



5060

5060 DAVIS BLVD
NORTH RICHLAND HILLS, TX 76180

Offering Memorandum



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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.

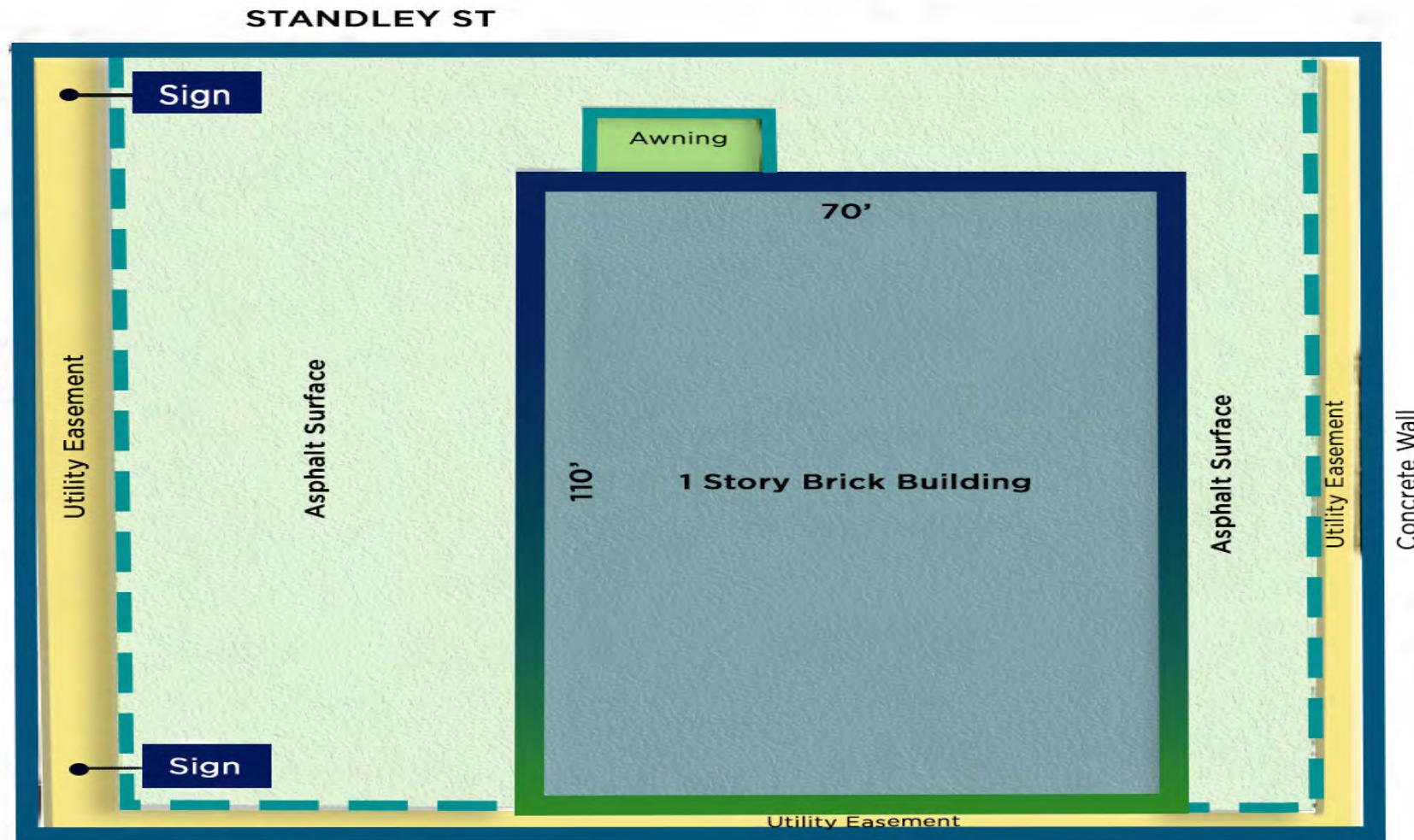
PROPERTY HIGHLIGHTS

- 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



SECTION 2

LOCATION INFORMATION

5060 DAVIS BLVD

STANLEY ST

DAVIS BLVD

MAPLEWOOD AVE

MAPLEWOOD AVE

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 NRH2O 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.

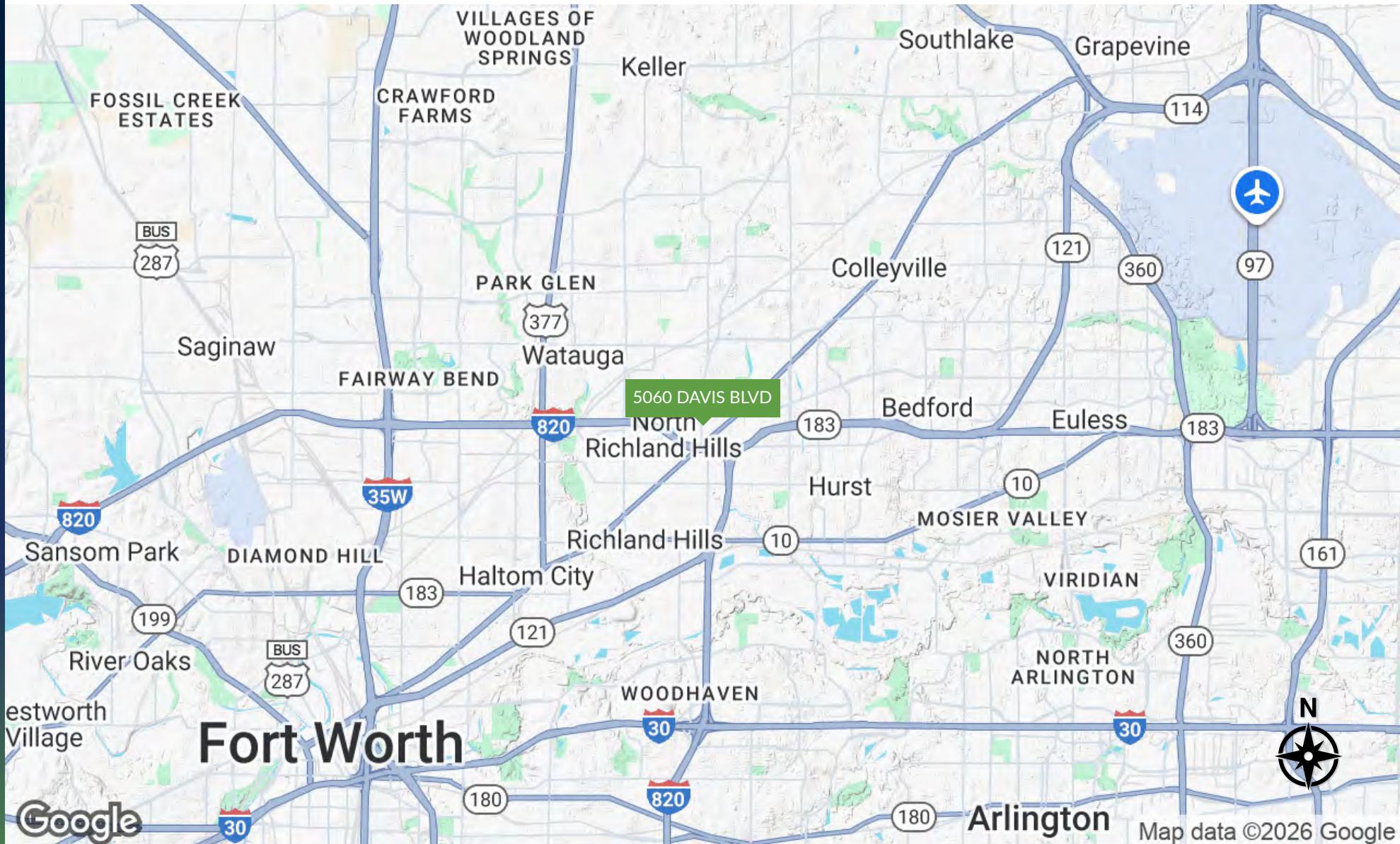
LOCATION HIGHLIGHTS

- Charming neighborhoods with a strong sense of community.
- Top-rated schools attracting families to the area.
- Proximity to NRH2O 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



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
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GROSS INCOME	\$117,154
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EXPENSES SUMMARY

OPERATING EXPENSES	\$34,958
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NET OPERATING INCOME	\$82,196
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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

			Improvements	Personal Property
Amount		Value	\$1,314,280	
Interest Rate		C. R. Method	SL	SL
Amortization Period		Useful Life	39.0	
Loan Term		In Service Data	1-Jan	1-Jan
Payments/Year		Date of Sale	31-Dec	31-Dec
Periodic Payment		12 Months % age	2.564%	
Annual Debt Service		11.5 Months % age	2.461%	
Loan Fees/Costs				

COST RECOVERY DATA

###

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

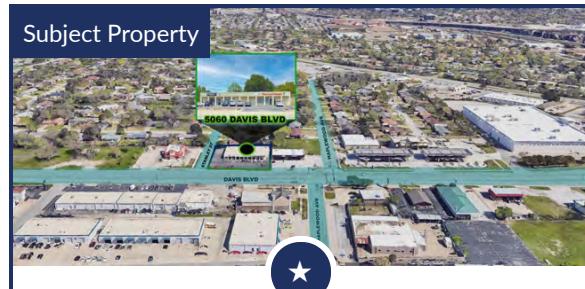
CASH FLOW ANALYSIS Year 6-10 | Year 11 NOI Used for Future Sale Price

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



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



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



2

5142 Rufe 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



3

9143 GRAPEVINE HIGHWAY

North Richland Hills, TX 76180

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



4

1725 CHADWICK CT

Hurst, TX 76054

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



5

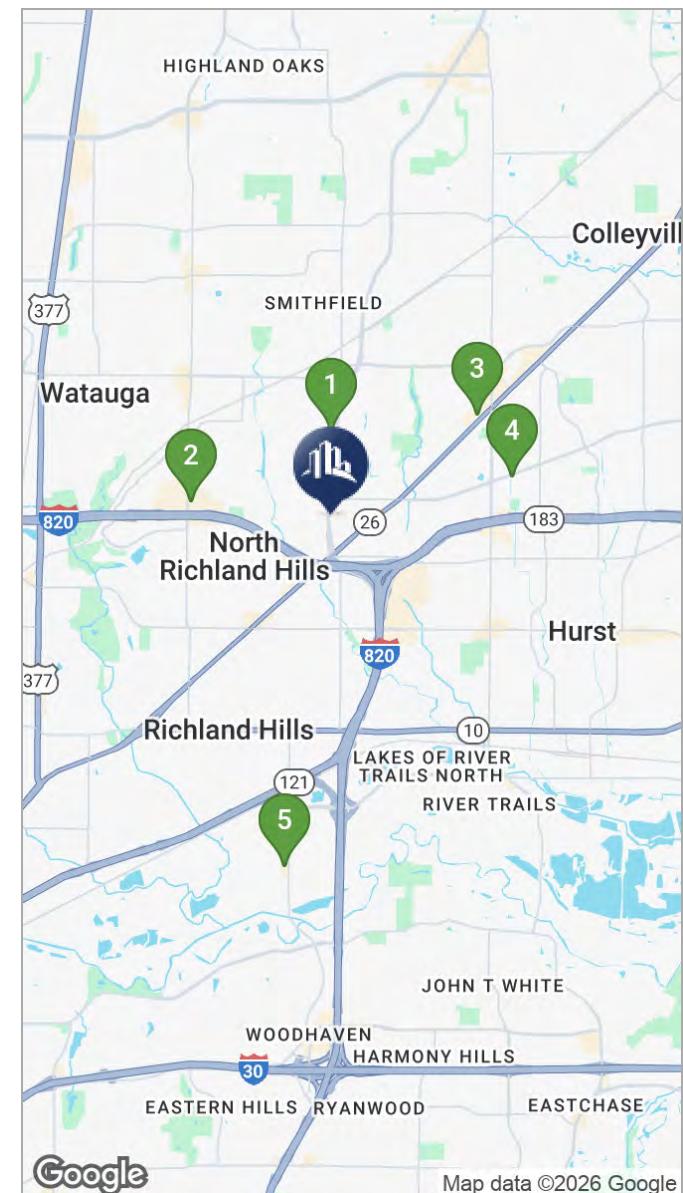
2101 HANDLEY EDERVILLE RD

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

SECTION 5

LEASE COMPARABLES

Lease Comps



5060 DAVIS BLVD

North Richland Hills, TX 76180

Subject Property

Lease Rate:

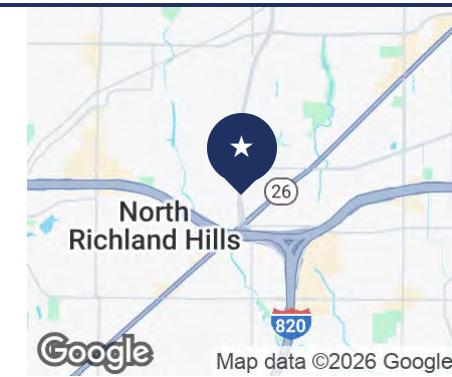
Negotiable

Lease Term:

Negotiable

No. Units:

2



Map data ©2026 Google



304 PRECINCT LINE RD

Hurst, TX 76053

On Market

Lease Rate

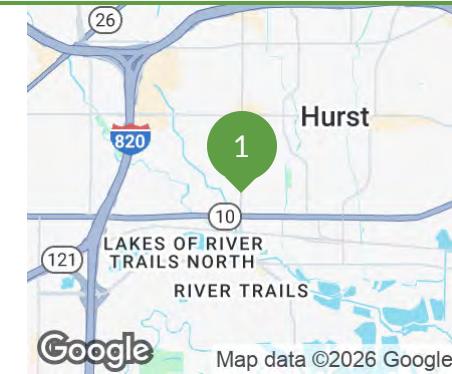
\$23.00 /SF/yr

Lease Type:

NNN

Space Size:

1,300 SF



Map data ©2026 Google



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



Map data ©2026 Google

Lease Comps



3

5306 RUFFE SNOW DR

North Richland Hills, TX 76180

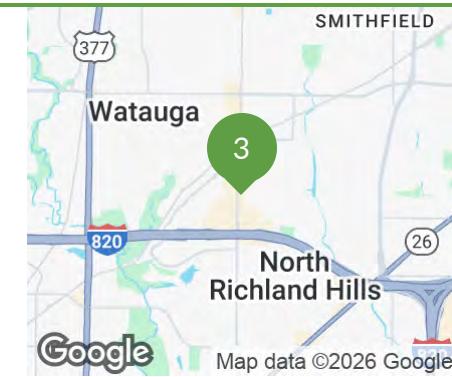
On Market

Lease Rate

\$18.00 /SF/yr

Lease Type:

NNM



1



4

6238 Rufe Snow Dr

Fort Worth, TX 76148

On Market

Lease Rate

\$17.00 /SF/yr

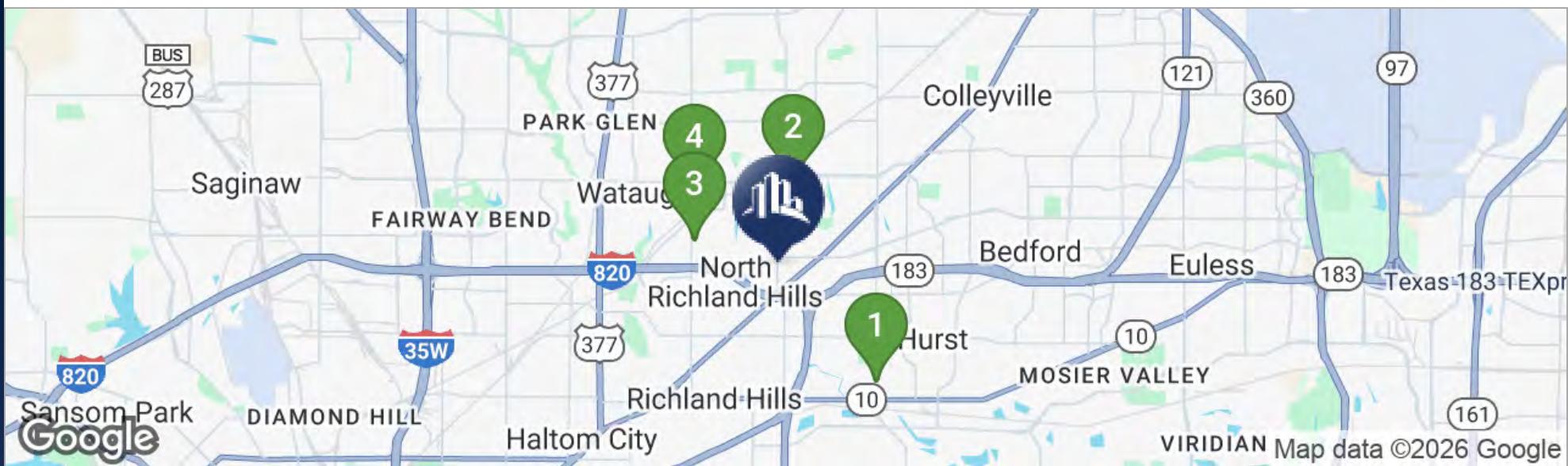
Lease Type:

NNM

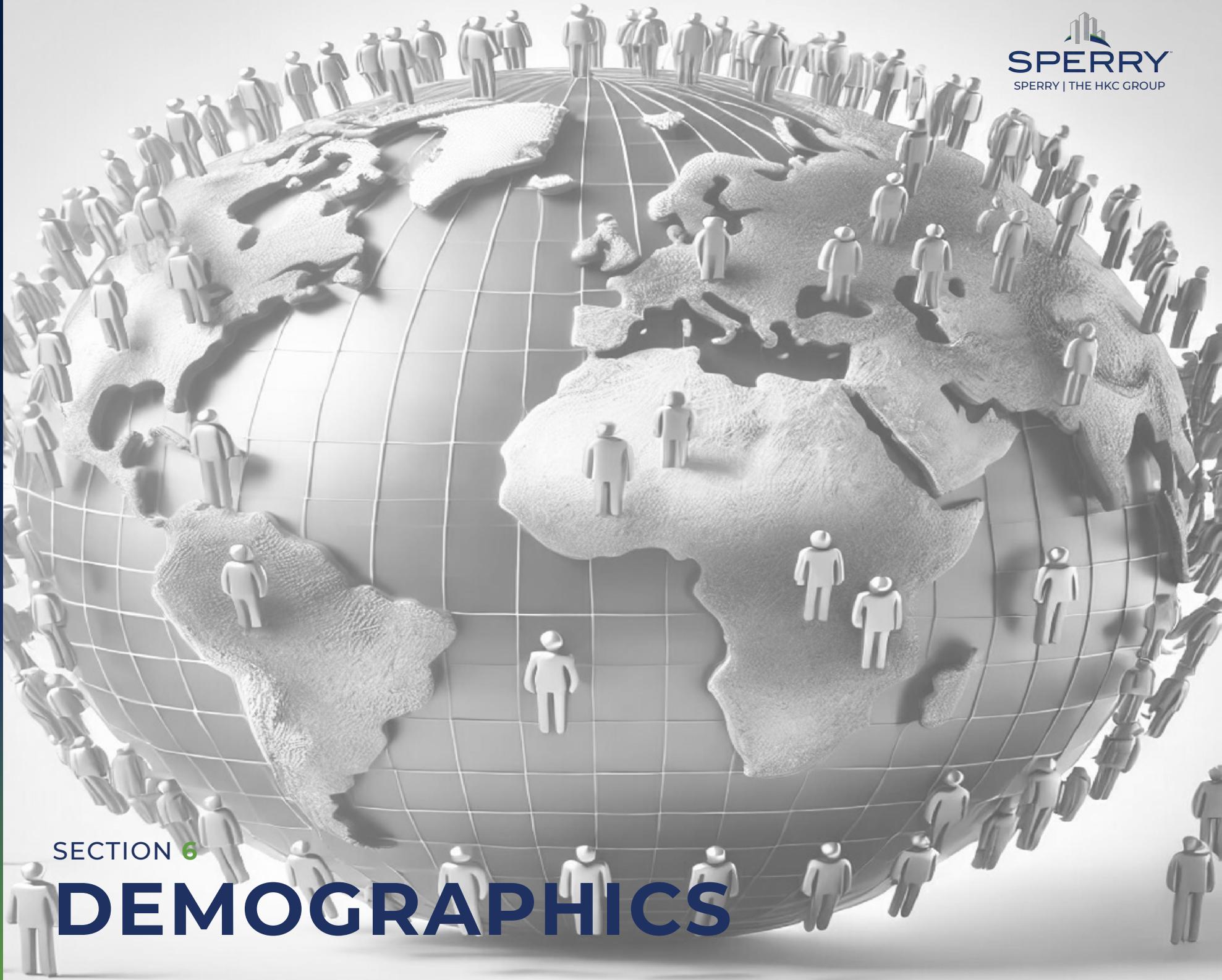


1

Lease Comps Map & Summary



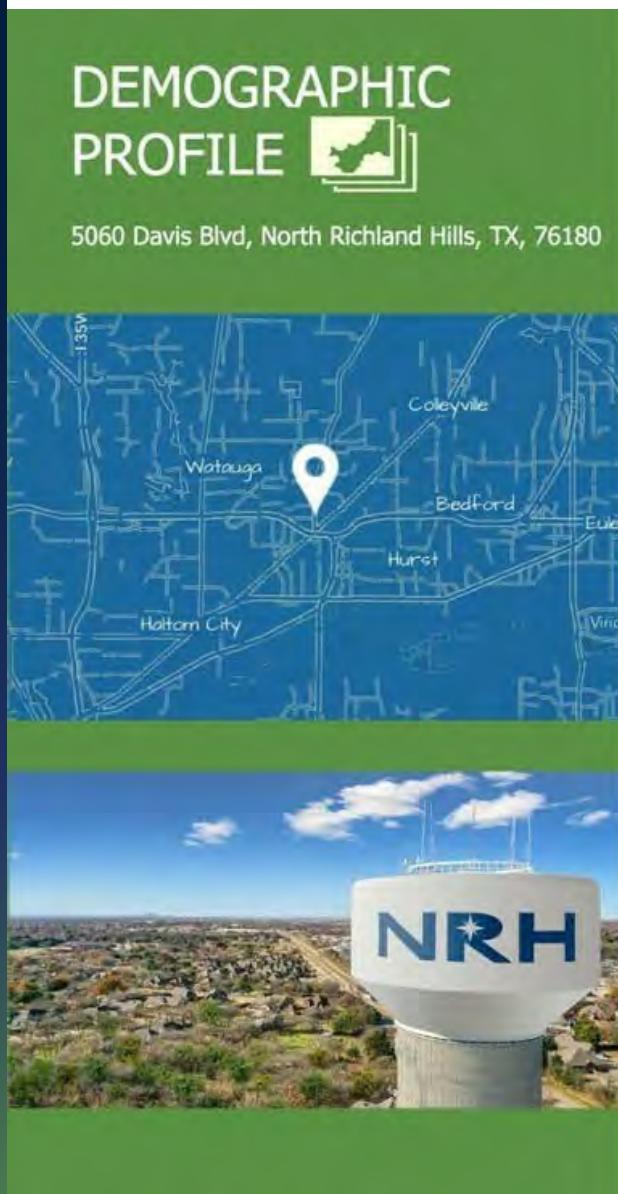
NAME/ADDRESS		LEASE RATE	DEAL STATUS	LEASE TYPE	SPACE SIZE
★	5060 Davis Blvd North Richland Hills, TX	Negotiable	Subject Property	-	-
1	304 Precinct Line Rd Hurst, TX	\$23.00 /SF/yr	On Market	NNN	1,300 SF
2	6252 N. Davis Blvd. North Richland Hills, TX	\$19.00 /SF/yr	On Market	NNN	2,600 SF
3	5306 Rufe 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

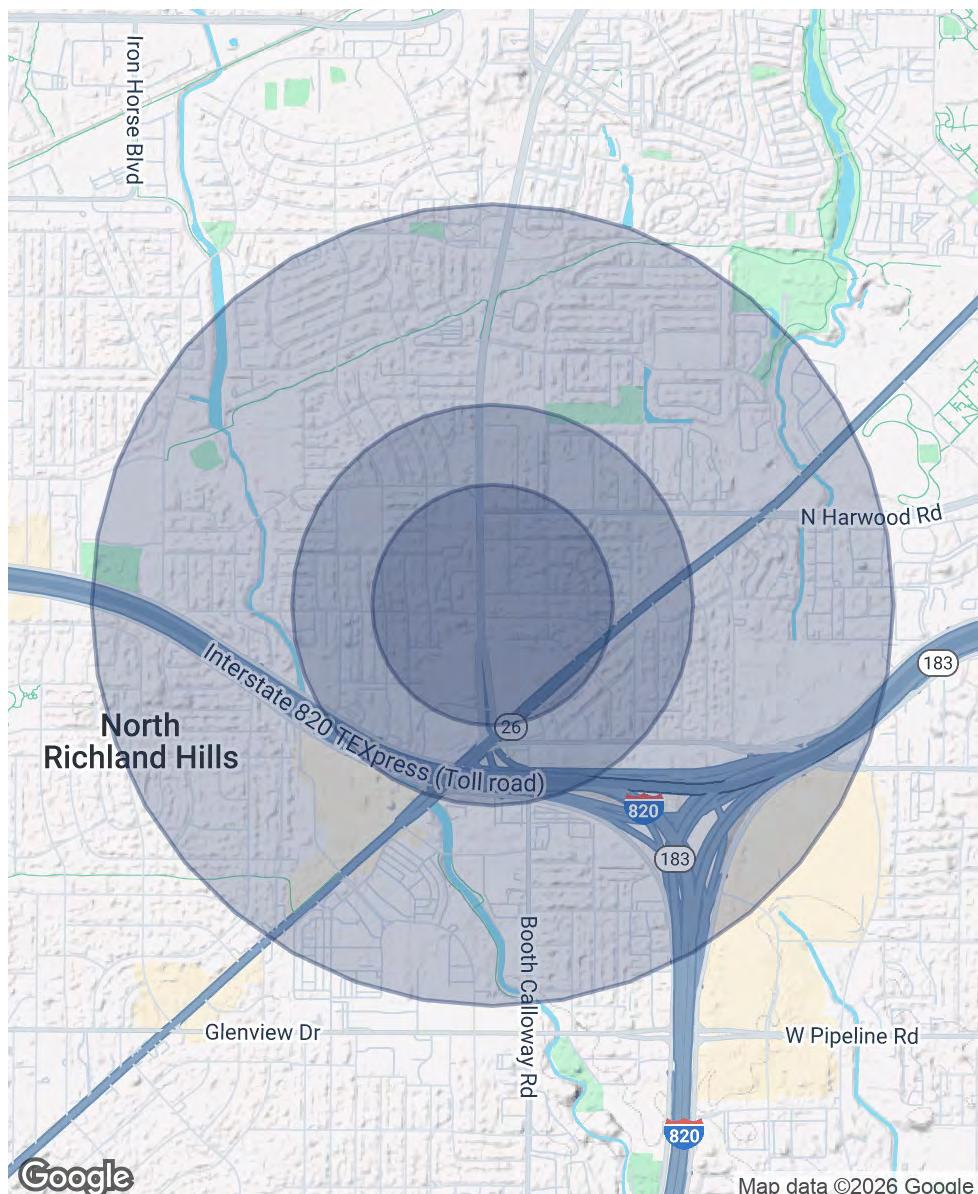
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Demographics Map & Report

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

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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