



OFFICE BUILDING FOR SALE

7510 Davis Blvd

NORTH RICHLAND HILLS, TX 76182

PRESENTED BY:

DAVID DUNN, CCIM, SIOR
Executive Director
O: 817.640.9964
C: 817.829.2828
david.dunn@svn.com

COURTNEY STANFORD, CCIM
Managing Director
O: 817.640.9964
C: 972.998.2361
courtney.stanford@svn.com

PROPERTY SUMMARY



SALE PRICE

\$999,000

OFFERING SUMMARY

BUILDING SIZE:	5,303 SF
LOT SIZE:	0.53 Acres
YEAR BUILT:	1984
ZONING:	C2
SUBMARKET:	HEB/Mid-Cities Submarket

DAVID DUNN, CCIM, SIOR
Executive Director
O: 817.640.9964 | C: 817.829.2828
david.dunn@svn.com

COURTNEY STANFORD, CCIM
Managing Director
O: 817.640.9964 | C: 972.998.2361
courtney.stanford@svn.com

PROPERTY OVERVIEW

Multi-Tenant General Office Building with five (5) suites totaling 5,303 SF located in the heart of Mid Cities. The immediate visibility off Davis Blvd. provides for high traffic and close proximity to amenities in the area. Renovations were made partially to some suites in 2016 with more upside in renovating the remainder of the property. Owner will vacate Suite B (1,614 SF) upon sale of the property, making this a perfect owner/user opportunity with supplemental income from other in place tenants.

PROPERTY HIGHLIGHTS

- Investment or Owner/User Opportunity
- 5,303 SF Building with Five (5) Suites
- Main Frontage on Davis Blvd
- High Traffic Area
- Easy Access to Loop 820 & Hwy 183

ADDITIONAL PHOTOS

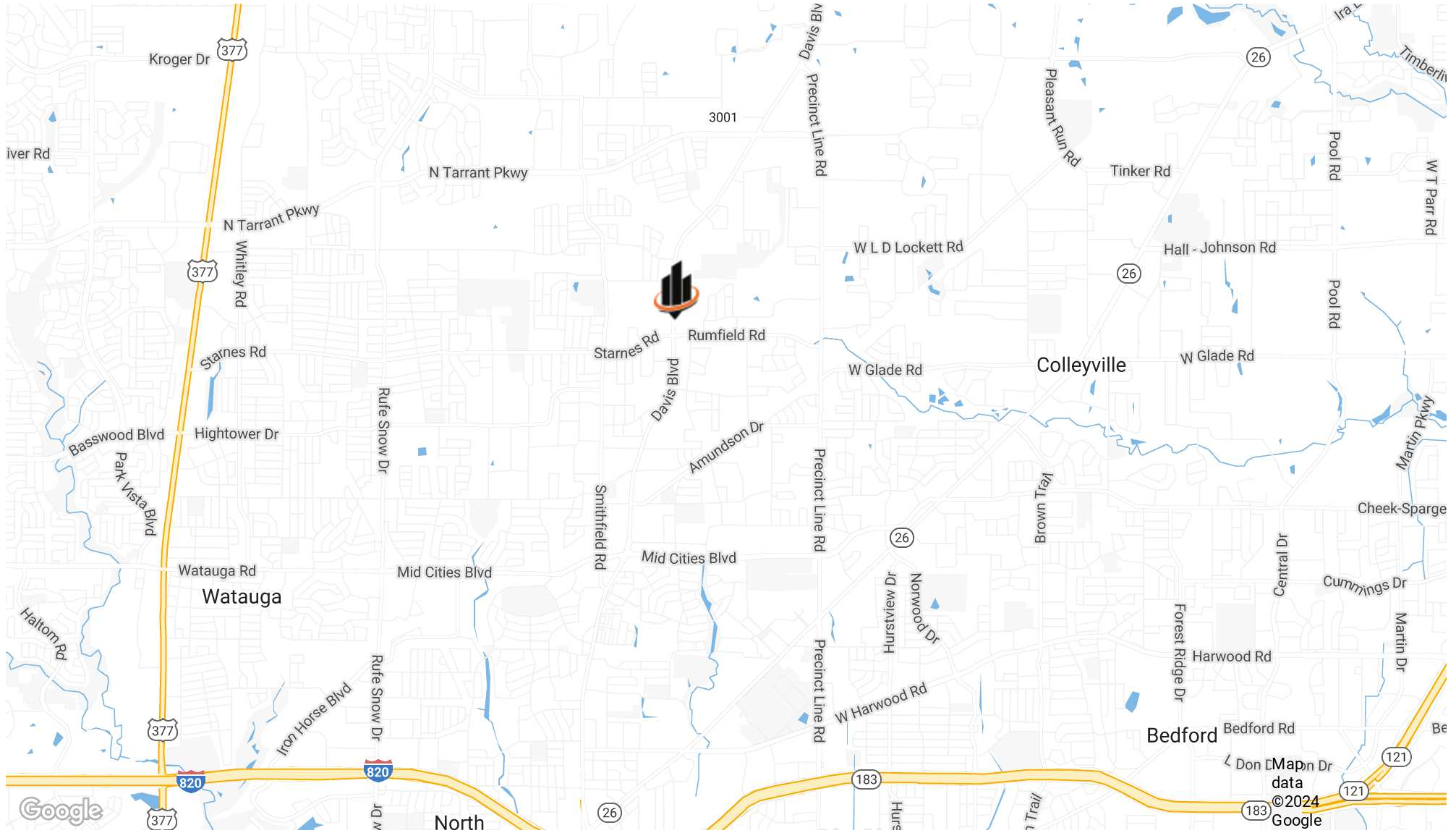


DAVID DUNN, CCIM, SIOR
Executive Director
O: 817.640.9964 | C: 817.829.2828
david.dunn@svn.com

COURTNEY STANFORD, CCIM
Managing Director
O: 817.640.9964 | C: 972.998.2361
courtney.stanford@svn.com



LOCATION MAP



DAVID DUNN, CCIM, SIOR
Executive Director
O: 817.640.9964 | C: 817.829.2828
david.dunn@svn.com

COURTNEY STANFORD, CCIM
Managing Director
O: 817.640.9964 | C: 972.998.2361
courtney.stanford@svn.com

7510 DAVIS BLVD | North Richland Hills, TX 76182

DEMOGRAPHICS MAP & REPORT

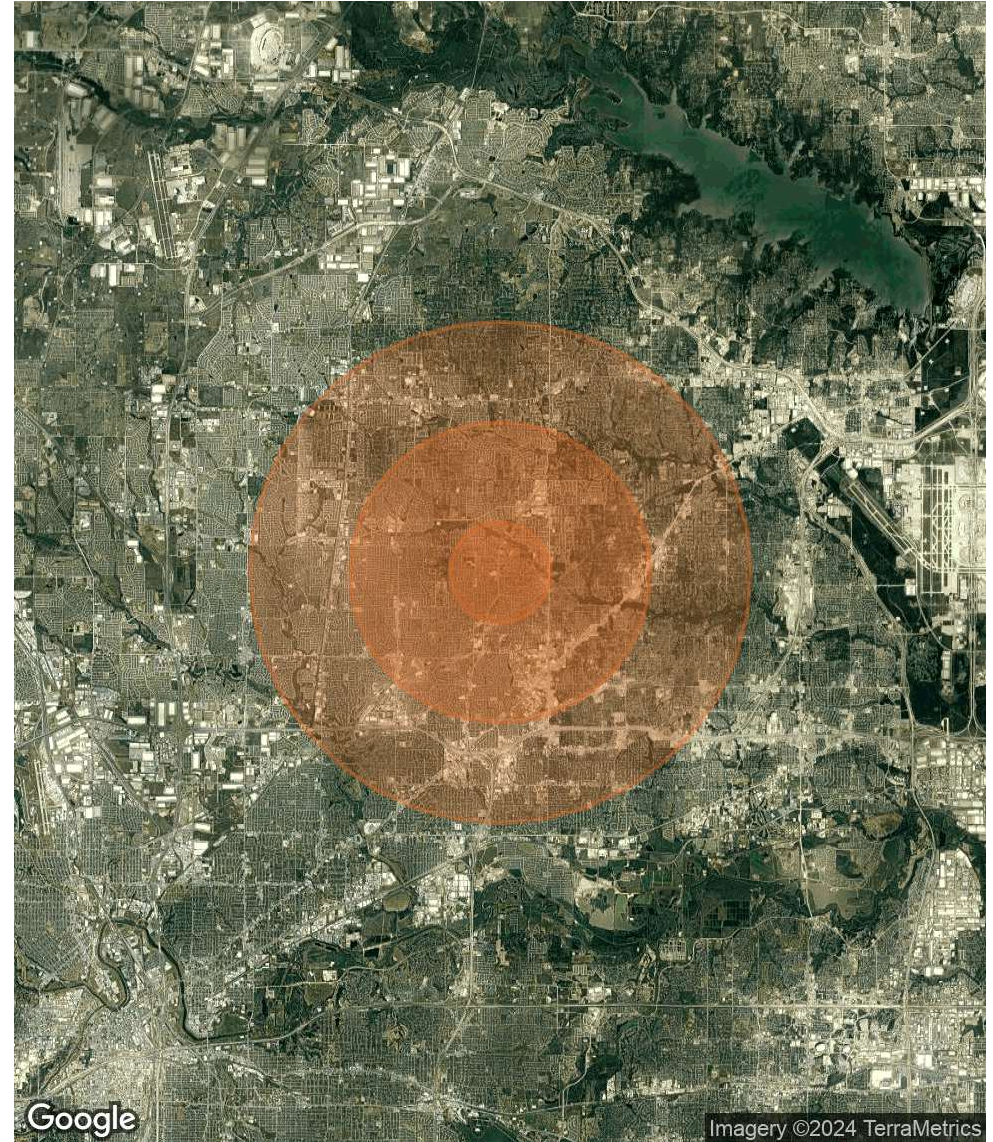
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,661	83,805	233,641
AVERAGE AGE	38.9	38.5	38.5
AVERAGE AGE (MALE)	38.1	38.4	37.5
AVERAGE AGE (FEMALE)	40.4	38.7	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,573	30,179	84,147
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$93,858	\$104,120	\$100,018
AVERAGE HOUSE VALUE	\$242,135	\$277,371	\$257,108

** Demographic data derived from 2020 ACS - US Census*



DAVID DUNN, CCIM, SIOR
 Executive Director
 O: 817.640.9964 | C: 817.829.2828
 david.dunn@svn.com

COURTNEY STANFORD, CCIM
 Managing Director
 O: 817.640.9964 | C: 972.998.2361
 courtney.stanford@svn.com