

FOR LEASE

9149 BELSHIRE DRIVE, #200 | N. RICHLAND HILLS TX 76182

PROPERTY SUMMARY

AVAILABLE SF: 2008

ZONED Office/Medical

LEASE TYPE Net Lease-\$19.50 + NNN

LOT SIZE: .5 acres

PARKING: Shared Parking

YEAR BUILT: 2017

BUILDING CLASS: B

ZONING: Office/Medical

EXTERIOR High End-Stone/Stucco

MARKET: HEB/Mid-Cities

CROSS STREETS: S of N Tarrant/W of Precinct
OFFICE/MEDICAL-Located at the corner of Precinct Line Rd & Belshire Road. This office/medical space is ready for its new tenant to finish out. Located in a business park--other tenants--holistic chiropractic practice, insurance, law. Great visibility & frontage along Precinct Line. Conveniently located to Hwy 183, Hwy 820 and Hwy 26. Businesses can serve cities of N. Richland Hills, HEB, Colleyville, Watauga, Richland Hills. High Traffic Generators in area are Wal Mart, Target, Kroger, Restaurants & Schools.



LISA HARROW

REALTOR®

817-980-2641 (Mobile) | 817-310-5291 (Office)

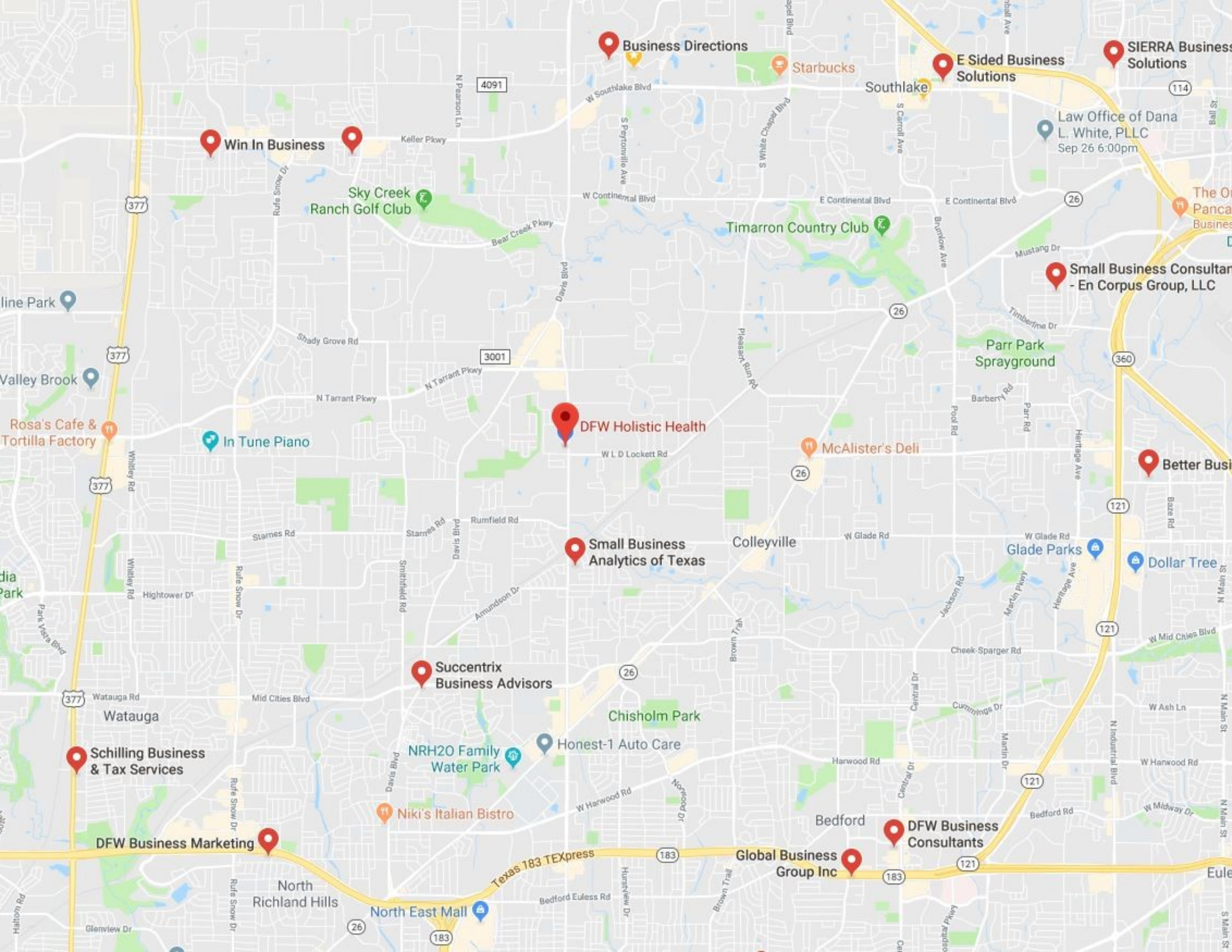
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RE/MAX TRINITY II

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Win In Business

Business Directions

Starbucks

E Sided Business Solutions

SIERRA Business Solutions

Law Office of Dana L. White, PLLC
Sep 26 6:00pm

Sky Creek Ranch Golf Club

Timarron Country Club

Parr Park Sprayground

Small Business Consultants - En Corpus Group, LLC

DFW Holistic Health

McAlister's Deli

Better Business Bureau

In Tune Piano

Small Business Analytics of Texas

Glade Parks

Dollar Tree

Succentrix Business Advisors

Chisholm Park

Honest-1 Auto Care

NRH2O Family Water Park

Niki's Italian Bistro

Schilling Business & Tax Services

DFW Business Marketing

Bedford

DFW Business Consultants

Global Business Group Inc

North Richland Hills

North East Mall

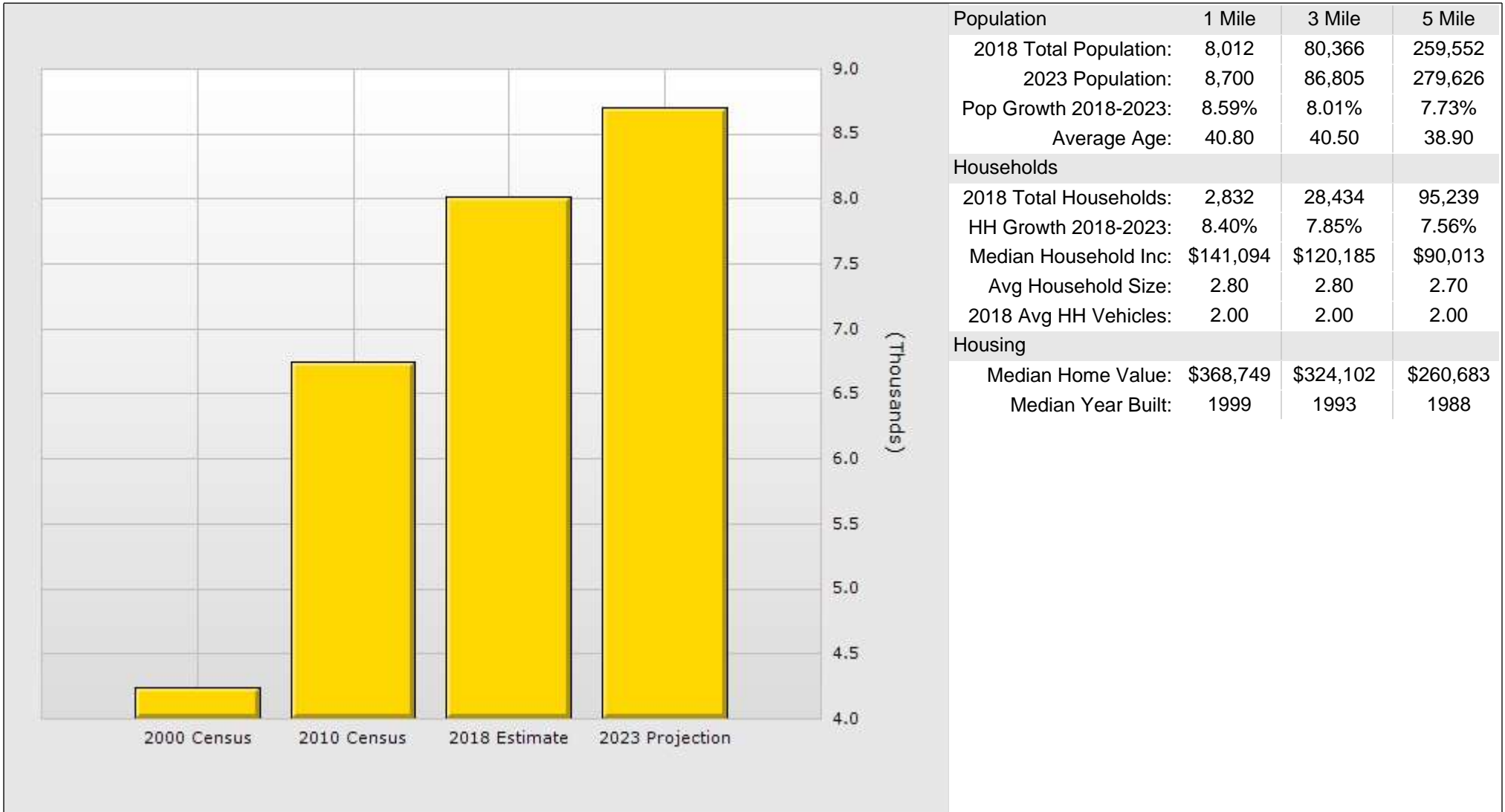
Texas 183 Express

Bedford

Eule

Population for 1 Mile Radius

9149 Belshire Dr, North Richland Hills, TX 76182



	1 Mile	3 Mile	5 Mile
Population			
2018 Total Population:	8,012	80,366	259,552
2023 Population:	8,700	86,805	279,626
Pop Growth 2018-2023:	8.59%	8.01%	7.73%
Average Age:	40.80	40.50	38.90
Households			
2018 Total Households:	2,832	28,434	95,239
HH Growth 2018-2023:	8.40%	7.85%	7.56%
Median Household Inc:	\$141,094	\$120,185	\$90,013
Avg Household Size:	2.80	2.80	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$368,749	\$324,102	\$260,683
Median Year Built:	1999	1993	1988





Information About Brokerage Services

11-2-2015

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 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.

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.

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.

<u>RE/MAX Trinity</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0592278</u> License No.	<u>jacicoan@remax.net</u> Email	<u>(817)870-1600</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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