

# MIDWAY LIGHT

FOR LEASE

## FOR MORE INFORMATION:

**TREY GOODSPEED**  
817.632.6155  
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**GRAYSON FLEITZ**  
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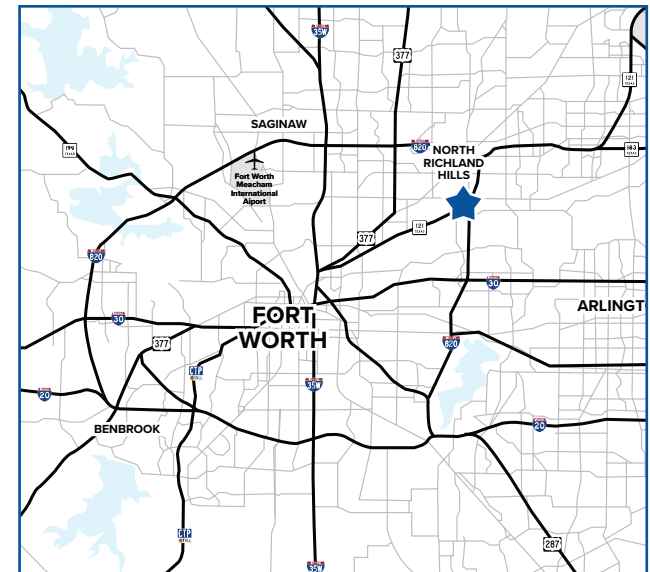
**HOLT LUNS福德 COMMERCIAL**  
1200 Summit Avenue, Suite 300  
Fort Worth, Texas 76102  
www.holtlunsford.com



AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118

## PROPERTY FEATURES

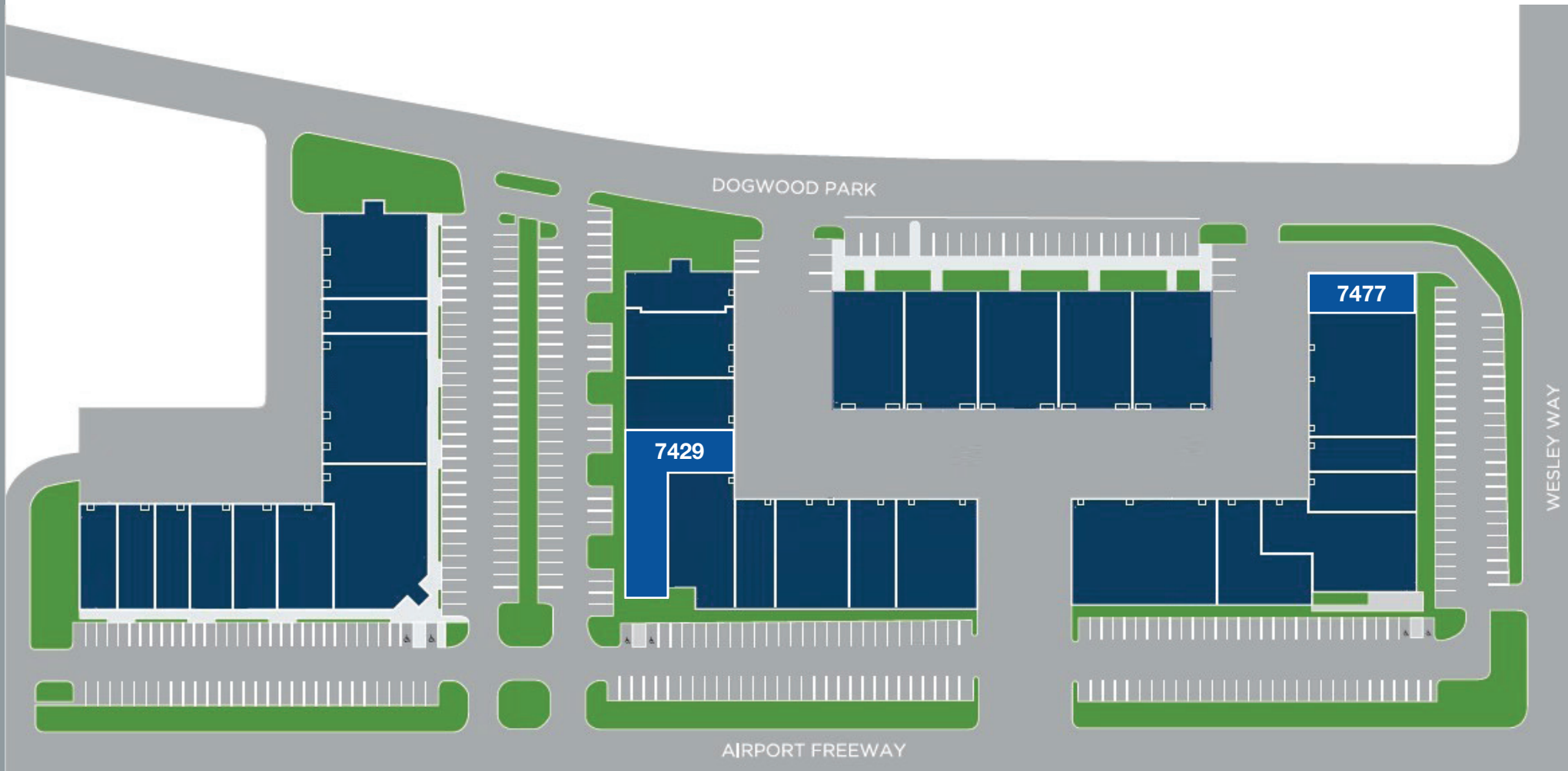
- Four (4) buildings totaling 123,011 SF
- Available SF: 2,335 – 5,190 SF
- Dock and grade level loading
- Ample parking
- Easy access to Highway 121, Loop 820, I-35W, and I-30



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

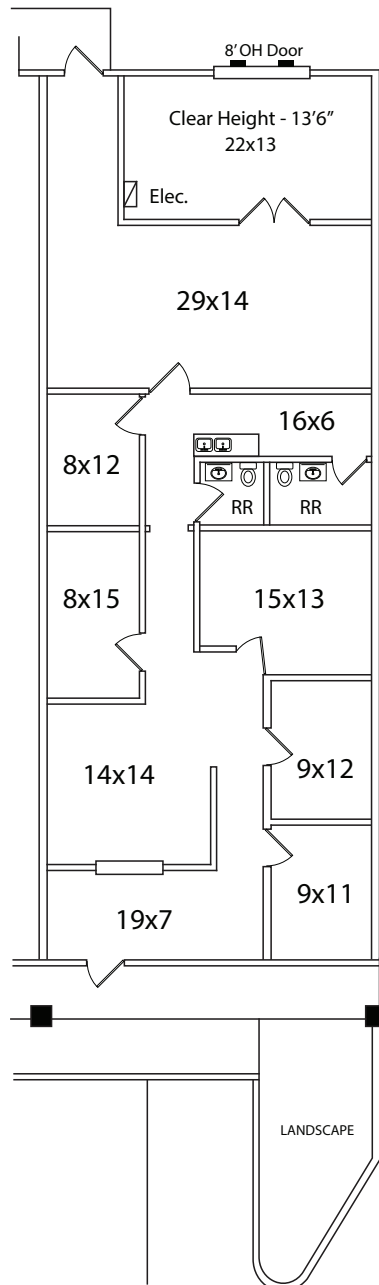
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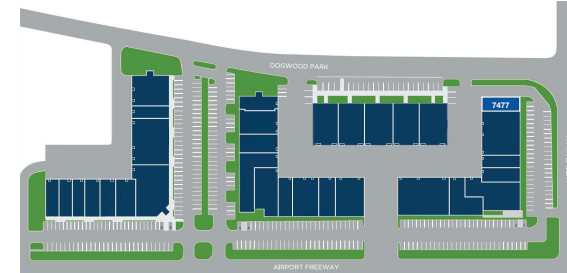
# MIDWAY LIGHT

7477 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



## PROPERTY FEATURES SUITE 7477

- 2,335 SF
- 2,049 SF office
- 13'6" clear height
- One (1) dock high door
- 3-Phase power
- Ample parking



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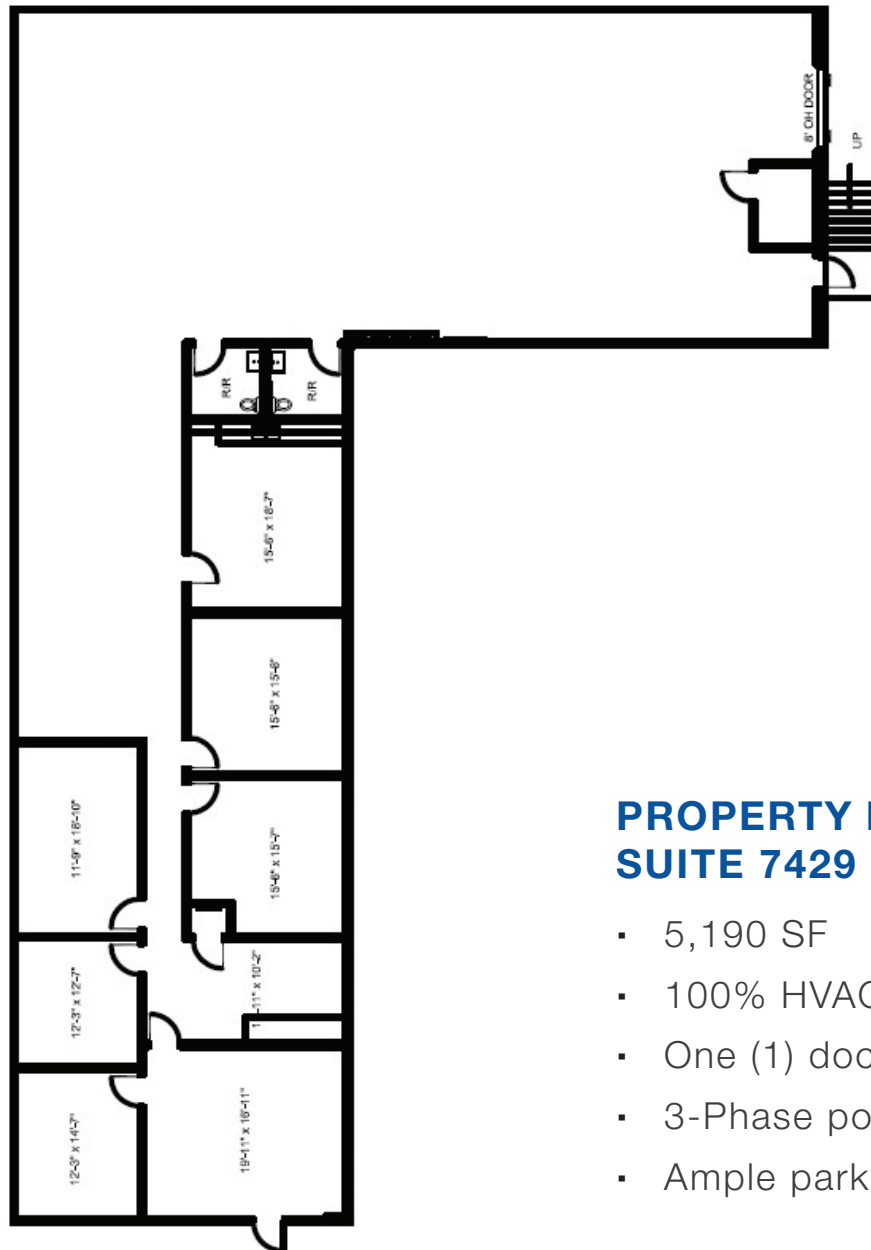
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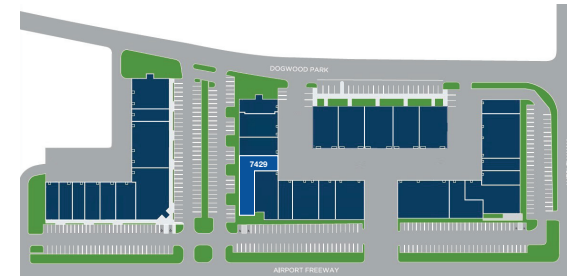
# MIDWAY LIGHT

7429 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



## PROPERTY FEATURES SUITE 7429

- 5,190 SF
- 100% HVAC
- One (1) dock high door
- 3-Phase power
- Ample parking



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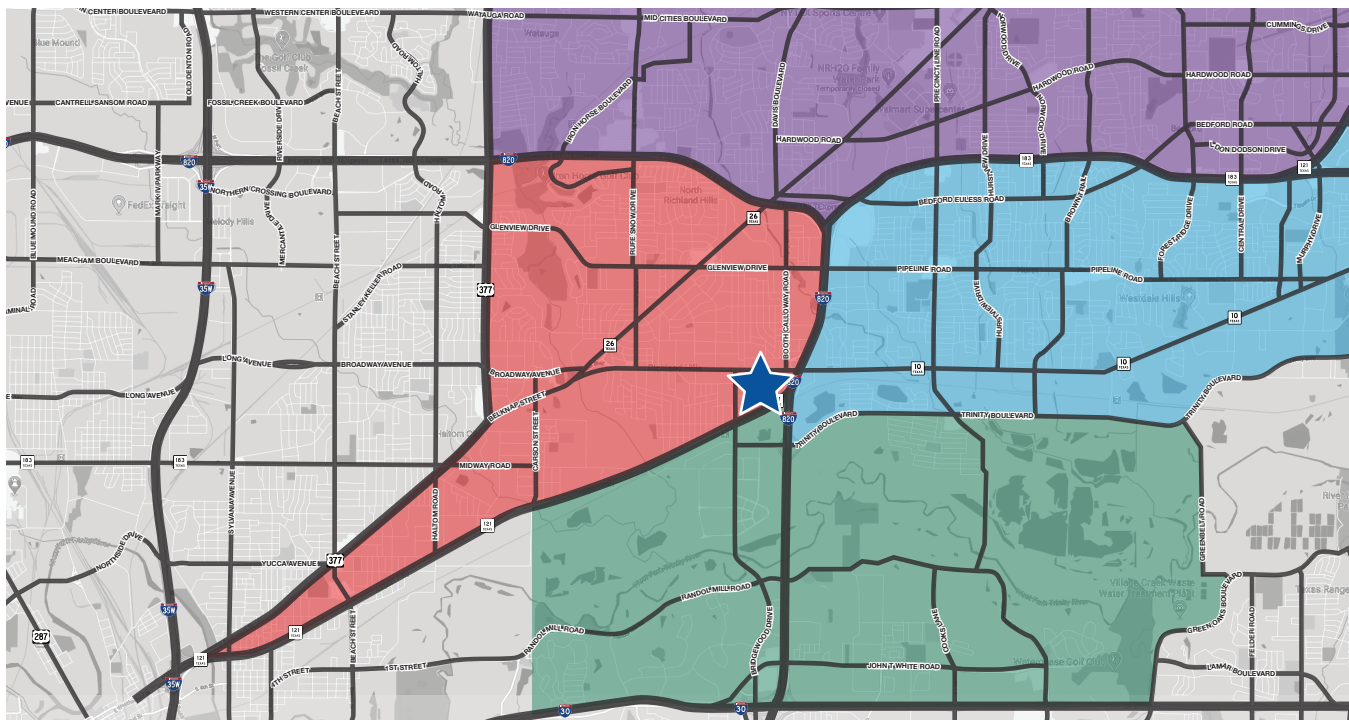
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# AMENITIES

## AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118



Academy Sports & Outdoors  
NRH20 Family Water Park  
Walmart Supercenter  
NYTEX Sports Centre  
Tarrant County College – Northeast  
The Home Depot  
Lifetime Fitness  
U-Haul Moving and Storage  
In-N-Out Burger  
At Home  
Dollar Tree  
WinCo Foods  
Sam's Club  
Lowe's Home Improvement  
Tom Thumb

Alley Cats Entertainment  
LA Fitness  
Iron Horse Golf Club  
Diamond Oaks Country Club  
ALDI  
Big Lots  
Kroger  
Walmart Neighborhood Market  
Medical City NRH  
Walgreens  
Autozone Auto Parts  
O'Reilly Auto Parts  
McDonald's  
NRH Municipal Court  
Planet Fitness  
Dollar General  
Enterprise Rent-A-Car  
The Link Event & Recreation Center

The Shops at NorthEast Mall  
Texas Department of Public Safety  
Best Buy  
DICK'S Sporting Goods  
Pipeline Village  
Melbourne Plaza  
Office Depot  
Bed Bath & Beyond  
Michaels  
CVS  
Target  
Starbucks  
Chipotle Mexican Grill  
Chick-fil-A  
Whataburger  
Five Guys  
Jersey Mike's Subs  
Witten's Grill & Sports Cafe

BJ's Restaurant & Brewhouse  
FedEx Office Print & Ship Center  
Hurst Community Park  
O'Reilly Auto Parts  
Tuesday Morning  
Ulta Beauty  
Cavender's Boot City  
JOANN Fabrics & Crafts  
Conn's HomePlus  
Walmart Neighborhood Market

The Home Depot  
U-Haul Moving & Storage  
Albertsons  
Restaurant Depot  
Woodhaven Country Club – Golf Course  
Family Dollar  
Sam's Club  
Lowe's Home Improvement  
Discount Tire  
Taco Casa  
Wendy's  
Jack in the Box  
Taco Casa  
Chicken Express  
Subway

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# Information About Brokerage Services

2-10-2025



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

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

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