



OFFICE / RETAIL BUILDING FOR SALE

753 Mid Cities Blvd
North Richland Hills, Texas 76180

AVAILABLE:

3,021 SF



LIST PRICE
\$750,000

753 Mid Cities Blvd offers a 3,021 SF (2,380 SF Conditioned Space) building located in the heart of North Richland Hills, Texas, within the desirable HEB/Mid-Cities submarket of Tarrant County. The property benefits from strong visibility and accessibility along Mid Cities Boulevard, surrounded by a dense mix of retail, residential, and commercial activity. Positioned in one of the fastest-growing areas of the Dallas-Fort Worth Metroplex, this location provides excellent connectivity to major thoroughfares, a robust consumer base, and sustained long-term growth potential.

FEATURES

Building Size: 3,021 SF
(2,380 SF Conditioned)

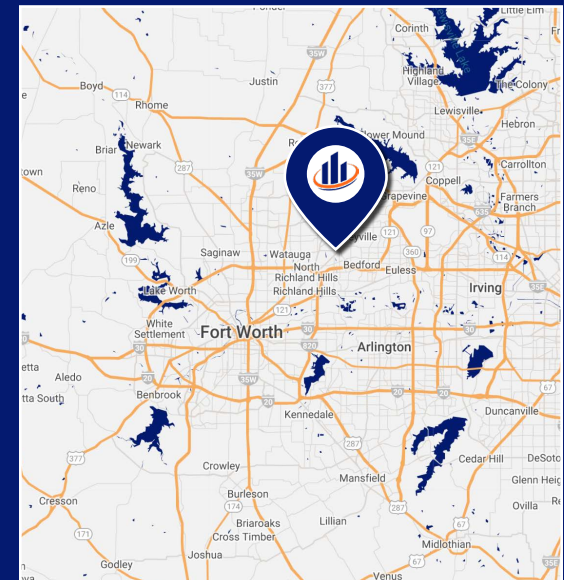
Year Built: 2012

Building Type: Commercial

Parking: 30 spaces

HIGHLIGHTS

- » Excellent visibility along Mid Cities Blvd
- » Easy access to major DFW thoroughfares, including SH-183 and I-820



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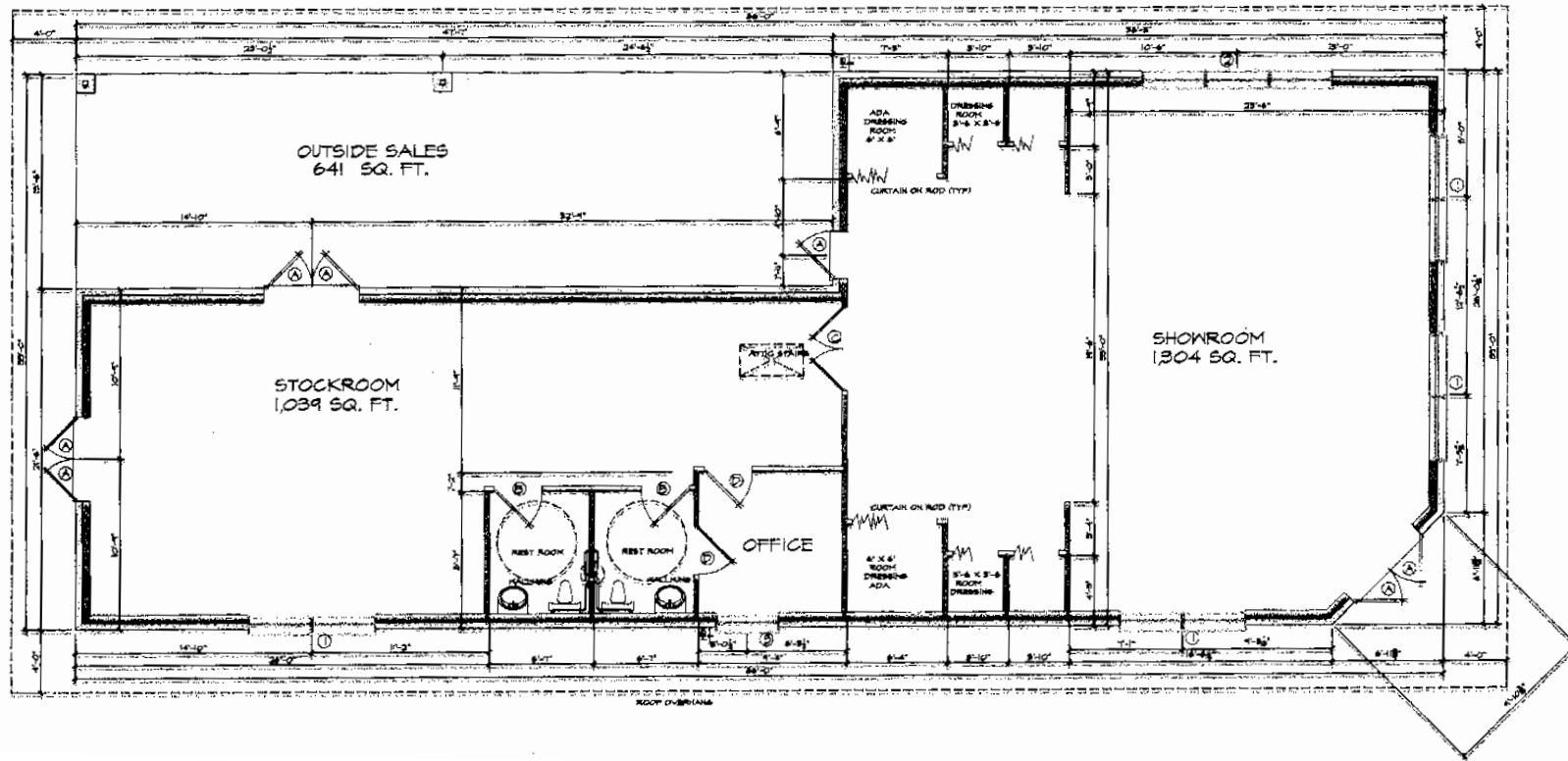
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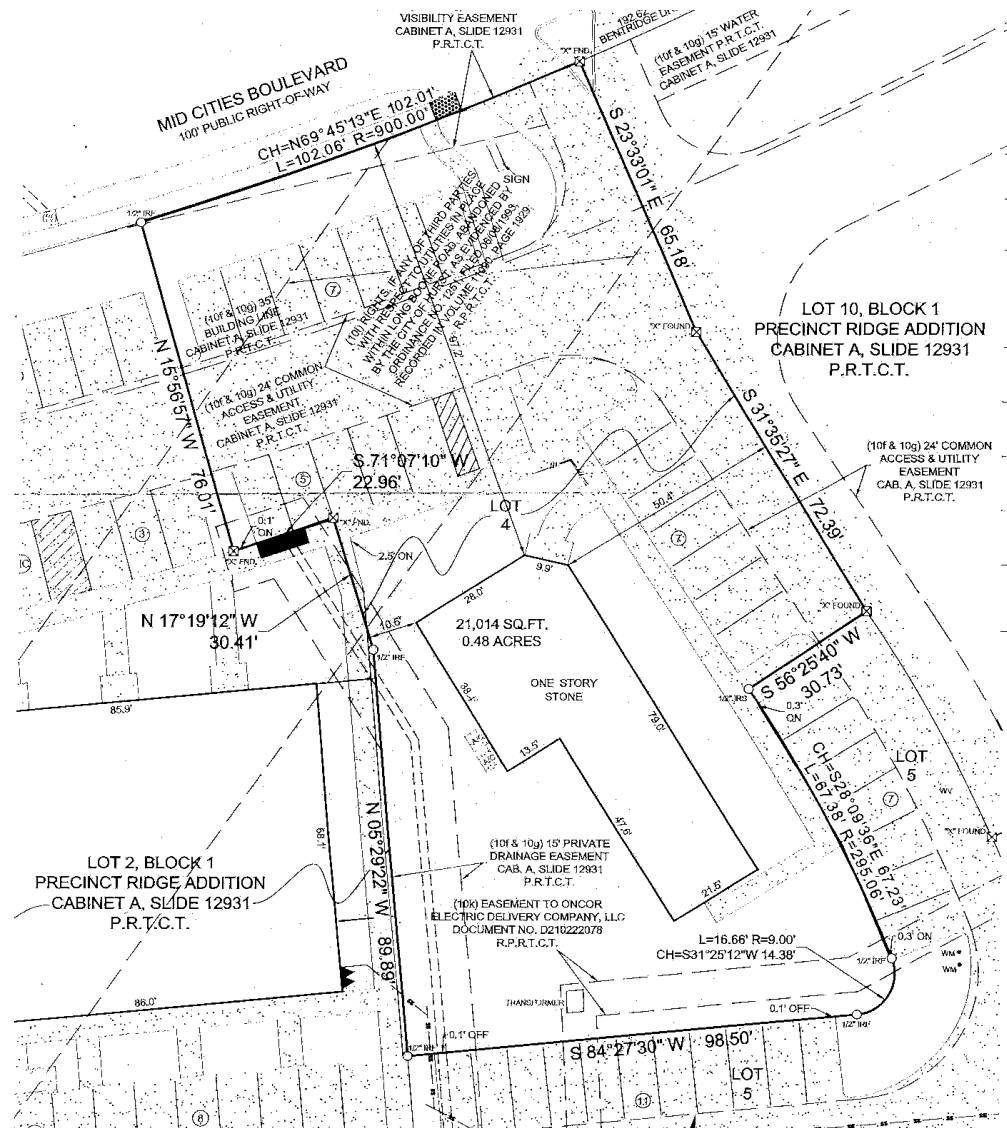
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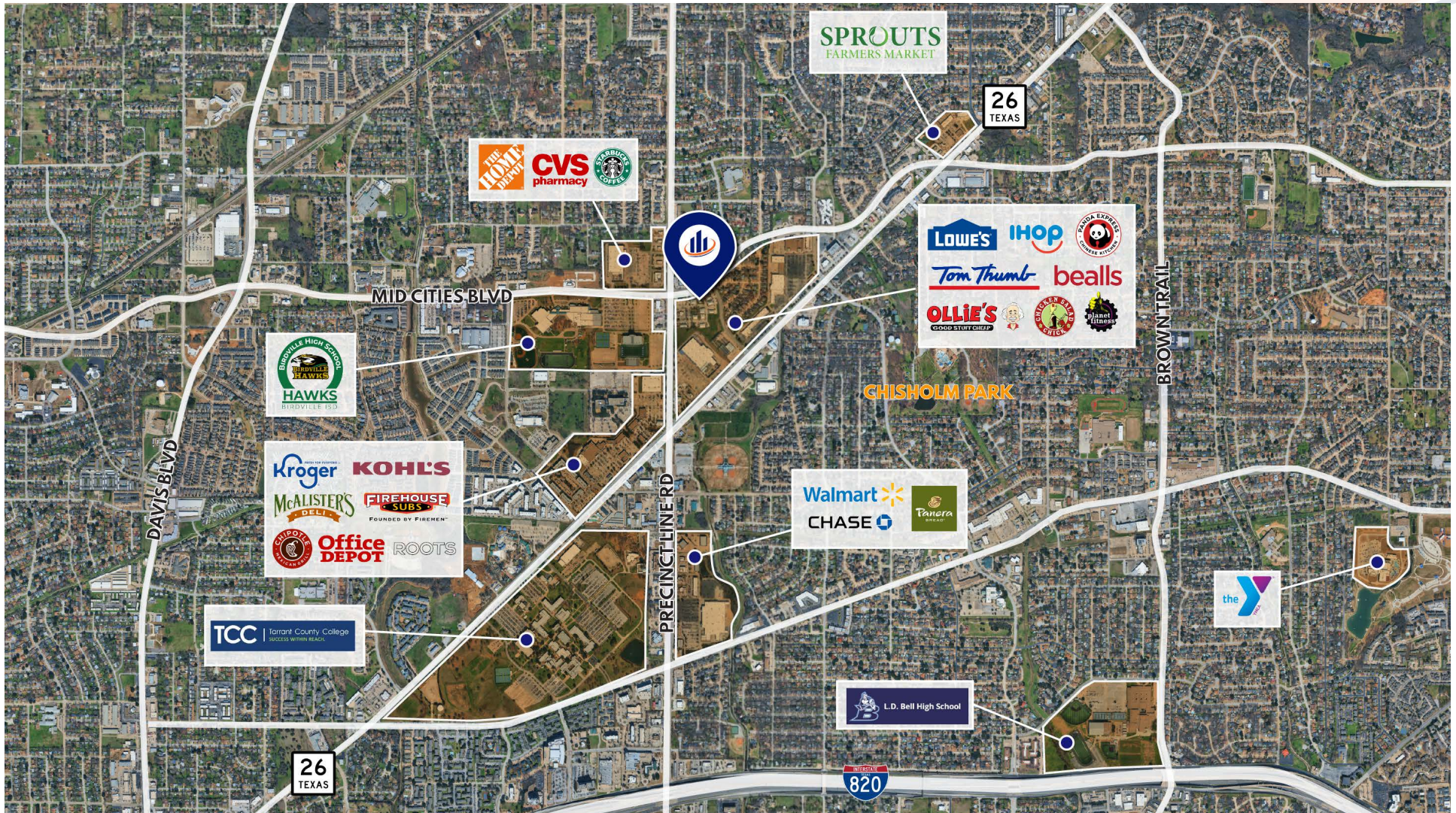
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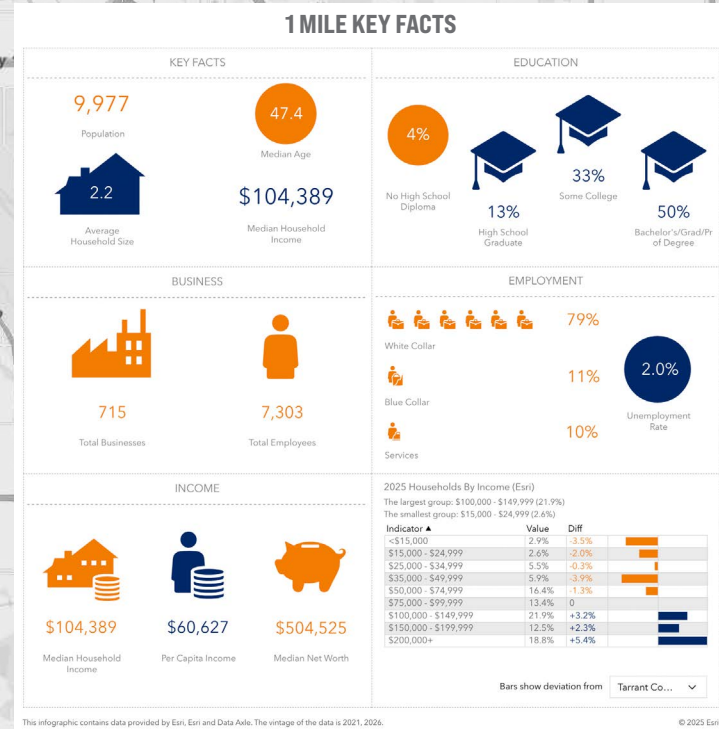
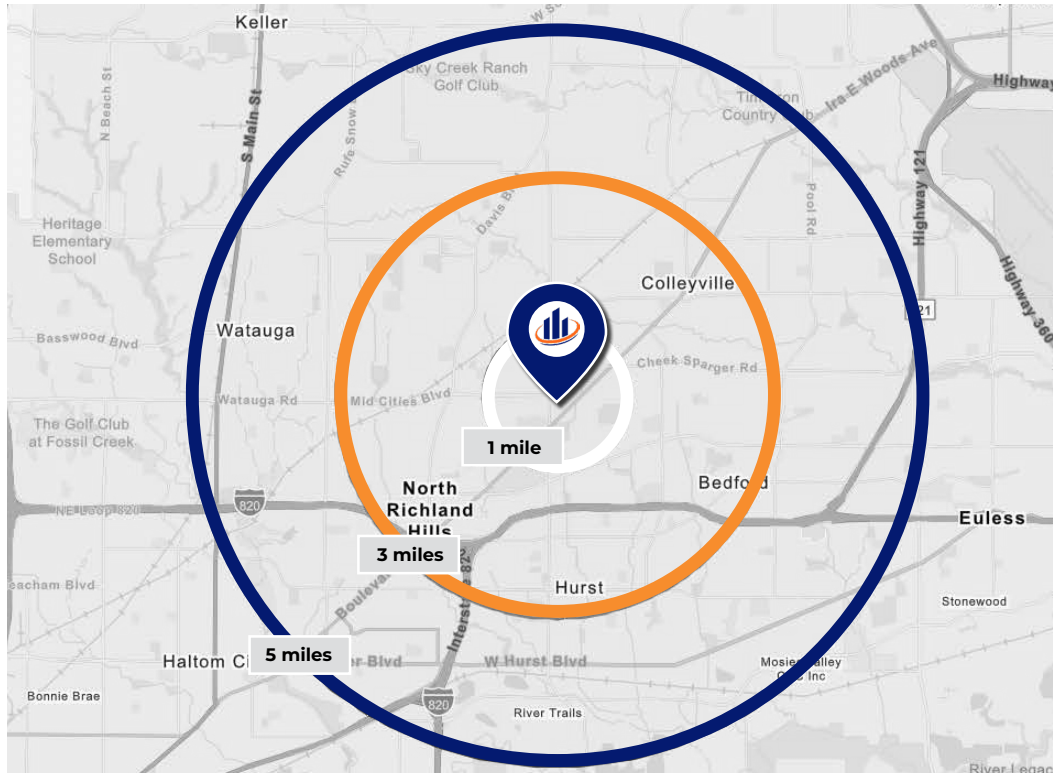
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753 Mid Cities Blvd is strategically positioned in the heart of North Richland Hills with excellent connectivity to SH-183, Loop 820, and DFW International Airport, providing seamless access across the Dallas-Fort Worth metroplex. The property is located within the thriving HEB/Mid-Cities submarket, surrounded by established retail, dining, and residential neighborhoods. This dynamic setting offers strong visibility and accessibility.

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	9,977	103,775	283,167	10,161	104,185	282,720
Households	4,411	41,604	110,400	4,635	42,468	112,018
Families	2,945	28,411	76,244	3,036	28,716	76,717
Average Household Size	2.24	2.48	2.55	2.17	2.44	2.51
Owner Occupied Housing Units	3,110	28,223	73,091	3,274	29,199	75,299
Renter Occupied Housing Units	1,301	13,381	37,309	1,362	13,269	36,719
Median Age	47.4	42.1	40.5	47.9	43.0	41.4
Median Household Income	\$104,389	\$95,804	\$97,781	\$109,711	\$104,460	\$106,800
Average Household Income	\$140,324	\$132,267	\$138,089	\$151,693	\$144,353	\$149,993



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James Blake	340987	james.blake@svn.com	817-288-5508
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Blake	340987	james.blake@svn.com	817-288-5508
Sales Agent/Associate's Name	License No.	Email	Phone

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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Information About

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