

Commercial Development Site | Sale TVCRE.com

7500 Baker Boulevard, Richland Hills, TX 76118



Southeast corner of Baker Blvd. (Hwy. 183) and Wesley Way, just 1/4 mile west of intersection of Hwy. 183 and NE Loop 820 in Richland Hills, Texas.

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W Vickery Blvd. Suite 200, Fort Worth, Tx 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Prepared by:

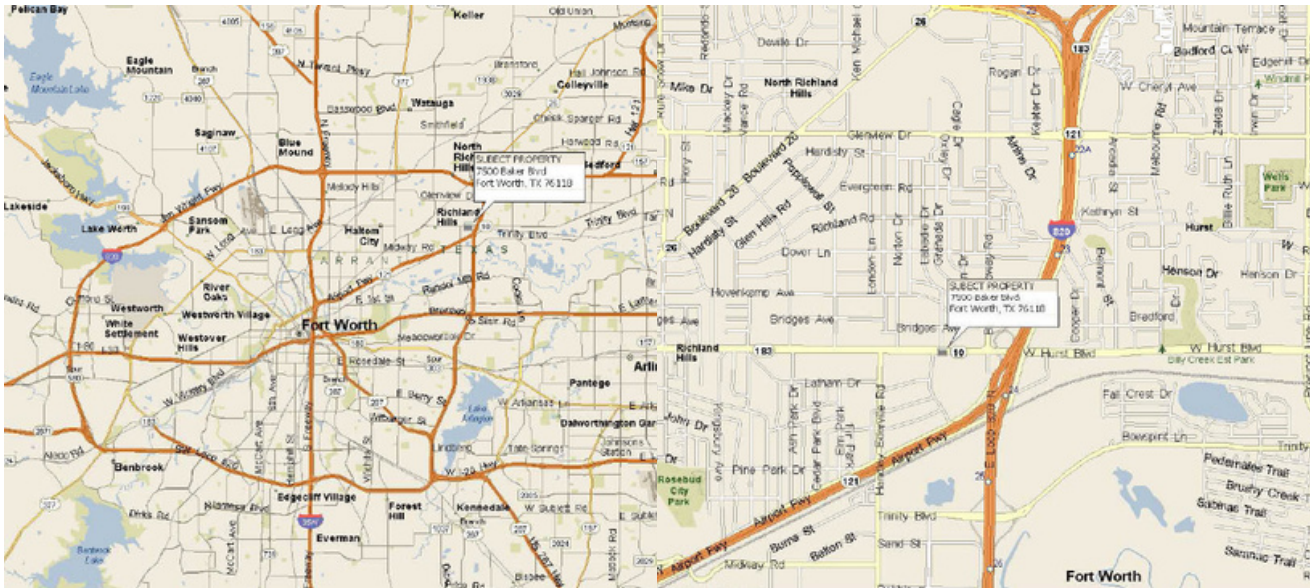


Gary Vasseur
Cell: 817.929.4728
gvasseur@TVCRE.com

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Property Features

- 37,500 SF (+/-) - 50,000 SF (+/-) (negotiable)
- Utilities available
- 12,000 vehicles per day (+/-)
- Subject site will require a re-plat

Property Overview

Light Commercial zoning with final approval based on use. Approved businesses include drive-thru restaurant, fuel sales, retail, pharmacy and other commercial uses (Per City of Richland Hills.)

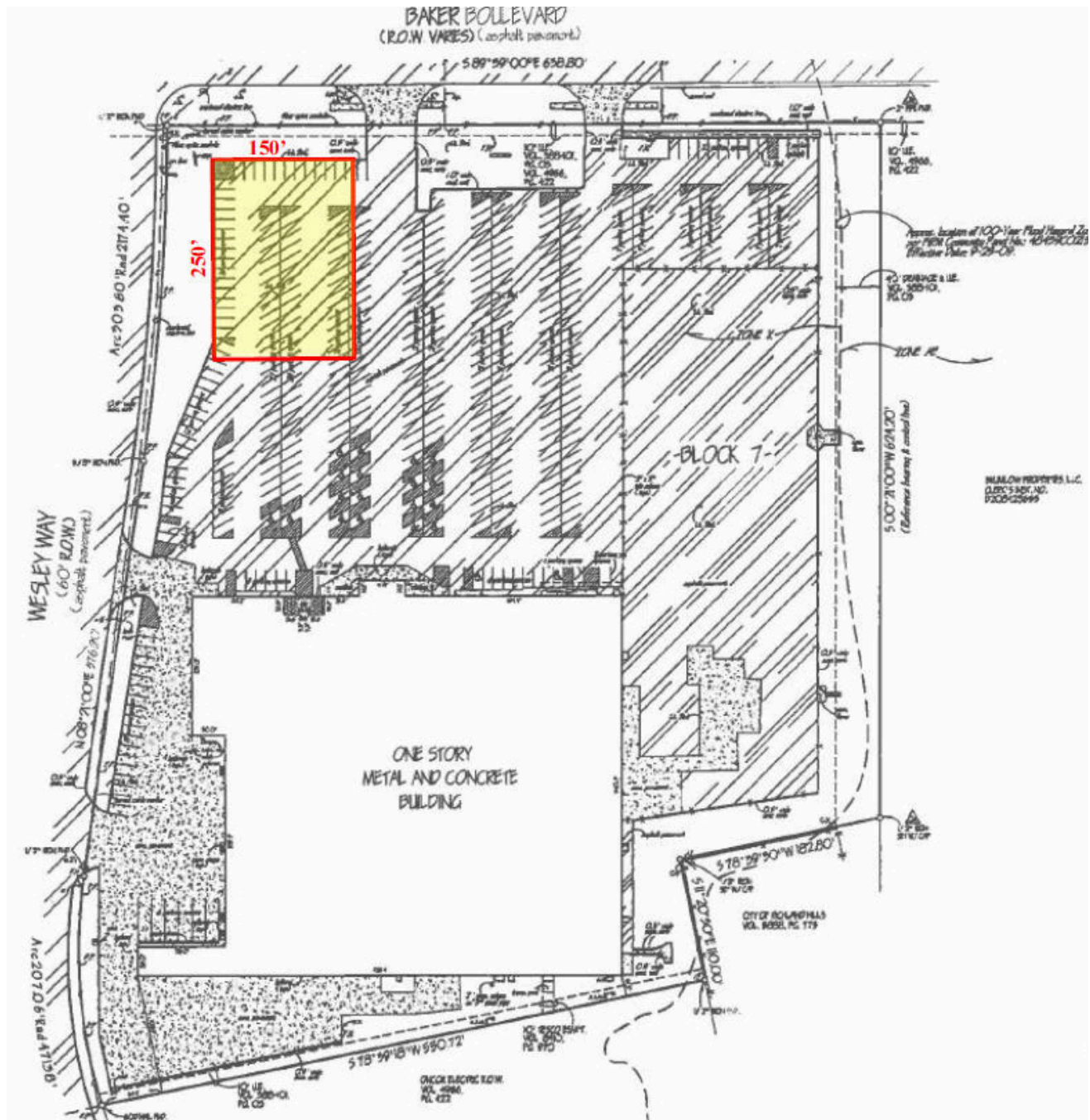
Sale Price

\$20.00 PSF

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SURVEY



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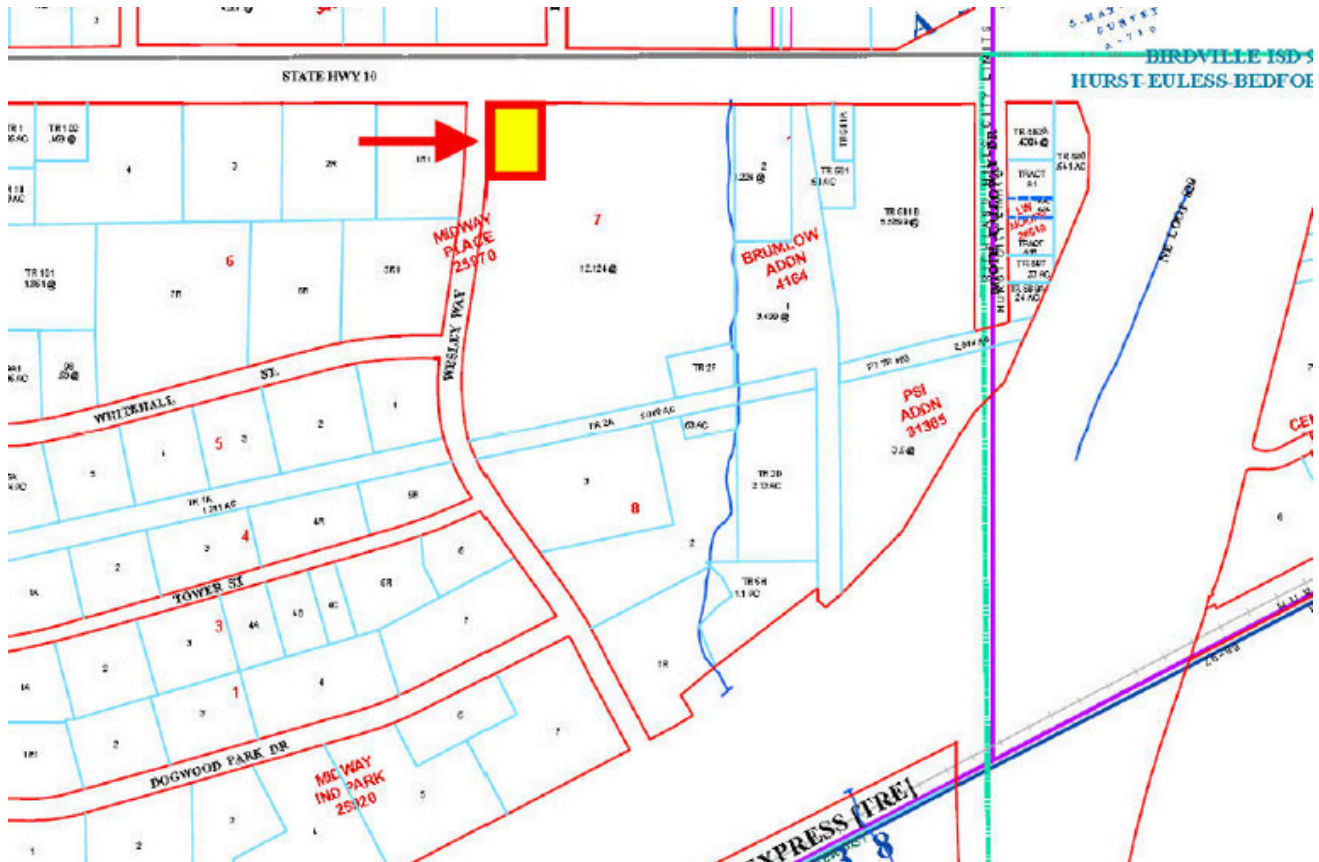
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TAX MAP



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DEMOGRAPHIC DATA

Building Type: Industrial
RBA: 125,911 SF
Land Area: 11.76 AC
Total Available: 0 SF

Warehouse Avail: -
Office Avail: -
% Leased: 100%
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,208		87,287		284,523	
2024 Estimate	7,843		82,651		269,543	
2020 Census	7,983		80,008		261,641	
Growth 2024 - 2029	4.65%		5.61%		5.56%	
Growth 2020 - 2024	-1.75%		3.30%		3.02%	
2024 Population by Hispanic Origin	2,307		22,675		80,742	
2024 Population	7,843		82,651		269,543	
White	4,558	58.12%	43,904	53.12%	131,199	48.67%
Black	789	10.06%	12,416	15.02%	48,298	17.92%
Am. Indian & Alaskan	55	0.70%	559	0.68%	1,820	0.68%
Asian	262	3.34%	4,170	5.05%	13,531	5.02%
Hawaiian & Pacific Island	66	0.84%	442	0.53%	1,288	0.48%
Other	2,113	26.94%	21,160	25.60%	73,406	27.23%
U.S. Armed Forces	0		71		218	
Households						
2029 Projection	3,279		33,382		109,121	
2024 Estimate	3,132		31,586		103,282	
2020 Census	3,201		30,633		100,297	
Growth 2024 - 2029	4.69%		5.69%		5.65%	
Growth 2020 - 2024	-2.16%		3.11%		2.98%	
Owner Occupied	1,507	48.12%	17,286	54.73%	55,089	53.34%
Renter Occupied	1,625	51.88%	14,300	45.27%	48,192	46.66%
2024 Households by HH Income						
Income: <\$25,000	356	11.37%	4,541	14.38%	14,893	14.42%
Income: \$25,000 - \$50,000	1,062	33.93%	7,852	24.86%	26,010	25.18%
Income: \$50,000 - \$75,000	628	20.06%	5,768	18.26%	20,076	19.44%
Income: \$75,000 - \$100,000	315	10.06%	4,764	15.08%	14,611	14.15%
Income: \$100,000 - \$125,000	210	6.71%	3,016	9.55%	10,007	9.69%
Income: \$125,000 - \$150,000	123	3.93%	1,717	5.44%	5,872	5.69%
Income: \$150,000 - \$200,000	315	10.06%	2,557	8.10%	6,974	6.75%
Income: \$200,000+	121	3.87%	1,370	4.34%	4,840	4.69%
2024 Avg Household Income	\$78,609		\$81,713		\$81,024	
2024 Med Household Income	\$55,404		\$63,397		\$62,036	



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.

Team & Vasseur Commercial Real Estate	9015393	cteam@tvcre.com	817-335-7575
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
C.B. Team	563820	cteam@tvcre.com	817-335-7575
Designated Broker of Firm	License No.	Email	Phone
C.B. Team	563820	cteam@tvcre.com	817-335-7575
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Vasseur	158025	gvasseur@tvcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1