- » This suite has upscale amenities like crown molding, wooden base molding, upgraded bathroom and fixtures, exceptional flooring and paint.



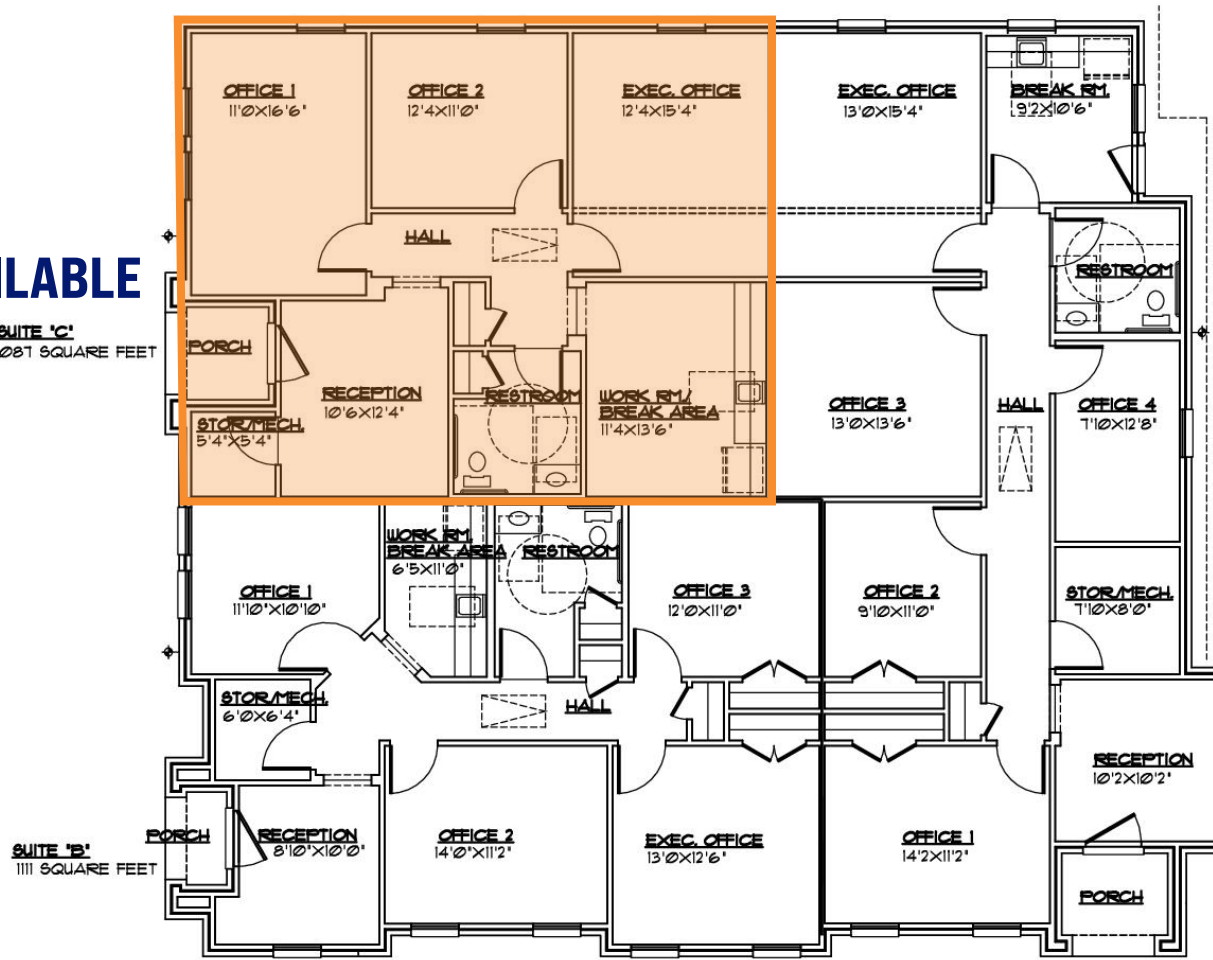
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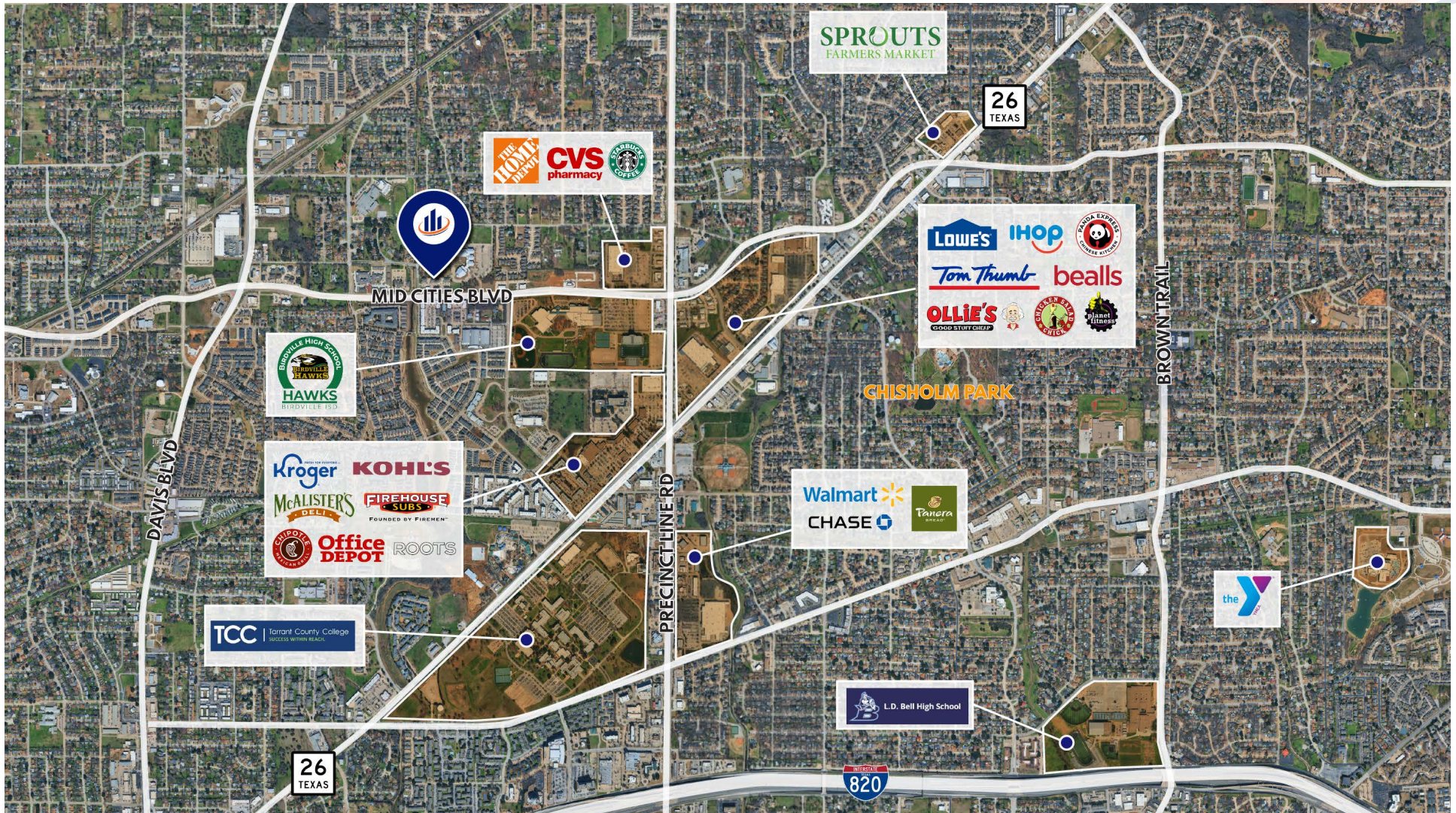
**SUITE 'C'**  
1087 SQUARE FEET



**FLOOR PLAN**  
**8909 MID CITIES BLVD**

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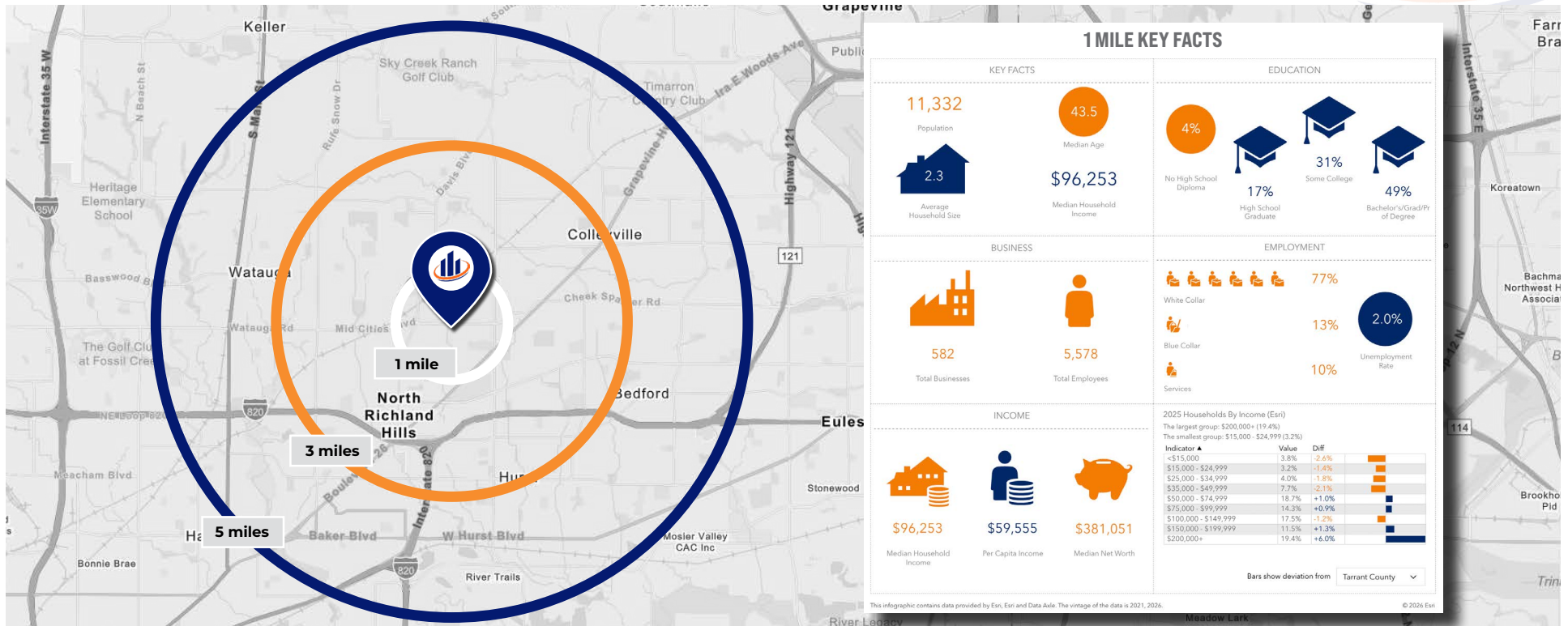
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8609 Mid Cities Blvd is strategically positioned in the heart of North Richland Hills with excellent connectivity to SH-183, Loop 820, and DFW International Airport, providing seamless access across the Dallas–Fort Worth metroplex. The property is located within the thriving HEB/Mid-Cities submarket, surrounded by established retail, dining, and residential neighborhoods. This dynamic setting offers strong visibility and accessibility.

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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	11,332	108,732	295,500	11,899	109,546	296,094
<b>Households</b>	5,003	43,414	114,320	5,381	44,502	116,466
<b>Families</b>	3,193	30,083	79,082	3,385	30,526	79,891
<b>Average Household Size</b>	2.26	2.49	2.57	2.20	2.45	2.53
<b>Owner Occupied Housing Units</b>	3,190	29,477	75,099	3,449	30,629	77,295
<b>Renter Occupied Housing Units</b>	1,813	13,937	39,221	1,932	13,873	39,170
<b>Median Age</b>	43.5	41.2	40.0	44.7	42.2	40.8
<b>Median Household Income</b>	\$96,253	\$95,812	\$94,354	\$104,945	\$104,367	\$103,829
<b>Average Household Income</b>	\$136,246	\$129,375	\$132,756	\$148,933	\$141,488	\$144,281



# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>DFW Trinity Advisors, LLC</b> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<b>9004520</b> <small>License No.</small>	<b>sfithian@visionsrealty.com</b> <small>Email</small>	<b>817-288-5525</b> <small>Phone</small>
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date