



OFFICE BUILDING FOR SALE

7510 Davis Blvd

NORTH RICHLAND HILLS, TX 76182

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE

\$1,387,188

OFFERING SUMMARY

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

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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
- Great Amenities Within Close Proximity

ADDITIONAL PHOTOS



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FLOOR PLANS



7510 DAVIS BLVD
NORTH RICHLAND HILLS, TX 7612



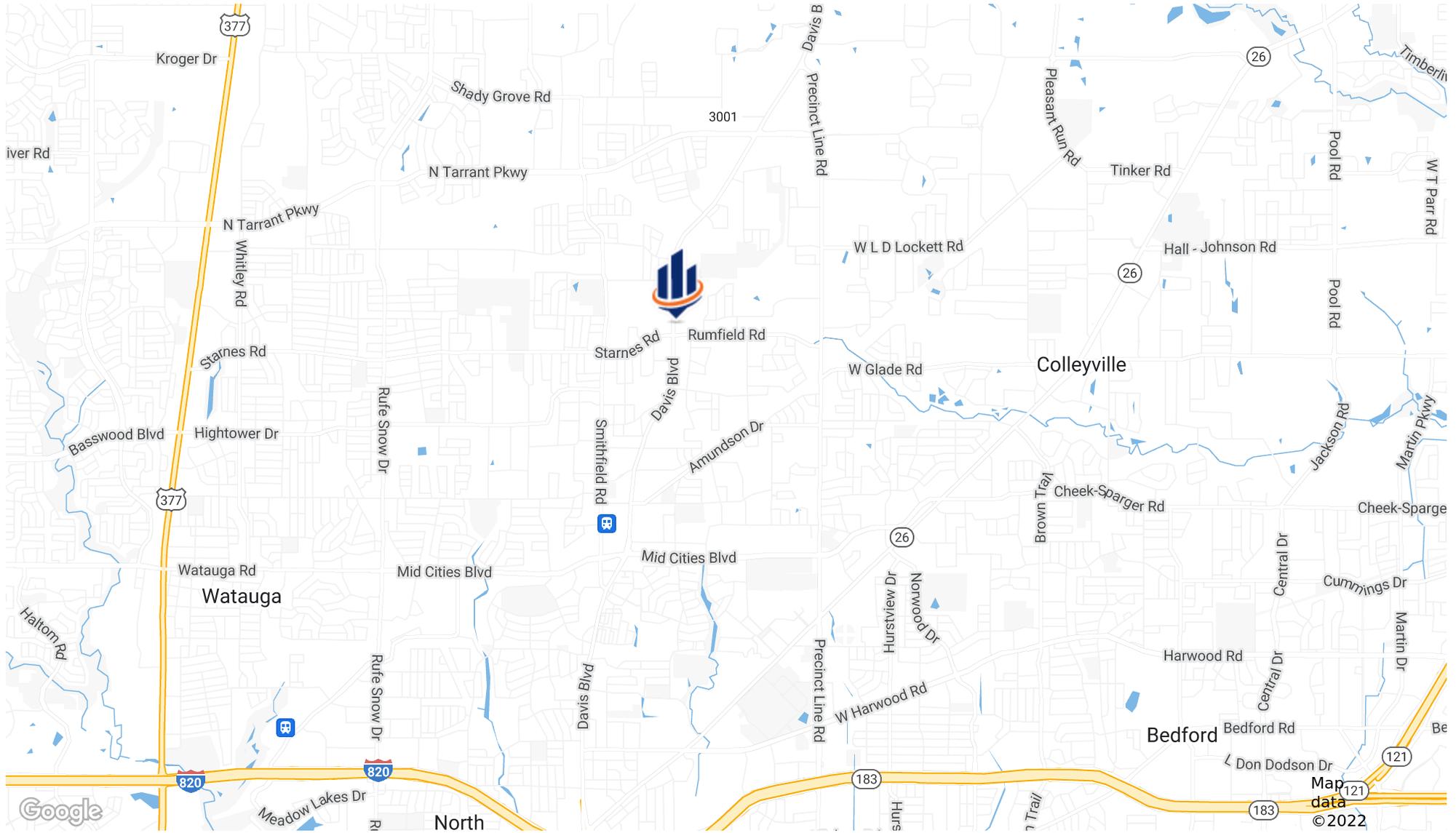
SUITE A: 1,032 SQFT
SUITE B: 1,614 SQFT
SUITE C: 409 SQFT
SUITE D: 2,248 SQFT
TOTAL RSF: 5,303 SQFT

4 8 9 . 7 4 4 . 5 5 3
DRAWN BY: STUDIO WHITEBOX DATE: 05.23.2022

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

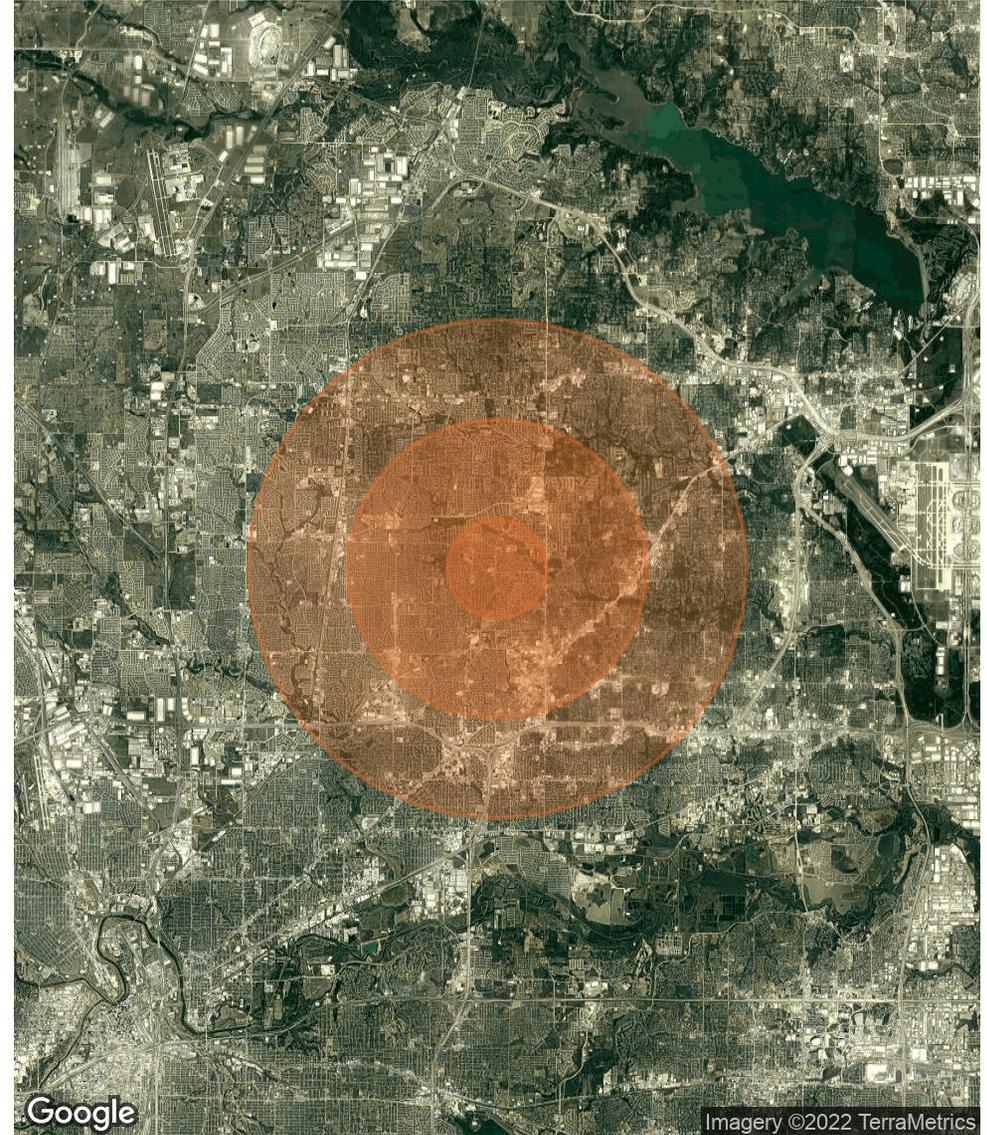
POPULATION

	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



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