



FOR SALE

High-Capacity Restaurant & Entertainment Venue in
Suburban DFW

5237 Davis Blvd., NRH

PROPERTY BROCHURE | 5237 DAVIS BOULEVARD | NORTH RICHLAND HILLS, TX

Exclusively Listed by

Julie Smith - Sr. Director | (469) 556-3894 | JulieSmith@KWCommercial.com | 526313, Texas

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | KW MCKINNEY
7200 W University Dr #300
McKinney, TX 75071

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Property Summary



Property Summary

Building SF:	Approx: 13,313
Lot Size:	1.54 Acres
Parking:	Open lot
Price:	\$2,700,000
Year Built:	1969
Zoning:	C-2
Use:	Restaurant
VPD	22,399

Property Overview

Population exceeding 292,000 within 5 miles

Average household incomes supportive of casual/upscale casual dining

Dense established suburban trade area

Strong daytime and evening consumer base

Regional accessibility from multiple Mid-Cities communities

Motivated Seller - price recently reduced from \$3,500,000

Current restaurant business is also available for sale. Contact broker for details.

Call Broker for appointment - DO NOT disturb business.

Location Overview

Located within the established Northeast Tarrant County retail and dining corridor, the property benefits from strong suburban household density, regional accessibility via SH-121/I-820, and consistent consumer traffic from North Richland Hills, Hurst, Bedford, Colleyville, and surrounding Mid-Cities communities.

Property Description



CONFIDENTIAL - For Sale: Restaurant Property and Business

Rare opportunity to acquire a freestanding fully built-out second-generation restaurant facility with substantial existing FF&E and infrastructure already in place - significantly reducing startup costs and time-to-opening.

Current restaurant business is also available for sale. Contact Broker for details.

The flexible floorplan supports multiple revenue channels including full-service dining, bar/lounge operations, private events, group dining, entertainment programming, and patio-driven food and beverage sales. Covered patio infrastructure enhances guest experience, bar activation, and indoor/outdoor hospitality programming.

Call Broker for appointment - DO NOT disturb business.

Property Photos



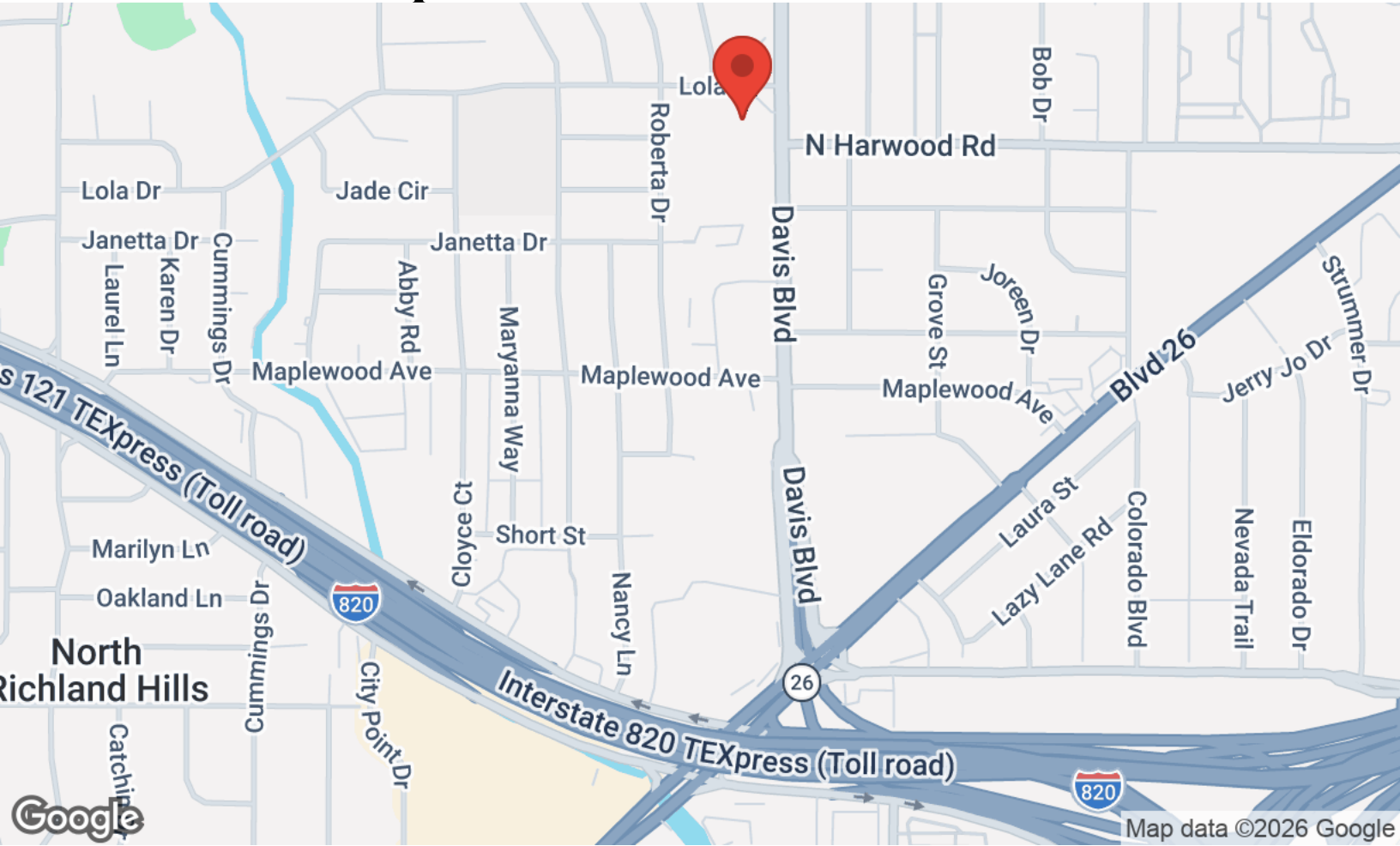
Property Photos



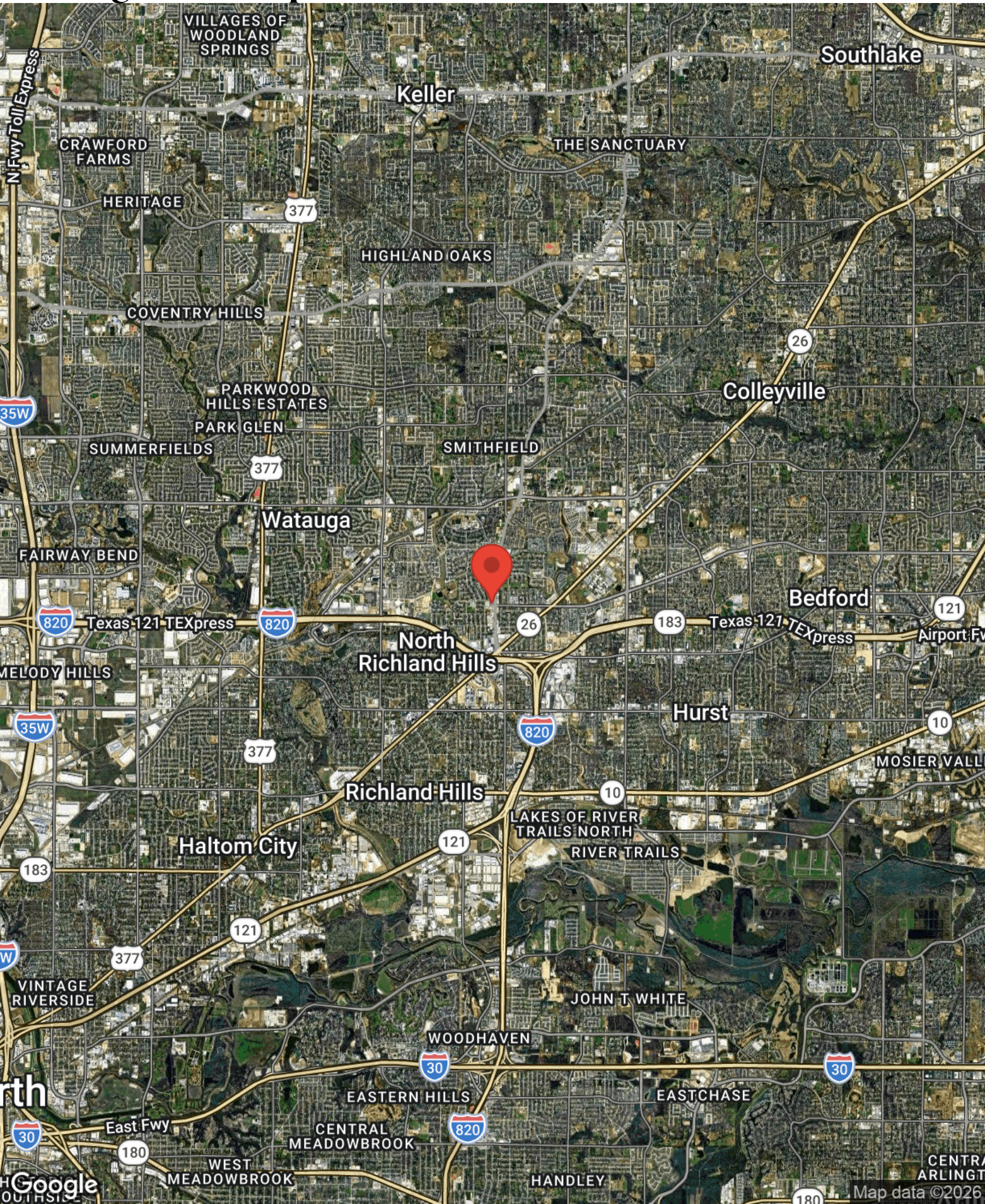
Aerial Map



Location Maps



Regional Map





Income	1 Mile	3 Miles	5 Miles
Median	\$90,756	\$87,985	\$91,646
Under \$15k	366	2,379	5,744
\$15k - \$25k	151	1,594	3,927
\$25k - \$35k	413	3,199	7,484
\$35k - \$50k	433	4,092	11,071
\$50k - \$75k	1,114	8,086	18,298
\$75k - \$100k	824	6,609	14,676
\$100k - \$150k	1,282	9,784	22,914
\$150k - \$200k	740	4,646	11,995
Over \$200k	668	5,176	16,484



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams McKinney	473963	k1rw86@kw.com	972-562-8883
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Alvin Paulson	501258	alvin.paulson@kw.com	972-562-8883
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Book	626366	travisbook@kw.com	972-562-8883
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Julie Smith	526313	juliesmith@kwcommercial.com	469-556-3894
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials
Keller Williams Realty, Inc.

Date

IABS 1-2

Turnkey Freestanding Restaurant & Event Venue

PROPERTY BROCHURE | 5237 DAVIS BOULEVARD | NORTH RICHLAND HILLS, TX

Exclusively Listed by

Julie Smith - Sr. Director

☎ (469) 556-3894

✉ JulieSmith@KWCommercial.com

📍 526313, Texas

KW Commercial | KW McKinney

7200 W University Dr #300

McKinney, TX 75071

Each Office is Independently Owned and Operated



www.kwcommercial.com