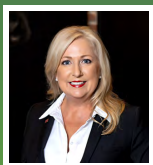




# 5060

5060 DAVIS BLVD  
NORTH RICHLAND HILLS, TX 76180

Offering Memorandum



**Heather Konopka, CCIM, CRE**  
**MANAGING DIRECTOR**  
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TX #0453672



# Table of Contents



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry | The HKC Group in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

# PROPERTY INFORMATION



# Property Summary



## PROPERTY DESCRIPTION

Presenting a premier investment opportunity in North Richland Hills, Texas. This fully leased 7,700-square-foot property houses two robust tenants from the medical and retail sectors, making it a turnkey asset. The property also offers easy access to major transportation routes, including Loop 820, Hwy 26, Hwy 183, and Hwy 121, providing seamless connectivity for tenants and customers alike.

## PROPERTY HIGHLIGHTS

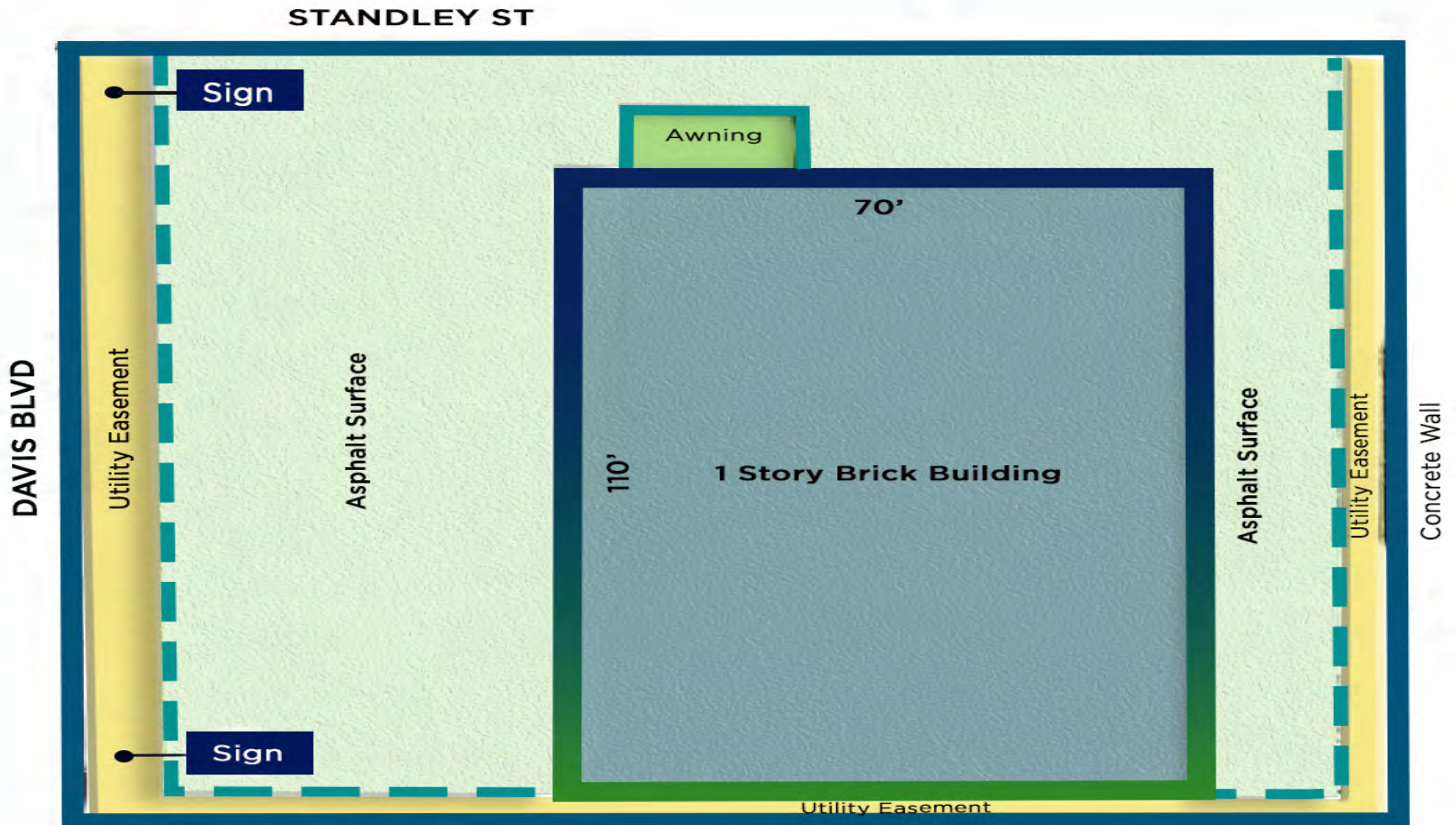
- 100% Occupied - 2 Tenants (Medical/Retail)
- Davis Blvd. Frontage and Dedicated Center Turn Lane
- Prominent, Lighted Intersection
- Building Exterior and Pole Signage Opportunities
- Easy Access to Major Thoroughfares - Hwy. 183, Hwy. 121, Loop 820 & Hwy. 26

## OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	7,700 SF
Price/SF:	\$194.16
Year Built:	1973
Renovated:	2022
Zoning:	C-2
Market:	Fort Worth
Submarket:	Mid Cities



# Site Plan





**5060 DAVIS BLVD**

STANLEY ST

MAPLEWOOD AVE

DAVIS BLVD

MAPLEWOOD AVE

SECTION 2

# LOCATION INFORMATION



# Location Information



## LOCATION SUMMARY

Discover the vibrant and thriving community surrounding the location in North Richland Hills, TX, 76180. This bustling area boasts a mix of charming neighborhoods, top-rated schools, and a diverse range of shopping and dining destinations. Just a stone's throw away, the property is conveniently situated near the NRH20 Family Water Park, North East Mall, and the lively Iron Horse Golf Course, providing an array of entertainment and leisure options for locals and visitors alike. With easy access to major transportation routes and a strong sense of community spirit, this area presents an exceptional opportunity for a Retail / Strip Center to become an integral part of this dynamic neighborhood.

## LOCATION HIGHLIGHTS

- Charming neighborhoods with a strong sense of community.
- Top-rated schools attracting families to the area.
- Proximity to NRH20 Family Water Park and Iron Horse Golf Course for recreation.
- Easy access to North East Mall, offering a wide range of shopping and dining options.
- Convenient transportation routes, connecting residents and visitors to nearby cities.
- A vibrant mix of entertainment and leisure activities for all ages.
- Ideal location for a Retail Strip Center, with great potential for integration into the local community.

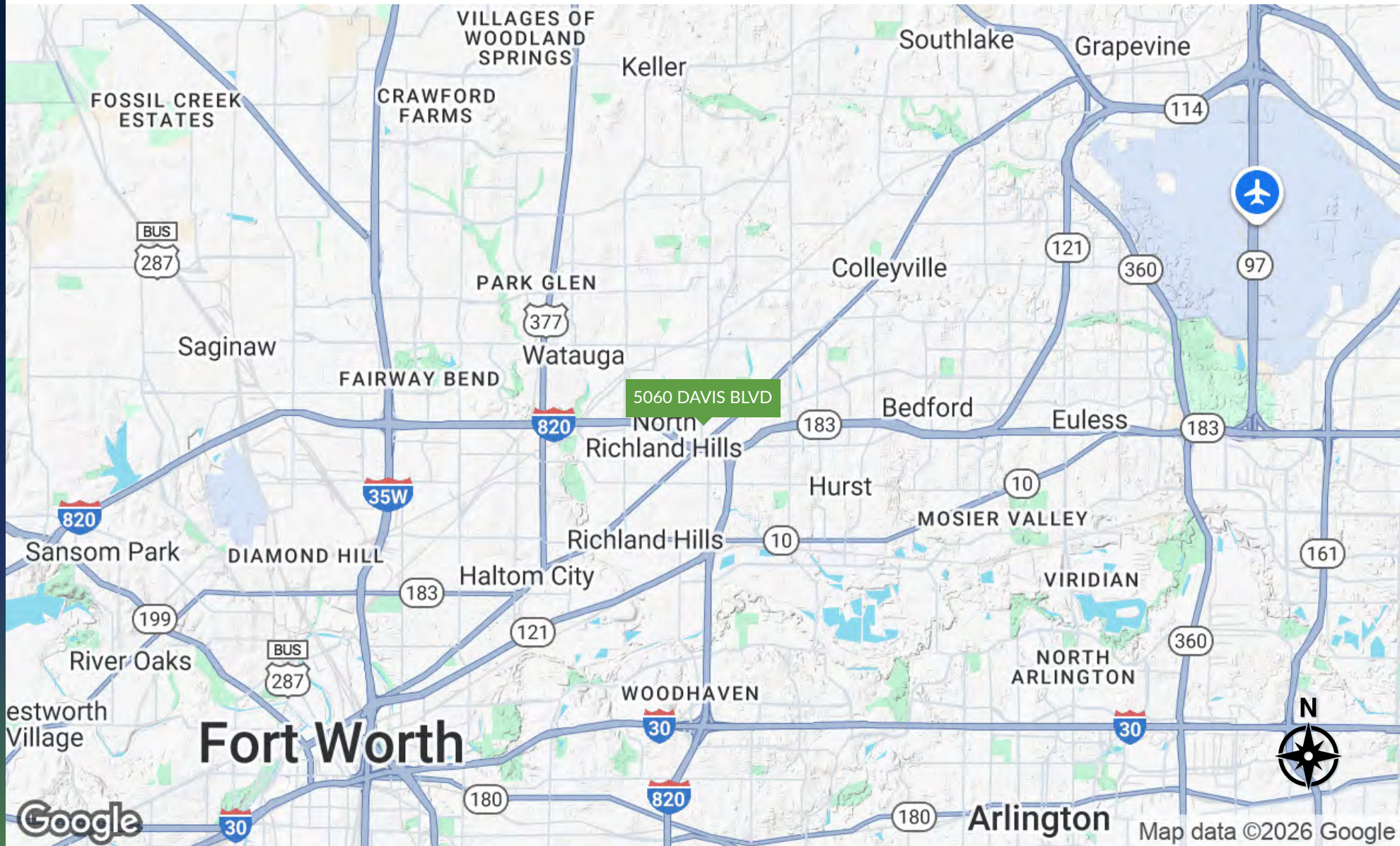


# Aerial Map





# Regional Map





# Retailer Map



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



SECTION 3

# FINANCIAL ANALYSIS

# Rent Roll



SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
5060	Synergy Physical Therapy	5,950 SF	1/1/2026 1/1/2027	\$14.29 \$14.95 \$15.77	\$85,026	1/1/2017	12/31/2027
5064	Honey and Vine	1,750 SF	10/1/2026 10/1/2027	\$17.14 \$17.52 \$17.91	\$29,995	09/3/2025	9/30/2026
TOTALS		7,700 SF			\$115,021		



# Income & Expenses



## INCOME SUMMARY

Vacancy Cost

\$0

**GROSS INCOME**

**\$117,154**

## EXPENSES SUMMARY

**OPERATING EXPENSES**

**\$34,958**

**NET OPERATING INCOME**

**\$82,196**



# Financial Summary



## INVESTMENT OVERVIEW

Price	\$1,495,000
Price per SF	\$194
GRM	12.76
CAP Rate	5.50%
Cash-on-Cash Return (yr 1)	5.50%
Total Return (yr 1)	\$82,196

## OPERATING DATA

Gross Scheduled Income	\$117,154
Total Scheduled Income	\$117,154
Gross Income	\$117,154
Operating Expenses	\$34,958
Net Operating Income	\$82,196
Pre-Tax Cash Flow	\$82,196

# Cash Flow Analysis

Property Name	5060-5064 Davis BLVD	Acquisition Price	\$1,495,000
Location	North Richland Hills, TX	Plus Acquisition Costs	\$22,425
Type of Property	Retail	Plus Loan Costs	
Size of Property (sf/units)	7,700	Minus Mortgages	
Purpose of Analysis	Sale	Equals Initial Investment	\$1,517,425
Prepared By	Heather Konopka, CCIM		
Date Prepared	Jan 1, 2026		

## MORTGAGE DATA

### 1st Mortgage

Amount	
Interest Rate	
Amortization Period	
Loan Term	
Payments/Year	
Periodic Payment	
Annual Debt Service	
Loan Fees/Costs	

## COST RECOVERY DATA

### Improvements Personal Propert

Value	\$1,314,280	
C. R. Method	SL	SL
Useful Life	39.0	
In Service Data	1-Jan	1-Jan
Date of Sale	31-Dec	31-Dec
12 Months % age	2.564%	
11.5 Months % age	2.461%	

## BASIS DATA

Acquisition Price	\$1,495,000
Acquisition Costs	\$22,425
Total Acquisition Basis	\$1,517,425



## CASH FLOW ANALYSIS Year 1-6



End of Year	1	2	3	4	5	6
POTENTIAL RENTAL INCOME	\$117,154	\$120,669	\$124,289	\$130,503	\$134,418	\$138,451
-Vacancy & Credit Losses						
EFFECTIVE RENTAL INCOME	\$117,154	\$120,669	\$124,289	\$130,503	\$134,418	\$138,451
+Other Income (collectable)						
GROSS OPERATING INCOME	\$117,154	\$120,669	\$124,289	\$130,503	\$134,418	\$138,451
TOTAL OPERATING EXPENSES	\$34,985	\$36,035	\$37,116	\$38,229	\$39,376	\$40,557
NET OPERATING INCOME	\$82,169	\$84,634	\$87,173	\$92,274	\$95,042	\$97,894
-Cost Recovery-Improvements	\$32,344	\$33,698	\$33,698	\$33,698	\$33,698	\$33,698
REAL ESTATE TAXABLE INCOME	\$49,825	\$50,936	\$53,475	\$58,576	\$61,344	\$64,196
Tax Liability (Savings) at 37.0%	\$18,435	\$18,846	\$19,786	\$21,673	\$22,697	\$23,752
NET OPERATING INCOME	\$82,169	\$84,634	\$87,173	\$92,274	\$95,042	\$97,894
CASH FLOW BEFORE TAXES	\$82,169	\$84,634	\$87,173	\$92,274	\$95,042	\$97,894
-Tax Liability (Savings)	\$18,435	\$18,846	\$19,786	\$21,673	\$22,697	\$23,752
CASH FLOW AFTER TAXES	\$63,734	\$65,788	\$67,387	\$70,601	\$72,345	\$74,141

## CASH FLOW ANALYSIS Year 6-10 | Year 11 NOI Used for Future Sale Price



End of Year	6	7	8	9	10	11
POTENTIAL RENTAL INCOME	\$138,451	\$142,604	\$146,882	\$151,289	\$155,828	\$160,502
-Vacancy & Credit Losses						
EFFECTIVE RENTAL INCOME	\$138,451	\$142,604	\$146,882	\$151,289	\$155,828	\$160,502
+Other Income (collectable)						
GROSS OPERATING INCOME	\$138,451	\$142,604	\$146,882	\$151,289	\$155,828	\$160,502
TOTAL OPERATING EXPENSES	\$40,557	\$41,774	\$43,027	\$44,318	\$45,647	\$47,017
NET OPERATING INCOME	\$97,894	\$100,830	\$103,855	\$106,971	\$110,180	\$113,485
-Cost Recovery-Improvements	\$33,698	\$33,698	\$33,698	\$33,698	\$32,344	
REAL ESTATE TAXABLE INCOME	\$64,196	\$67,132	\$70,157	\$73,273	\$77,836	
Tax Liability (Savings) at 37.0%	\$23,752	\$24,839	\$25,958	\$27,111	\$28,799	
NET OPERATING INCOME	\$97,894	\$100,830	\$103,855	\$106,971	\$110,180	
CASH FLOW BEFORE TAXES	\$97,894	\$100,830	\$103,855	\$106,971	\$110,180	
-Tax Liability (Savings)	\$23,752	\$24,839	\$25,958	\$27,111	\$28,799	
CASH FLOW AFTER TAXES	\$74,141	\$75,991	\$77,897	\$79,860	\$81,381	

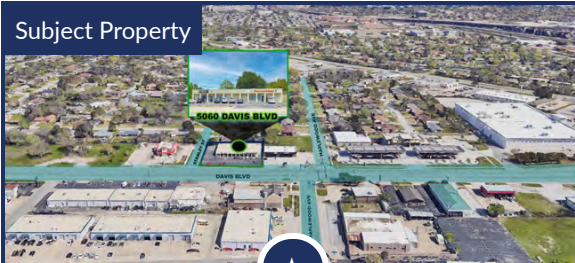


SECTION 4

# SALE COMPARABLES

# Sale Comps

Subject Property



★

**5060 DAVIS BLVD**  
North Richland Hills, TX 76180

Price:	\$1,495,000
Bldg Size:	7,700 SF
Lot Size:	22,667 SF
Year Built:	1973

Sold 4/11/2025



1

**5801 DAVIS BLVD**  
North Richland Hills, TX 76180

Price:	\$1,750,000
Bldg Size:	6,664 SF
Lot Size:	49,658 SF
Year Built:	1985

Sold 12/19/2024



2

**5142 RUFÉ SNOW DR (PART OF A 2 PROPERTY SALE)**  
North Richland Hills, TX 76180

Price:	\$2,689,336
Bldg Size:	13,804 SF
Lot Size:	49,658 SF
Year Built:	1985

Sold 11/14/2024



3

**9143 GRAPEVINE HIGHWAY**  
North Richland Hills, TX 76180

Price:	\$4,600,000
Bldg Size:	14,268 SF
Price/SF:	\$322.40

On Market



4

**1725 CHADWICK CT**  
Hurst, TX 76054

Price:	\$1,325,000
Bldg Size:	4,996 SF
Lot Size:	47,263 SF
Year Built:	2006

On Market



5

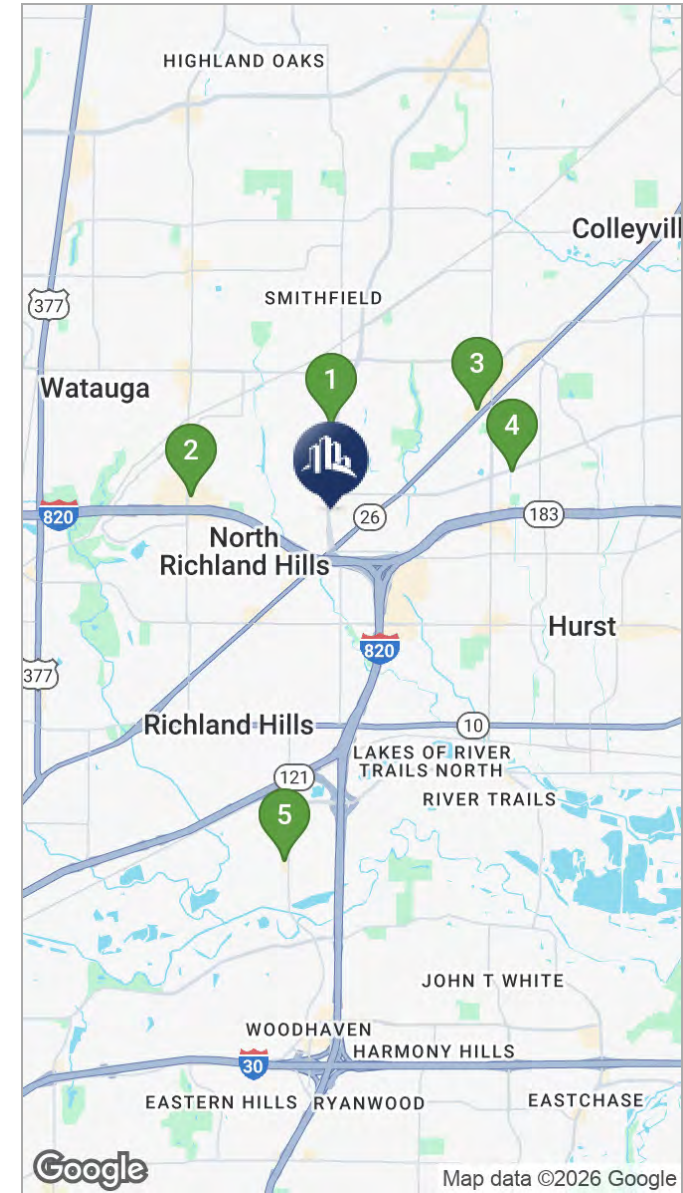
**2101 HANDLEY EDERVILLE RD**  
Fort Worth, TX 76118

Price:	\$1,725,000
Bldg Size:	11,310 SF
Lot Size:	44,867 SF
Year Built:	2015



# Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF	DEAL STATUS
★	5060 Davis Blvd North Richland Hills, TX	\$1,495,000	7,700 SF	1973	\$194.16	Subject Property
1	5801 Davis Blvd North Richland Hills, TX	\$1,750,000	6,664 SF	1985	\$262.61	Sold 4/11/2025
2	5142 Rufe Snow Dr (Part of a 2 property sale) North Richland Hills, TX	\$2,689,336	13,804 SF	1985	\$194.82	Sold 12/19/2024
3	9143 Grapevine Highway North Richland Hills, TX	\$4,600,000	14,268 SF	-	\$322.40	Sold 11/14/2024
4	1725 Chadwick Ct Hurst, TX	\$1,325,000	4,996 SF	2006	\$265.21	On Market
5	2101 Handley Ederville Rd Fort Worth, TX	\$1,725,000	11,310 SF	2015	\$152.52	On Market
AVERAGES		\$2,417,867	10,208 SF	1997	\$239.51	





**5060 DAVIS BLVD**

STANLEY ST

MAPLEWOOD AVE

DAVIS BLVD

MAPLEWOOD AVE

SECTION 5

# LEASE COMPARABLES



# Lease Comps

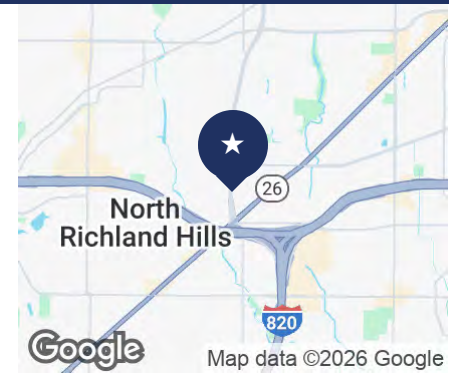


## 5060 DAVIS BLVD

North Richland Hills, TX 76180

### Subject Property

Lease Rate: Negotiable Lease Term: Negotiable  
No. Units: 2



## 304 PRECINCT LINE RD

Hurst, TX 76053

### On Market

Lease Rate: \$23.00 /SF/yr Lease Type: NNN  
Space Size: 1,300 SF

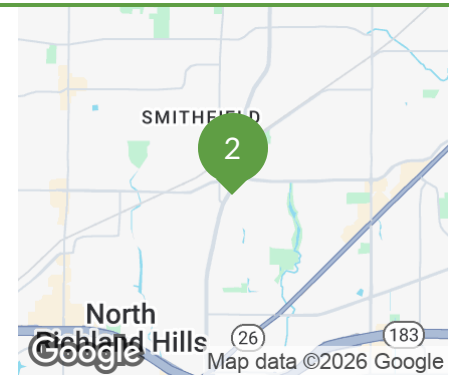


## 6252 N. DAVIS BLVD.

North Richland Hills, TX 76180

### On Market

Lease Rate: \$19.00 /SF/yr Lease Type: NNN  
Space Size: 2,600 SF



# Lease Comps



## 5306 RUFÉ SNOW DR

North Richland Hills, TX 76180

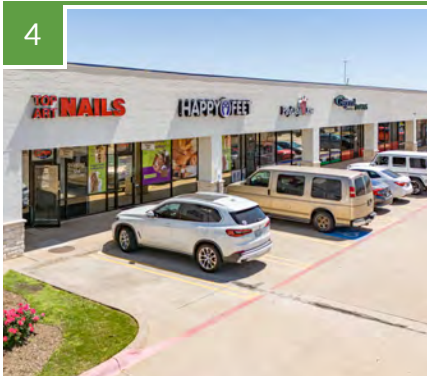
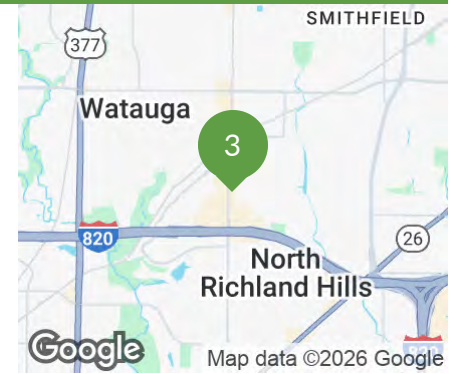
On Market

Lease Rate \$18.00 /SF/yr

Lease Type:

NNN

Space Size: 2,708 SF



## 6238 RUFÉ SNOW DR

Fort Worth, TX 76148

On Market

Lease Rate \$17.00 /SF/yr

Lease Type:

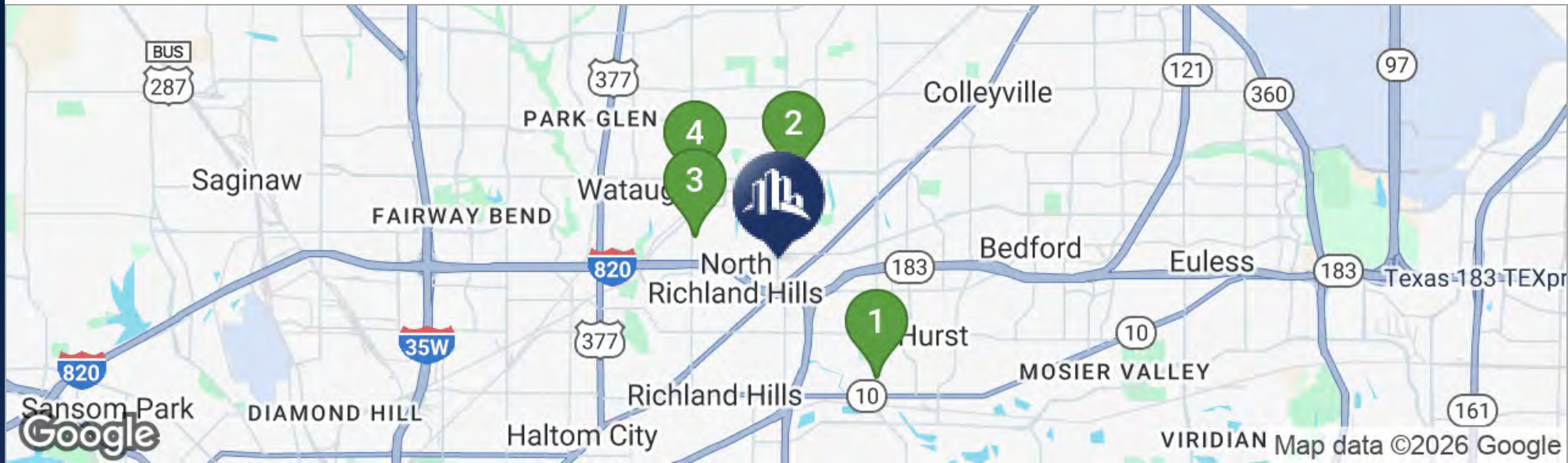
NNN

Space Size: 3,010 SF

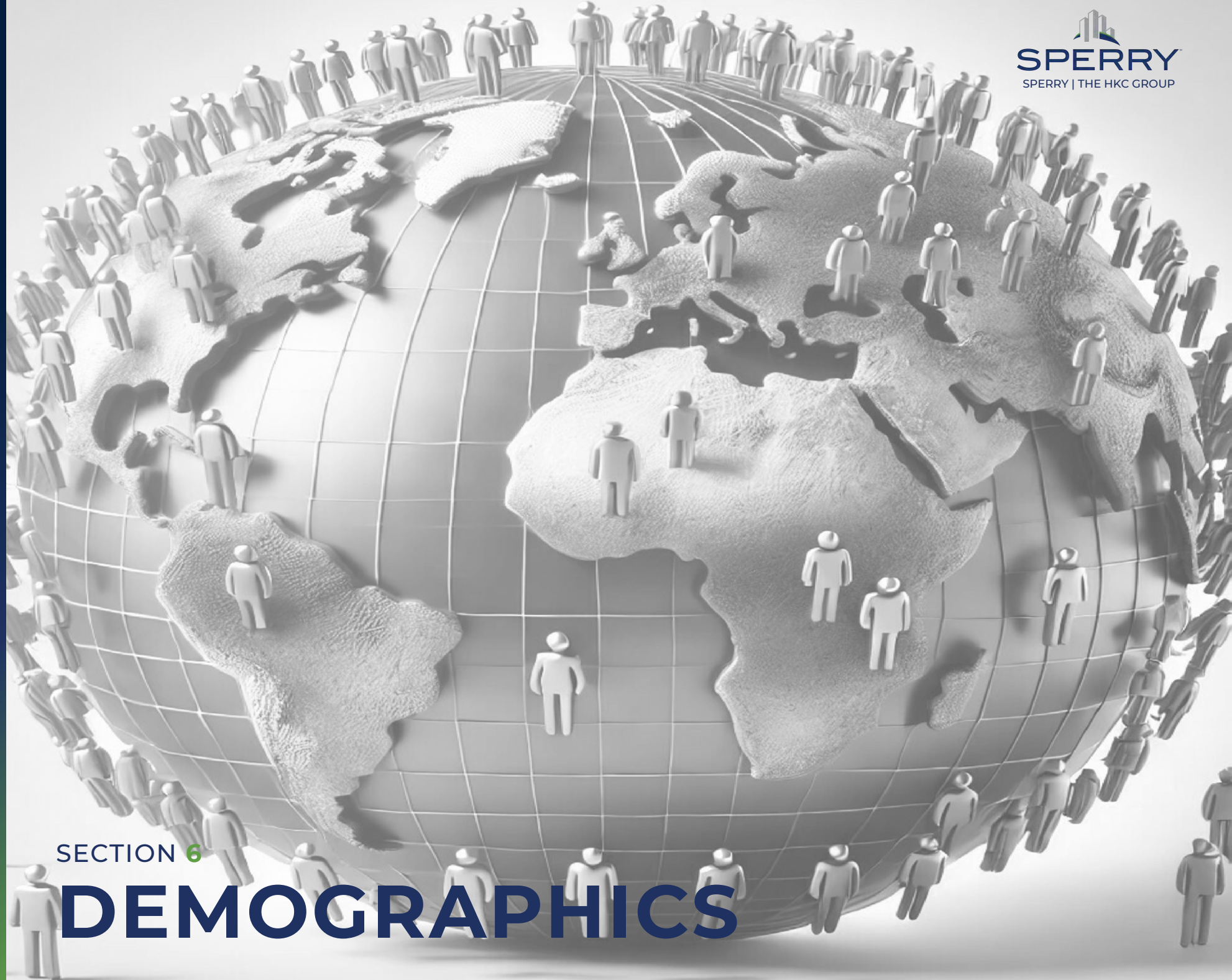




# Lease Comps Map & Summary



	NAME/ADDRESS	LEASE RATE	DEAL STATUS	LEASE TYPE	SPACE SIZE
★	5060 Davis Blvd North Richland Hills, TX	Negotiable	Subject Property	-	-
1	304 Precinct Line Rd Hurst, TX	\$23.00 /SF/yr	On Market	NNN	1,300 SF
2	6252 N. Davis Blvd. North Richland Hills, TX	\$19.00 /SF/yr	On Market	NNN	2,600 SF
3	5306 Rufe Snow Dr North Richland Hills, TX	\$18.00 /SF/yr	On Market	NNN	2,708 SF
4	6238 Rufe Snow Dr Fort Worth, TX	\$17.00 /SF/yr	On Market	NNN	3,010 SF
AVERAGES		\$19.25 /SF/YR			2,405 SF



SECTION 6

# DEMOGRAPHICS



## Custom Page

## DEMOGRAPHIC PROFILE



5060 Davis Blvd, North Richland Hills, TX, 76180



## EDUCATION

8.0%

No High  
School  
Diploma26.2%  
High School  
Graduate33.2%  
Some College/  
Associate's  
Degree32.5%  
Bachelor's/Grad/  
Prof Degree

## Ring of 3 miles

## EMPLOYMENT



White Collar

63.1%



Blue Collar

21.8%



Services

15.1%

2.7%

Unemployment  
Rate

## KEY FACTS

112,766

Population

38.6

Median Age

44,736

Households

\$63,513

Median Disposable Income

## INCOME



\$77,422

Median Household Income



\$40,278

Per Capita Income



\$199,927

Median Net Worth

## Strategic Market Snapshot



23,249

Avg. Retail  
Expenditures per HH

4,842

Total Businesses



44,736

Total Households

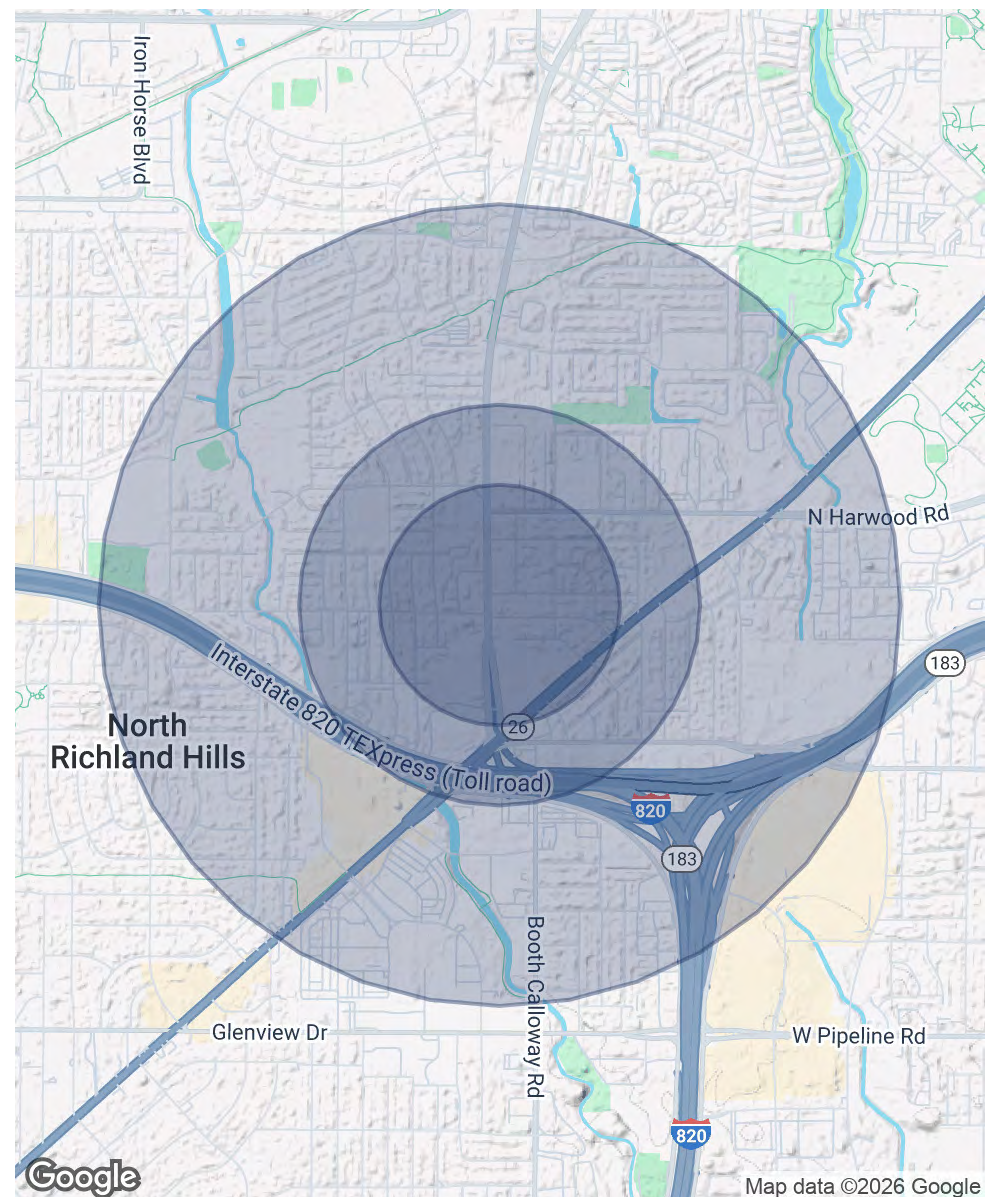
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	885	2,957	13,416
Average Age	37	38	38
Average Age (Male)	35	36	36
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	1,042	5,227
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$80,192	\$80,893	\$84,026
Average House Value	\$397,064	\$386,728	\$287,674

Demographics data derived from AlphaMap





SECTION 7

# ADVISOR BIO



## HEATHER KONOPKA, CCIM, CRE

### Managing Director

heather.konopka@sperrycga.com

Direct: 817.715.1932 | Cell: 817.715.1932

TX #0453672

## PROFESSIONAL BACKGROUND

A Texas native, Heather Konopka, CCIM brings over 25 years of commercial real estate experience to her trade, specializing in land development, investment sales and 1031 exchanges in the Dallas/Fort Worth Metroplex.

As President and Owner of The HKC Group, a Sperry franchise in Fort Worth, TX, Heather's extensive knowledge of the local commercial real estate markets combined with her skills in strategic asset positioning, allow her to deliver significant value to her clients by maximizing their returns and mitigating risk.

Prior to joining Sperry, Heather served in prior roles as Senior Advisor at Marcus & Millichap, Vice President of C21 Commercial as well as Owner and Senior Investment Advisor of Sperry Van Ness/Konopka and Company. Furthermore, in the early 2000's Heather and Keller Williams co-founder, Joe Williams; collaborated to successfully implement the company's inaugural commercial division.

Recent highlights in Heather's career include successfully representing landowners in navigating the intricacies of industrial, multifamily and SFR development processes, as well as securing "off-market" multifamily properties for her private clients. Additionally, in the mid-2000's, she was a principal in a commercial land development, showcasing her hands-on approach and expertise.

## MEMBERSHIPS

### Affiliations:

- The Counselors of Real Estate (CRE)
- Certified Commercial Investment Member (CCIM)
- North Texas CCIM Chapter (NTCCIM)
- SPERRY Commercial Property Resolution Team (CPR)
- SPERRY National Multifamily Housing Group (Chair)
- \* North Texas Commercial Association of Realtors (NTCAR)
- Texas Association of Realtors (TAR)
- MetroTex Commercial (Multiple Boards including MCDX – President)
- National Association of Realtors (NAR)
- Sperry Van Ness (SVN) Board of Advisors and Asset Recovery Team (2009 to 2011)

### Awards and Designations:

- SPERRY #5 Top Broker for 2024
- \* Certified Commercial Investment Member (CCIM) (Since 2005)
- Certified Commercial Investment Member (CCIM) and Instructor
- 2022 Globe St. Women of Influence Award for Investment Sales
- National Association of REALTORS® (NAR) National Commercial Award (2018)
- William C. Jennings Texas Association of Realtors Outstanding Commercial