

FOR LEASE/SALE
BERRY CREEK VILLAGE PHASE 1

SHELL DELIVERY Q2 2026

9041 Mid Cities Blvd

9049 Mid Cities Blvd

9041, 9049 MID CITIES BLVD., NORTH RICHLAND HILLS, TX

BROKER CONTACTS

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BUSINESS PARK OVERVIEW



Property Summary

This new three-building business park offers a premier opportunity for sale or lease, with only two buildings remaining. Available spaces consist of shell-condition suites ranging from $\pm 1,385$ to 4,951 square feet, providing maximum flexibility for retail/office and office/medical. The shell configuration allows owners and tenants to design and customize the space to meet their specific operational requirements, with generous tenant improvement packages available to support build-outs. Building signage opportunities further enhance visibility and brand exposure.

Strategically positioned along Mid Cities Boulevard, the property benefits from excellent frontage and exposure to approximately 20,000 vehicles per day, providing strong visibility and consistent traffic. The surrounding area features a highly desirable consumer base, with more than 100,000 residents within a three-mile radius and an average household income exceeding \$140,000. Additionally, the presence of over 20,000 nearby students contributes to the area's strong demand for retail, dining, medical, and professional services. Combined with its prime location, strong demographics, and flexible ownership or leasing options, this business park presents an exceptional opportunity for investors, owner-users, and tenants seeking to establish a presence in one of Northeast Tarrant County's growing corridors.

PROPERTY INFORMATION

9049 Mid Cities Blvd

9041 Mid Cities Blvd

Property Highlights

- ±1,385 - 4,951 SF
- For Sale/Lease
- Owner/User or Investment Opportunity
- Office/Retail/Restaurant/Medical Space
- Shell Space
- Strong TI Packages
- Building Signage
- Over 100,000 residents within a 3-mile radius, boasting an average household income of \$140,000, plus 20,000+ students nearby — delivering strong built-in consumer demand
- Approximately 20,000 vehicles per day with excellent visibility along heavily traveled Mid Cities Blvd.

Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type	Use
9041 Mid Cities Blvd., Suite 100	Ask for pricing	2,008 SF	NNN	Retail/Office
9041 Mid Cities Blvd., Suite 300	Ask for pricing	1,435 SF	NNN	Retail/Office
9049 Mid Cities Blvd, Suite 100	Ask for pricing	2,165 SF	NNN	Office/Medical
9049 Mid Cities Blvd., Suite 200	Ask for pricing	2,700 SF	NNN	Office/Medical
9049 Mid Cities Blvd, Suite 300	Ask for pricing	1,385 SF	NNN	Office/Medical

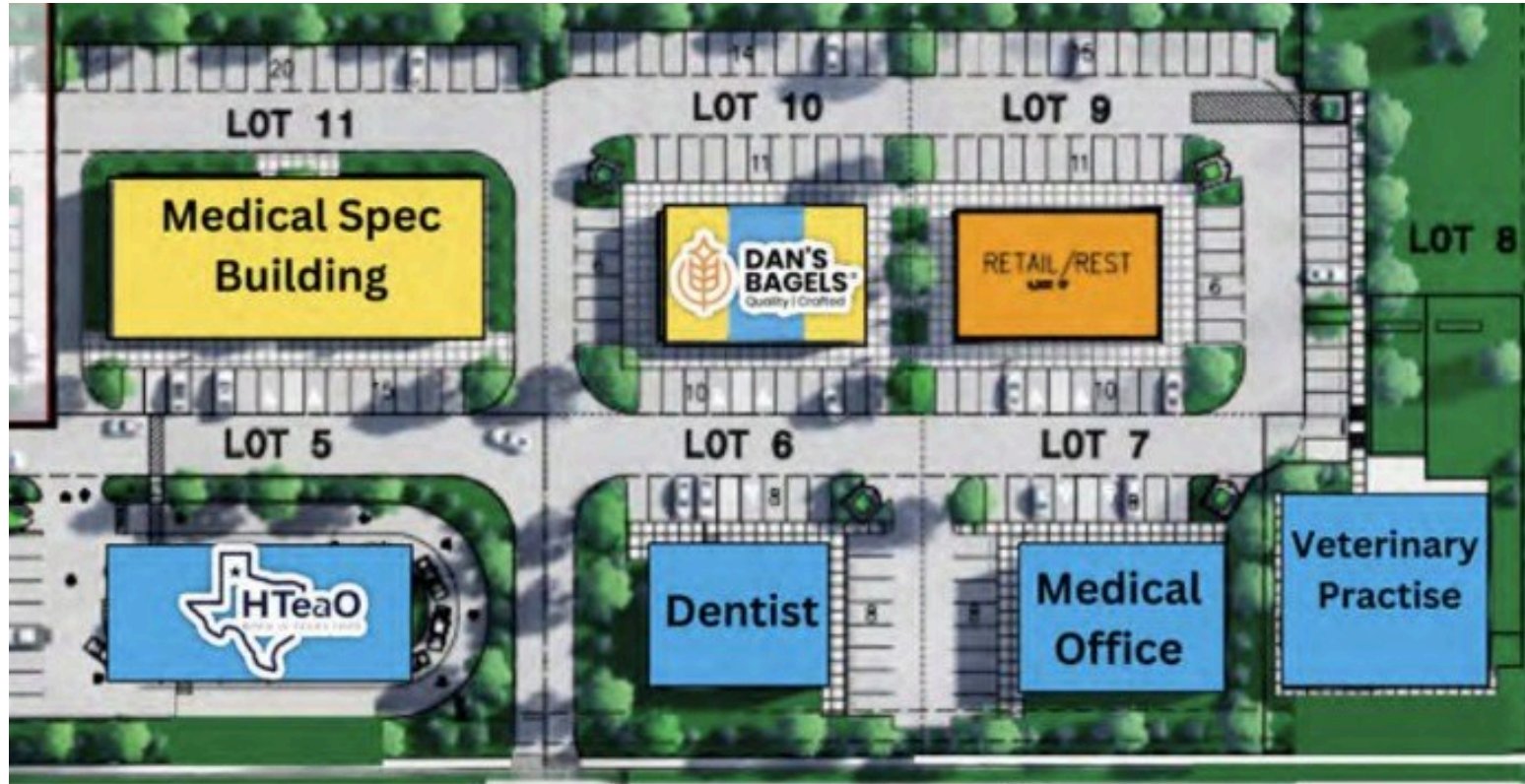
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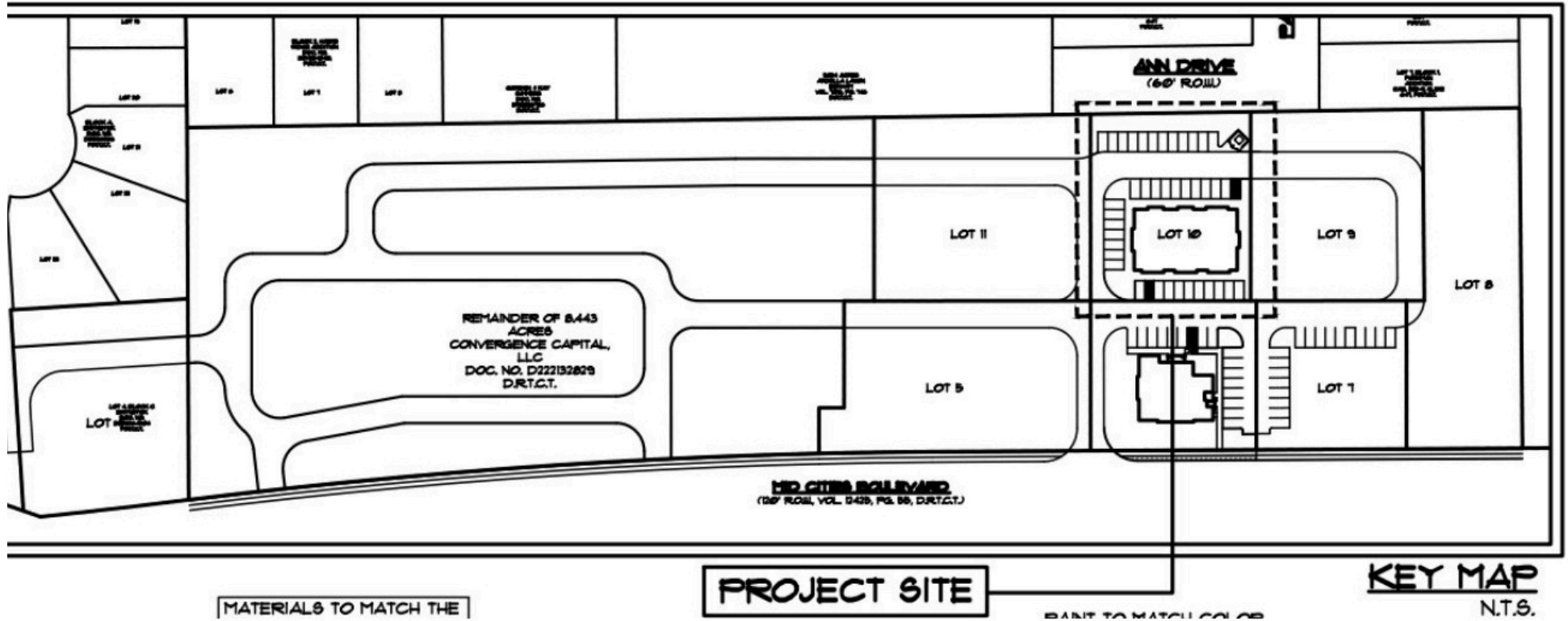
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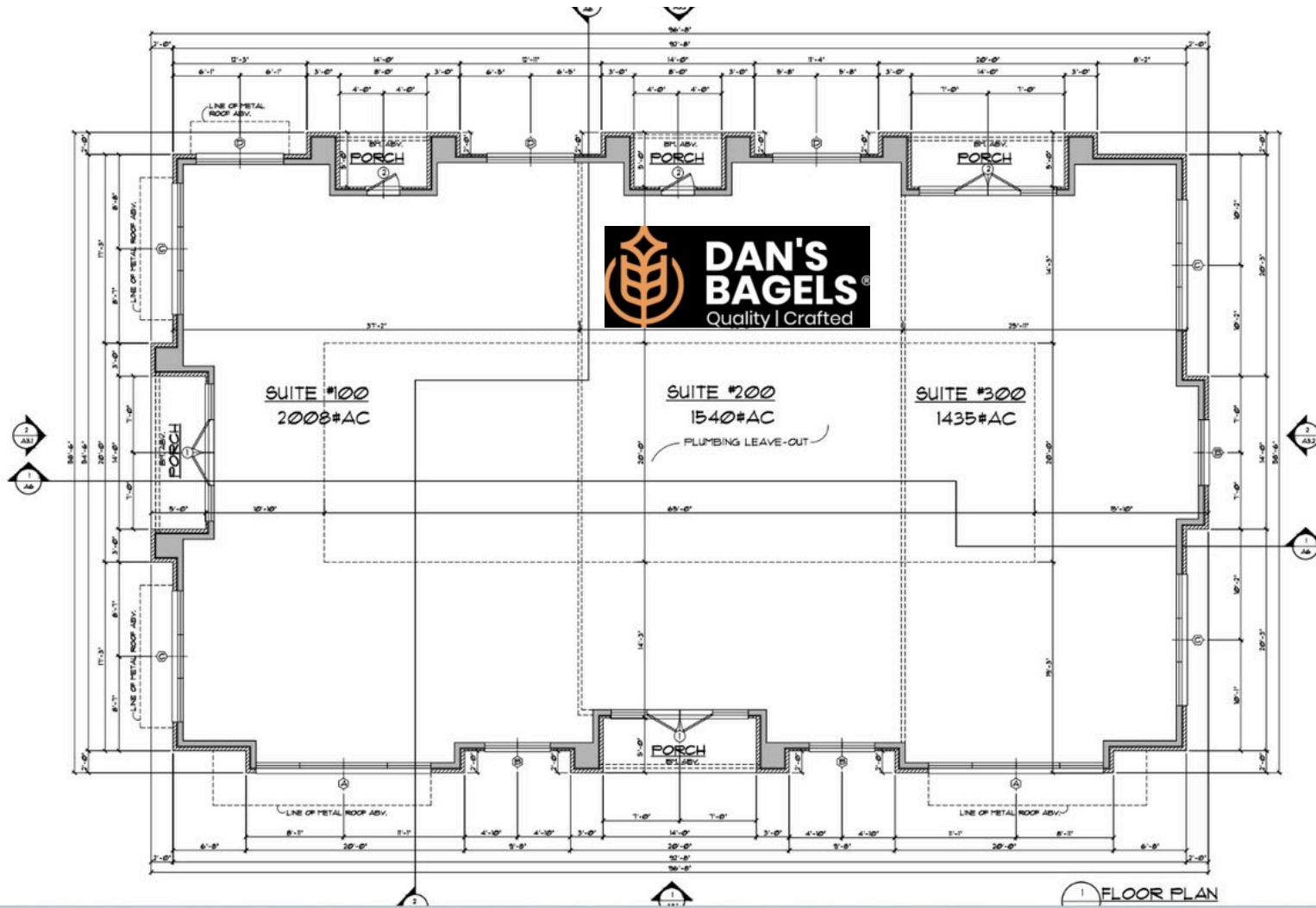
SITE PLAN



SITE PLAN



9041 MID CITIES - FLOOR PLAN



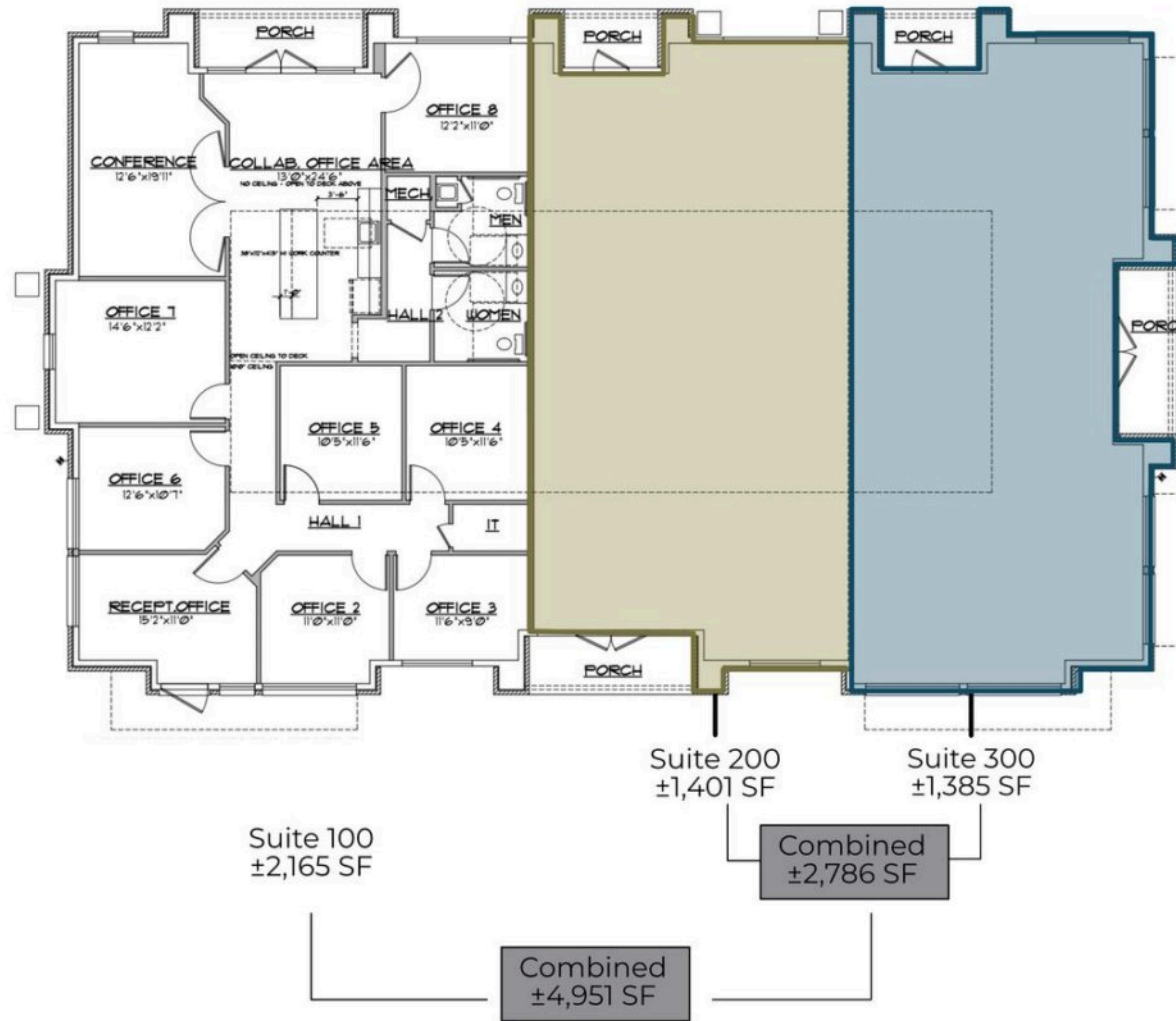
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CHAMPIONS
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9049 MID CITIES



Can be leased individually or combined

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RETAILER MAP

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PRECINCT LINE ROAD ±28,957 VPD

Birdville High School
20,000 + Students

MID CITIES BLVD ±20,546 VPD

9049 Mid Cities Blvd

9041 Mid Cities Blvd

NEARBY MAJOR RETAILERS



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CHAMPIONS
DFW COMMERCIAL REALTY

PROPERTY PHOTOS



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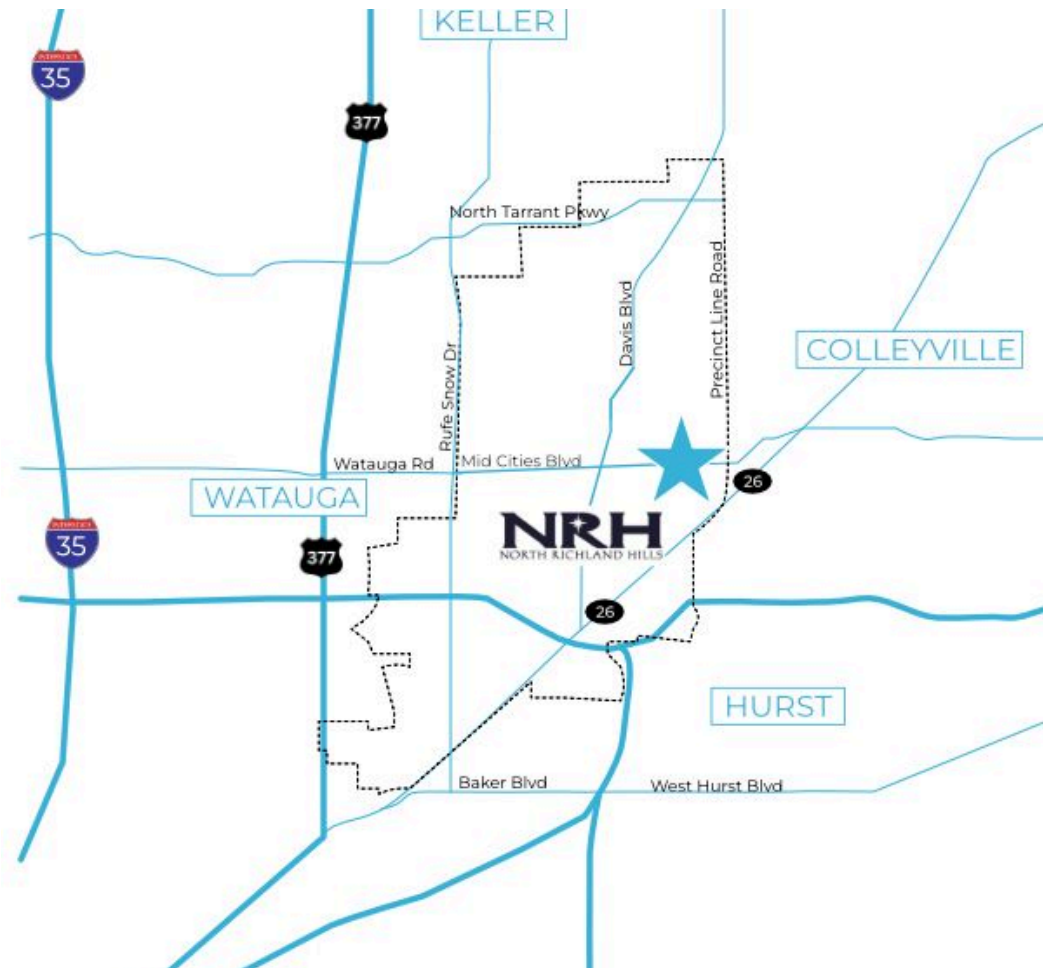
DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	46,129	290,214	893,896
2024 Population	47,303	291,762	916,868
2029 Population Projection	49,892	306,662	968,735
Annual Growth 2020-2024	0.6%	0.1%	0.6%
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Median Age	41.1	39.6	36.9
Bachelor's Degree or Higher	36%	37%	36%
U.S. Armed Forces	30	242	697

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$106,981	\$112,173	\$104,941
Median Household Income	\$84,843	\$85,689	\$78,148
< \$25,000	1,766	10,647	38,704
\$25,000 - 50,000	3,230	19,957	66,966
\$50,000 - 75,000	3,143	17,548	58,936
\$75,000 - 100,000	3,025	15,988	48,103
\$100,000 - 125,000	1,973	11,982	34,659
\$125,000 - 150,000	1,639	8,518	23,947
\$150,000 - 200,000	1,948	10,664	29,740
\$200,000+	1,936	14,672	40,270





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.

2-10-2025



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. 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.

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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Megan McNulty	655375	megan@championsdfw.com	817.488.4333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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