

RETAIL SITE FOR LEASE

Ground Lease or Build-To-Suit

SEC Davis Blvd. & N. Tarrant Parkway | North Richland Hills, TX



RETAIL PROPERTY OVERVIEW:

Lot Size: 1.04 Acre or +/- 45,000 SF

Traffic Counts: Davis Blvd – 25k+ VPD; N. Tarrant – 23.5k+ VPD, Precinct Line - ~27k VPD

Access: Ingress/Egress on Davis Blvd. (Primary) With cross access behind to Alamo Draffthouse and proposed development northeast of site.

PROPERTY HIGHLIGHTS:

- Located near SEC Tarrant Pkwy at Davis Blvd.
- Strong Retail Demographics. Daytime pop is ~26,000 (3M)
- Anchor retail is Alamo Draffthouse
- Nearby Retail: Walmart, Target, Kroger, Aldi

AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
1 M	8,642	\$173,551
3 M	82,503	\$141,219
5 M	241,571	\$121,218

