

Trenton Price

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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

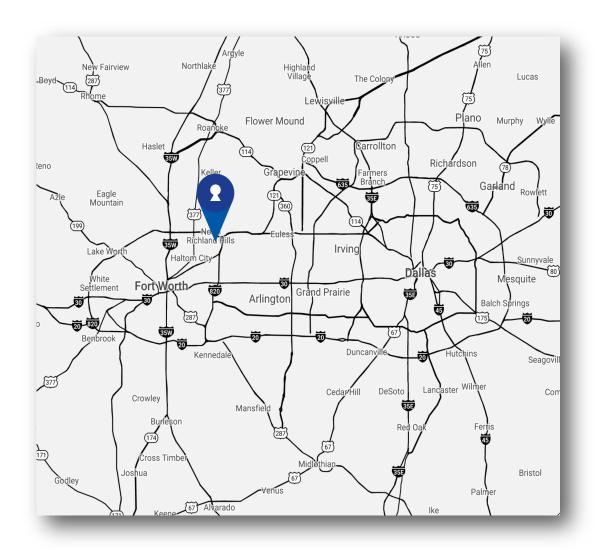
DEMOGRAPHICS

	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

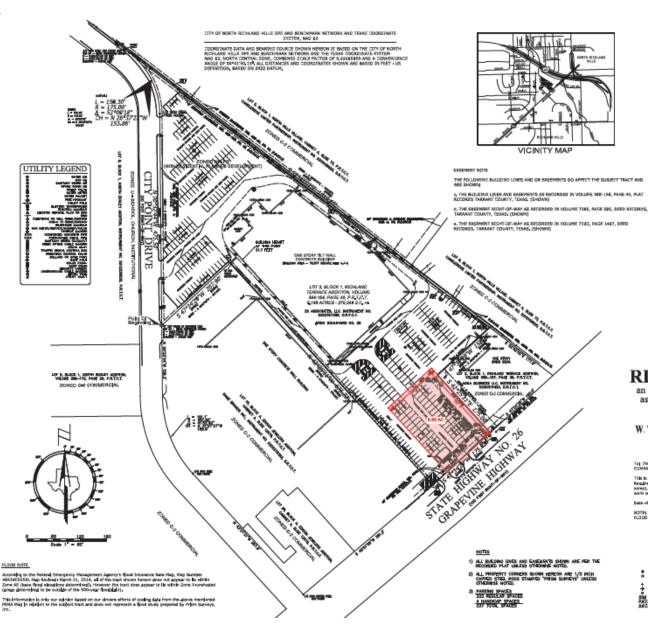
TRAFFIC COUNT

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









FIELD NOTE GESCRIPTION

All that pertain tract or parcel of land situated in the W. W. WALLACE SURVEY, ABSTRACT NO. All that certain trait or parcel of land situation in the in. W. WALLACK SWAWCH, AGENTANCE AND ALL OF THE CONTROL OF THE CONTR

86 SUMMERS at an "A" found set in concrete (CM) for the most westerly studeness corner of sale Let 3 and the northwesterly corner of Let 1R, Stock A, SSISON SWILDES ADDITION, Called A, Side 12575 of said Fels Records, also being in the easterly right of way line of City Felst Ories (a 50 feet gilds right-of-pay)

THERE'S northwestedy with said curve to the left and said right of very line through a central angle of 32 degrees 64 inhuites 15 seconds, a notion of 275.00 feet, an art detains of 155.00 feet and a third heighty of North 26 degrees 37 relatives 23 seconds Meet, 155.65 feet to 3.05 feet to

TRENCE South 52 degrees 42 rejustes 62 secends East with the northwasterly assurdany line of rad lost 3 and the acceleratorly because 1 send of land 5 and 5, liket 1, nORTH HOLES VILLAGE, Castless A, 284 75 of seld of Pa Records, 10,154 5 feet to a 450 that seld red financier to the next assistely assurdant corner of seld to 8, judge the northest corner of feet 3, Mod. 1, RECHARD TERSON ACCENTAGE ACCENTAGE 10.

THE INCE SOUTH 47 degrees 14 rejustes 24 seconds West with the common boundary [ine between radii Lett 2 and 3, 158 28 feet to a 5/8 inch steel not feared (CM) for the northwest corner of radio Lett 32.

THENCE South 42 degrees 25 minutes 31 seconds East with said common boundary line, 175,00 feet to 1/2 hore caged test you stanged Wittin Statistics* set for the such east come of said. Lift, also being in the northwardy right of line of State Highway No. 26 (Brapavine Highway), (a 188 tool right of very);

THENCE South 47 degrees 34 minutes 26 seconds West with the southwaterly boundary line of raid list 3 and the sale mothewaterly depicts her be of State Highway No. 26, 175,055 feet to a 1/2 just suggest each and suggest feet from the southwest corner of sale list 3 and the courteast corner of sale list 3 and the courteast corner of sale list 3 and

THENCE North 42 degrees 25 imputes 31, seconds West with the southwestedy boundary. [In of raid Let 3 and the northwastedy boundary of raid Let 18, 676.22 feet to a point, from which a PK Nail Send Seam South 64 degrees 00 imputes 25 seconds East, at 1.0 feet.

THENCE South 47 degrees 14 minutes 26 seconds West with the northwesterly boundary. Eve of sold last 19, 107,92 test to the PLACE OF BESTMITHS and senseleding \$1,59 acres of land (270,646 square feet +/-), more or last, as surveyed by Missi Surveys, line, during the month of Mac. 1073.

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.

Tej 7601 BLVC 26, LLC, AXOS BANK, PACHSON TITLE ASERCY, LLC AND STEMBART TITLE ASERCY, LLC AND STEMBART TITLE SURRAMITY COMPANY, GF NO.: 1725734, EFFECTIVE DATE: May 30, 2622, Insue Care: June 13, 2022

This is to earthy that the course of pick and the survey on which it is based were made in accordance with the 2021 Minimum Standard Oxfoll Research Course of the 2021 Minimum Standard Oxfoll Research Course of the Course of t

NOTE! FLOOD INFORMATION WILL BE PROVIDED IN NOTE FORM ON THIS SLEWLY, BUT WILL HOT BE HADE PART OF THE CERTIFICATION.



PRISM SURVEYS, INC.

PERIORITYE, TOPOGRAPHIC, AND CONSTRUCTION SURVI Plym No. 101325-00 3533 BELL DRIVE HURST, TEXAS 76053



COMMERCE

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



LOCKHEED MARTIN















in the country for 3-year job growth (185,600 jobs)

> in the country for job recovery to prepandemic high (3,951,900 jobs)

BLS, Dec. 2021

Global 500 Companies Fortune, 2021

World's Most **Admired Companies** Fortune, 2022

Fortune 500 Companies



DFW AREA GROWTH

With a lower cost of living than the top three U.S. Metros.

LOWER COST OF LIVING

+7.2% **EMPLOYMENT GROWTH**

50%

With a year over year gain of **277,600 jobs** as of July 2022

+328 people per day (2020)

7,694,138 TOTAL POPULATION

4TH LARGEST **METRO IN U.S.**

1,302,041 added in 2010-2020

11,200,000 Population by 2045

OVER 200 CITIES

3 Commercial AIRPORTS

- **DFW International**
- **Dallas Love Field**
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations



HEALTH CARE

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



Universities









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

30 Higher Education Institutions



15 Major Universities Including:



INFORMATION ON BROKERAGE SERVICES



2-10-2025





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. TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage ac vi es, 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 par es to a real estate transaction on 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 dues above and must inform the owner of any material information about the property or transaction on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material information on about the property or transaction on 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 par es the broker must first obtain the written agreement of each party to the transaction on. 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 par es to the transaction on 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
- 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 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 on 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 on 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 LC 9006752 817.803.3287 info@visioncommercial.com Broker Firm Name Email License No. Phone 0652029 info@visioncommercial.com 817.803.3287 Trenton Price Designated Broker of Firm License No. **Email**

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

IABS 1-1