

GROUND LEASE

PAD SITE ON BLVD 26

7601 Blvd. 26 | North Richland Hills, TX



SITE

Boulevard 26



VISION

COMMERCIAL REAL ESTATE

Trenton Price

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | CONTACT BROKER PROPERTY AREA | 26,136 SF

PROPERTY HIGHLIGHTS

- 👁️ 0.6 acres
- 👁️ Located just off NE Loop 820 on high traffic Boulevard 26
- 👁️ Directly across from City Point - a 52 acre mixed use development currently under construction
- 👁️ Turn lane for easy access and ample parking

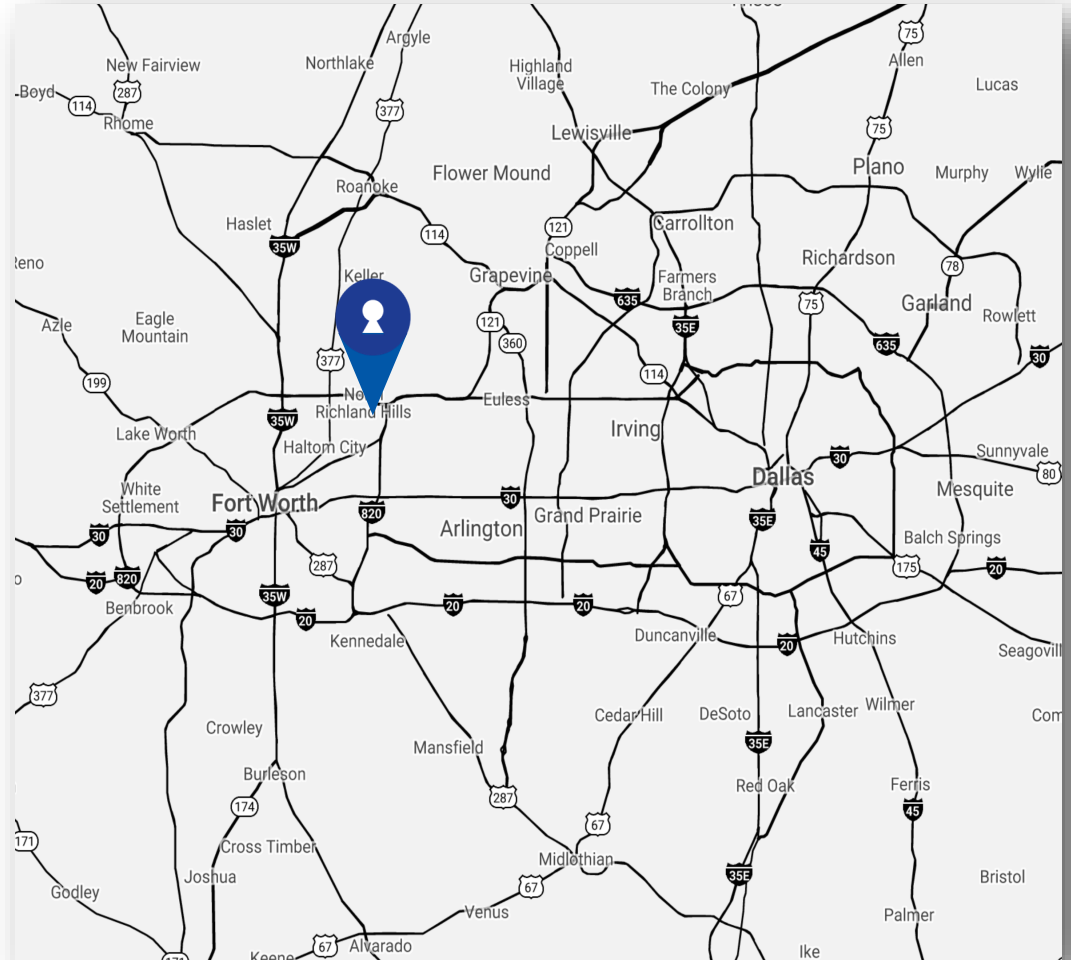
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	10,692	47,850	101,721	256,444
EMPLOYEES	8,855	24,223	46,905	95,472
AVG HH INCOME	\$79,187	\$79,955	\$82,167	\$88,840
POPULATION GROWTH 2022-2027	1.1%	1.2%	1.2%	1.2%

*STDBonline.com 2022

TRAFFIC COUNT

27,284 VPD at Blvd 26 & NE Loop 820 NE





SITE

CITY POINT
NORTH RICHLAND HILLS

COMING 2023:
60K SF Retail/Office
350+ Homes
400-600 Multi-Family Units

Blvd. 26

121 TEXAS

183

INTERSTATE TEXAS 820

QT **HARBOR FREIGHT TOOLS** **SONIC**
Quality Tools at Ridiculously Low Prices

FITNESSNOW **HOOTERS** **Arby's** **WAFFLE HOUSE**

Bank of Hope **HOME ZONE** **SUBWAY**
Texas Born. Family Owned.

Spark Dental **FAMILY DENTISTRY** **CVS pharmacy**

Domino's **W**

DOLLAR GENERAL **meineke**

Little Caesars **Kroger**

GRITR **DHAT**
OUTDOORS

Davita **RaceTrac**

CHUCK E. CHEESE'S

Allegiance **AMERICAN FREIGHT**
MOBILE HEALTH

brinson **Carenet Health**
BENEFITS Engaging. For the better.

MATTRESS FIRM **Spectrum**

Quality **at home** **am**
INN & SUITES The Home Decor Superstore

Dillard's
EVERY SEASON STARTS AT **DICK'S**
SPORTING GOODS

STARBUCKS **COFFEE**

NORTH EAST MALL
A SIMON MALL

BEST BUY **PETSMART**

BARNES & NOBLE **HOBBY LOBBY**
BOOKSELLERS

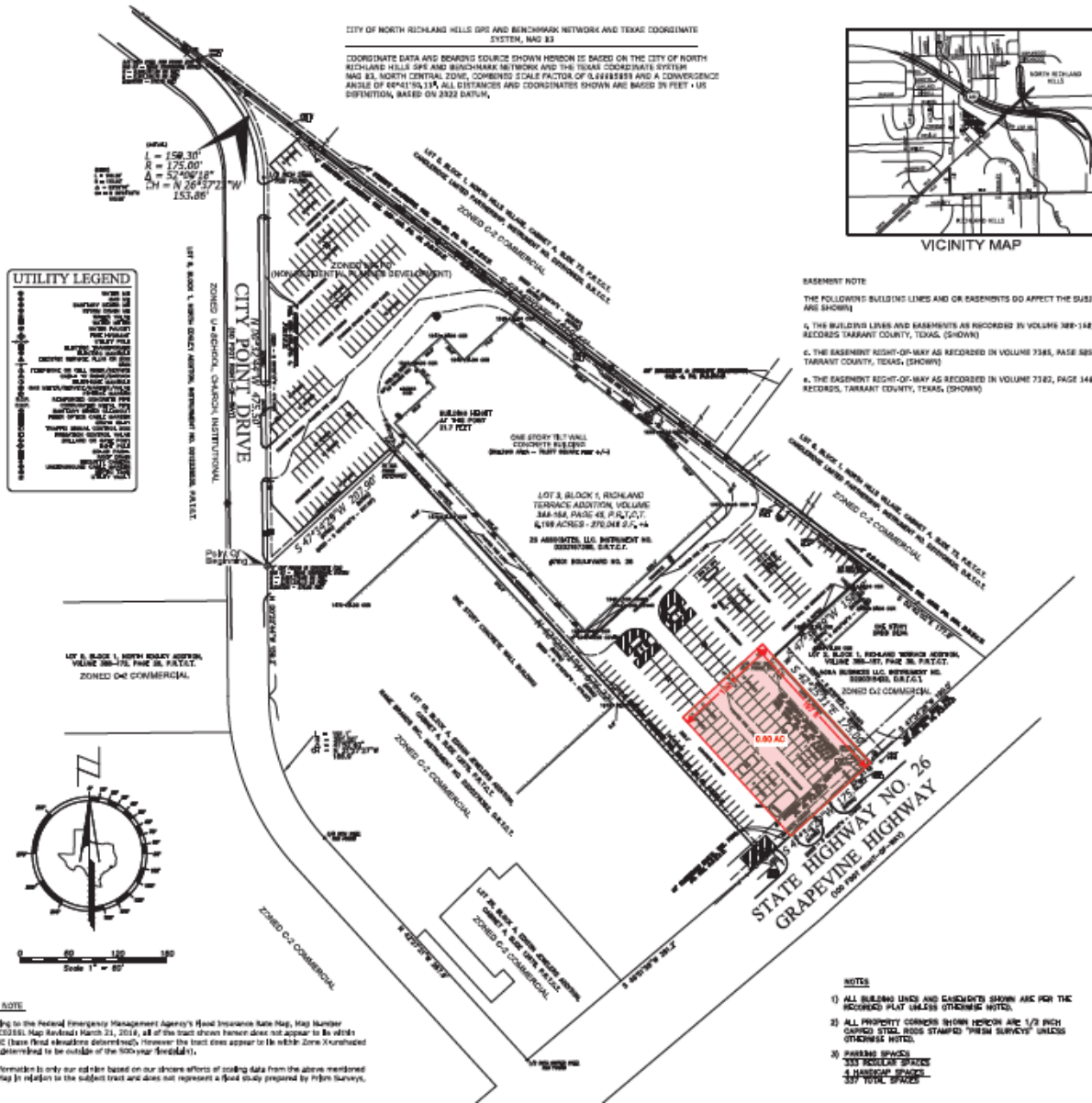
Chick-fil-z **ULTA**
BEAUTY

JOANN **JARED**

Red Robin **Michaels**



CITY POINT
NORTH RICHLAND HILLS



CITY OF NORTH RICHLAND HILLS GPS AND BENCHMARK NETWORK AND TEXAS COORDINATE SYSTEM, MAG 83

COORDINATE DATA AND BEARINGS SHOWN HEREON IS BASED ON THE CITY OF NORTH RICHLAND HILLS GPS AND BENCHMARK NETWORK AND THE TEXAS COORDINATE SYSTEM MAG 83, NORTH CENTRAL ZONE, COMBINED SCALE FACTOR OF 0.99999918 AND A CONVERSION ANGLE OF 0°41'45.11", ALL DISTANCES AND COORDINATES SHOWN ARE BASED IN FEET - US DIMENSION, BASED ON 2011 DATUM.



FIELD NOTE DESCRIPTION

All that certain tract or parcel of land situated in the W. W. WALLACE SURVEY, ABSTRACT NO. 1607, Tarrant County, Texas, being all of Lot 3, Block 1, RICHLAND TERRACE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volumes 388-168, Page 45 of the Plat Records, Tarrant County, Texas and also evidenced by the Deed described in BLEW 25, LLC, as recorded by Instrument No. 200908016, 0222337521, Tarrant County, Texas, being more particularly described by notes and bearings as follows:

BE BEGINNED at an "X" found out in concrete (CM) for the most westerly southwest corner of said Lot 3 and the northwesterly corner of Lot 18, Block A, DESSON BOWLING ADDITION, Cadline A, 2.50 ACRES of said Plat Records, also being in the easterly right-of-way line of City Point Drive (a 50 foot wide right-of-way)

THENCE North 03 degrees 32 minutes 44 seconds West with said easterly right-of-way line, 479.20 feet to a 1/2 inch steel rod found (CM) for the beginning of a tangent curve to the left, from which the center bears South 84 degrees 27 minutes 13 seconds West, at 175.50 feet;

THENCE northwesterly with said curve to the left and said right-of-way line through a curved angle of 32 degrees 08 minutes 38 seconds, a radius of 275.00 feet, an arc distance of 159.70 feet and a chord bearing of North 28 degrees 37 minutes 23 seconds West, 157.49 feet to 3/8 inch steel rod found (CM);

THENCE South 43 degrees 43 minutes 03 seconds East with the northwesterly boundary line of said Lot 3 and the southwesterly boundary line of Lot 2 and 3, Block 1, NORTH HILLS VILLAGE, Cadline A, 586x 73 of said Plat Records, 101A 85 feet to a 5/8 inch steel rod found for the most westerly southeast corner of said Lot 3, being the northeast corner of Lot 2, Block 1, RICHLAND TERRACE ADDITION, Volumes 388-157, Page 38 of said Plat Records;

THENCE South 47 degrees 34 minutes 28 seconds West with the common boundary line between said Lot 2 and 3, 152.28 feet to a 5/8 inch steel rod found (CM) for the northeast corner of said Lot 3;

THENCE South 42 degrees 25 minutes 31 seconds East with common boundary line, 175.20 feet to a 1/2 inch capped steel rod stamped "PRISM SURVEYS" set for the southeast corner of said Lot 3, also being in the northwesterly right-of-way line of State Highway No. 26 (Drapewine Highway), (a 100 foot right-of-way);

THENCE South 47 degrees 34 minutes 28 seconds West with the southwesterly boundary line of said Lot 3 and the said northwesterly right-of-way line of State Highway No. 26, 175.20 feet to a 1/2 inch capped steel rod stamped "PRISM SURVEYS" set for the southeast corner of said Lot 3 and the southeast corner of said Lot 18;

THENCE North 42 degrees 25 minutes 31 seconds West with the southwesterly boundary line of said Lot 3 and the northwesterly boundary of said Lot 18, 575.32 feet to a pole, from which a 1/4 inch found bears South 61 degrees 03 minutes 29 seconds East, at 1.01 feet;

THENCE South 47 degrees 34 minutes 28 seconds West with the northwesterly boundary line of said Lot 18, 207.83 feet to the PLACE OF BEGINNINGS and containing 0.199 acres of land (270,648 square feet +/-), more or less, as surveyed by Peter Survey, Inc. during the month of May, 2022.

EASEMENT NOTE

THE FOLLOWING BUILDING LINES AND OR EASEMENTS DO AFFECT THE SUBJECT TRACT AND ARE SHOWN:

a. THE BUILDING LINES AND EASEMENTS AS RECORDED IN VOLUME 388-148, PAGE 45, PLAT RECORDS TARRANT COUNTY, TEXAS. (SHOW)

b. THE EASEMENT RIGHT-OF-WAY AS RECORDED IN VOLUME 7348, PAGE 585, DEED RECORDS, TARRANT COUNTY, TEXAS. (SHOW)

c. THE EASEMENT RIGHT-OF-WAY AS RECORDED IN VOLUME 7342, PAGE 1447, DEED RECORDS, TARRANT COUNTY, TEXAS. (SHOW)

ALTA/ACSM LAND TITLE SURVEY
LOT 3, BLOCK 1, RICHLAND TERRACE ADDITION,
 an Addition to the City of North Richland Hills, Tarrant County, Texas
 as recorded in Volume 388-168, Page 45 of the Plat Records, Tarrant County, Texas

SITUATED IN THE
W. W. WALLACE SURVEY, ABSTRACT NO 1607, TARRANT COUNTY, TEXAS.

CREATED BY: Jeff Johnson of BIRNBAUM LLC

THE 7601 BLVD 26, LLC, ASOBS BANK, PRISM SURVEYS, INC., AND STEWART TITLE AGENCY, LLC AND STEWART TITLE GUARANTY COMPANY, (CP NO.): 0722754, EFFECTIVE DATE: May 24, 2022, Issue Date: June 13, 2022

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements to ALTA/ACSM Land Title Surveys, as fully established and adopted by ALTA and NSPS, and include items 1, 3, 4 (3 square feet or more), 8(a) if provided by owner, 8(b) if provided by owner, 9(a), 10(b)(1), 11(b), 12, 13, 14, 15 (NOISE), 17 (EXISTING UTILITIES), 18 and 19.

Date of Map or Map 05-13-2022

NOTES:
 FLOOD INFORMATION WILL BE PROVIDED IN NOTE FORM ON THIS SURVEY, BUT WILL NOT BE MADE PART OF THE CERTIFICATION.

- NOTES**
- ALL BUILDING LINES AND CALCULATED SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - ALL PROPERTY CORNERS IN THIS HEREON ARE 1/2 INCH CAPPED STEEL RODS STAMPED "PRISM SURVEYS" UNLESS OTHERWISE NOTED.
 - PARKING SPACES:
 333 REGULAR SPACES
 4 BICYCLE SPACES
 337 TOTAL SPACES

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- STAMPED "PRISM SURVEYS"
- CIRCUMGIBB IN CONCRETE
- FOUND STEEL PIPE
- FOUND WIRE IRON STAKE
- REPRESENTS CONTROL, INSTRUMENT
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- DEED RECORDS, TARRANT COUNTY, TEXAS

PRISM SURVEYS, INC.
 SUCCESSORS TO MOAK SURVEYS, INC.

COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE AND CONSTRUCTION SURVEYS

Perm No. 101328-00
 3533 BELL DRIVE
 FURST, TEXAS 76053
 (817) 540-8548 OR (817) 288-2211

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 49043C0281, Map Revised March 21, 2014, all of the tract shown hereon does not appear to be within Zone AC (Area of Flood Hazard Determined). However, the tract does appear to be within Zone A (unshaded area) determined to be outside of the 100-year floodplain.

This information is only an indication based on our sincere efforts of coding data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Prism Survey, Inc.

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



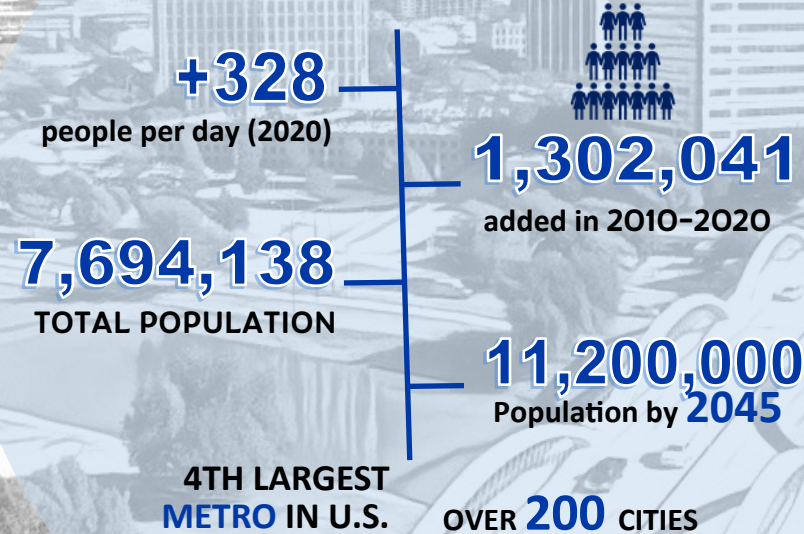
#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.
+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including: **TCU**, **SMU**

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

INFORMATION ON 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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Trenton Price Designated Broker of Firm	0652029 License No.	info@visioncommercial.com Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov