

LEASE

8609 Mid Cities Blvd.

SUITE 300

North Richland Hills, TX 76182

PRESENTED BY:

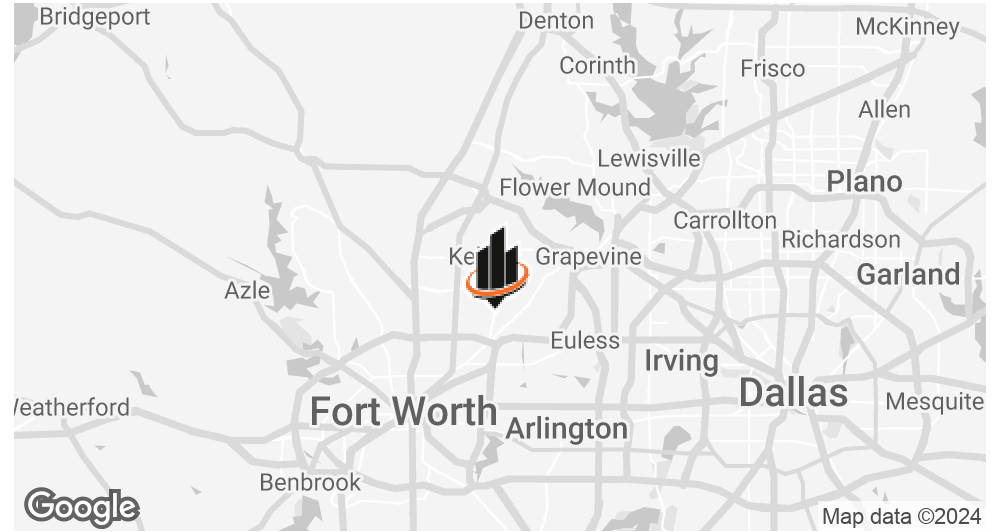
MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	3,583 SF
AVAILABLE SF:	1,385 SF
LOT SIZE:	0.3 Acres
ZONING:	commercial

PROPERTY OVERVIEW

This market is centrally located between Dallas and Fort Worth and only 10 minutes from the DFW International Airport. This property is close to strong retail including an abundance of restaurants, retail and entertainment which attracts thousands of people into this area and why it continues to be an ideal area for both homeowners and businesses.

PROPERTY HIGHLIGHTS

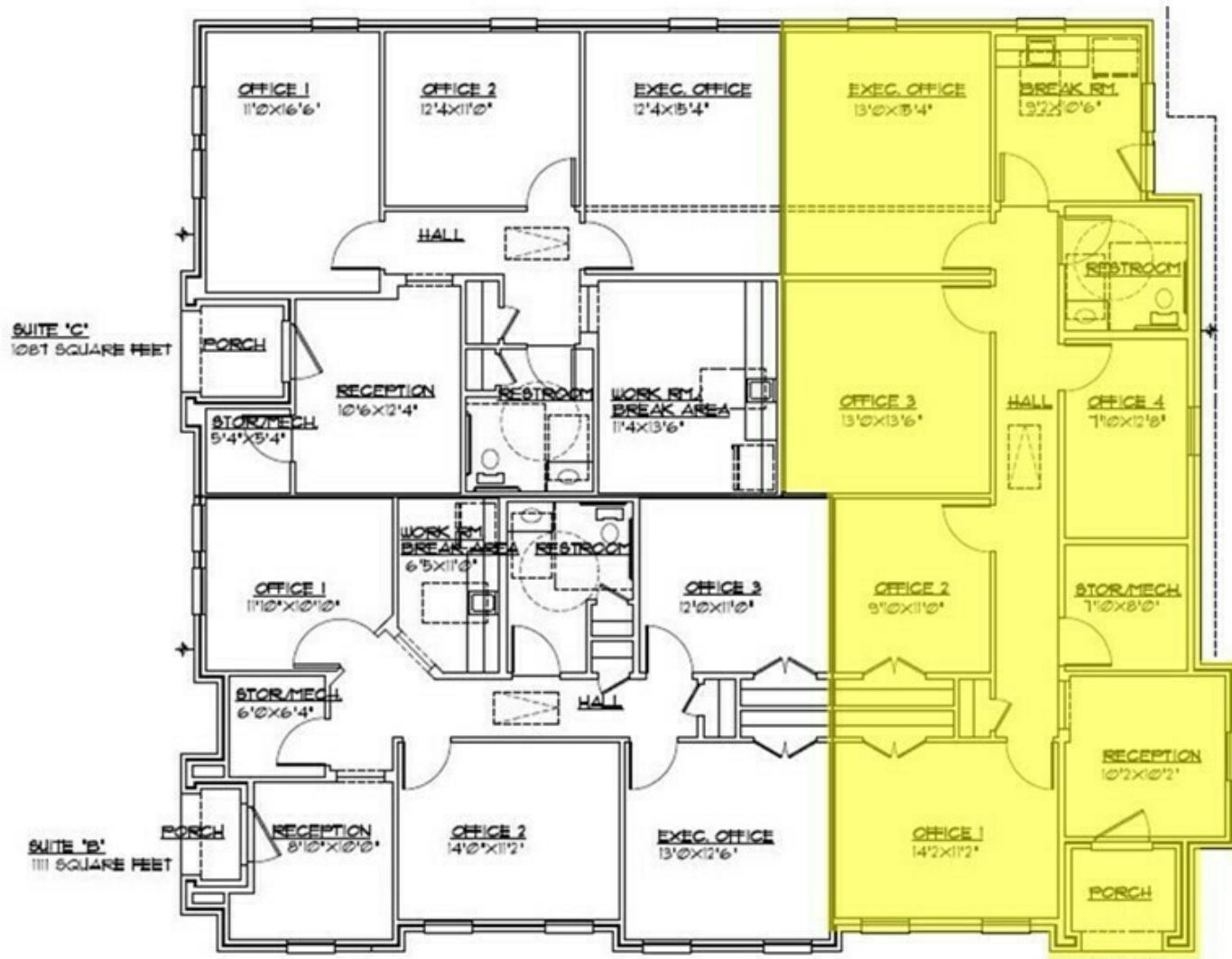
- Upscale amenities like crown molding, wooden base molding, upgrade bathroom and fixtures, exceptional flooring and paint!
- Located in one of the most active commercial corridors in the city.

MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

SUITE 300



MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

LOCATION MAP



MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

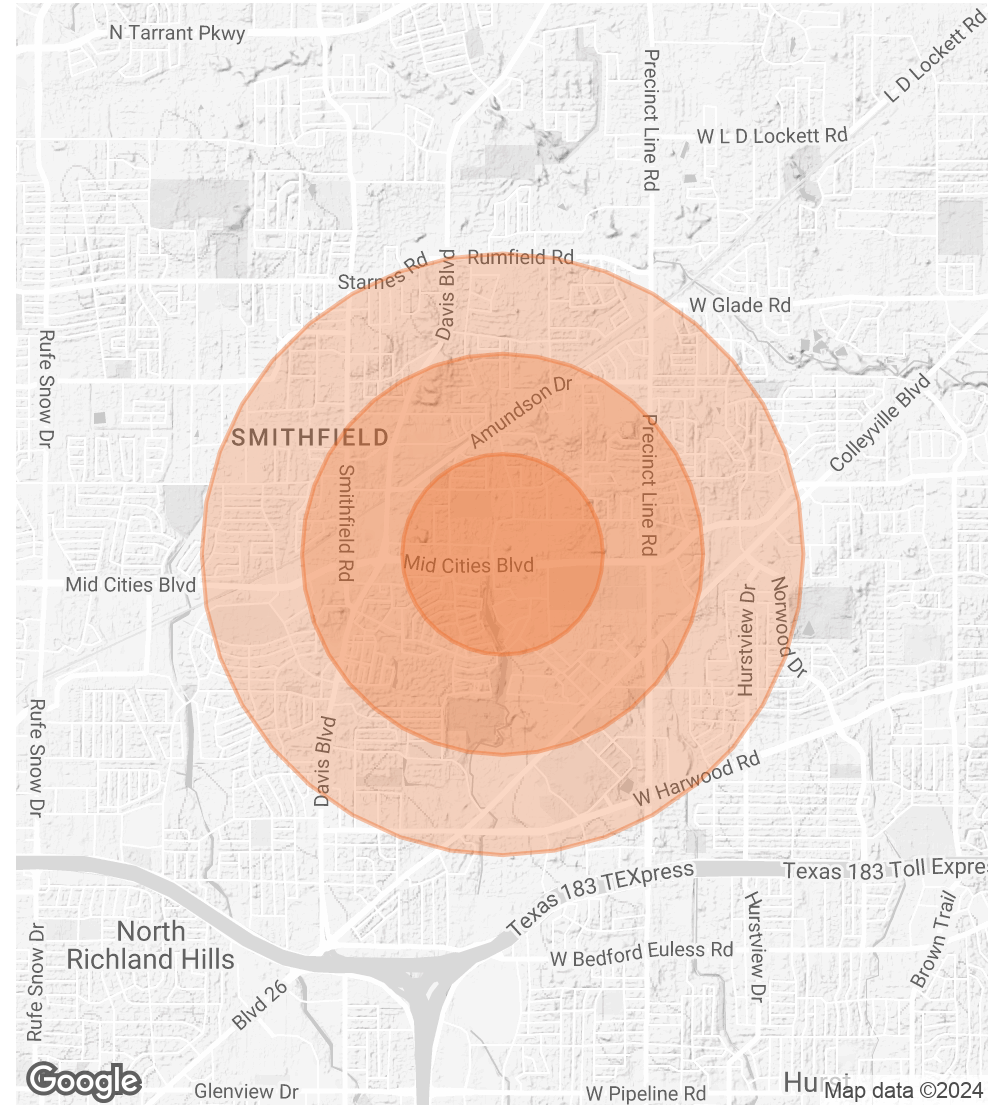
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,252	11,584	28,674
AVERAGE AGE	50.1	43.3	40.2
AVERAGE AGE (MALE)	49.1	43.0	39.5
AVERAGE AGE (FEMALE)	51.0	43.6	40.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,077	4,895	11,712
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$109,389	\$101,274	\$92,603
AVERAGE HOUSE VALUE	\$302,857	\$260,710	\$223,822

2020 American Community Survey (ACS)



MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

ADVISOR BIO 1



MATT MATTHEWS, MBA, CCIM

Managing Director

matt.matthews@svn.com

Direct: **972.765.0886** | Cell: **972.765.0886**

PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

SVN | Trinity Advisors

1762 Keller Parkway, Suite 100
Keller, TX 76248

MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com



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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------