

# STONECREEK OFFICE PARK

8501 MidCities Blvd., North Richland Hills, TX 76182



OFFICE BUILDING

## FOR SALE

**Russ Webb**

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## OFFERING SUMMARY

Sale Price:	\$1,867,000
Building Size:	5,086 SF
Number of Units:	2
Price / SF:	\$367.09
Cap Rate:	5.36%
NOI:	\$100,160
Year Built:	2020
Zoning:	PD
Market:	NE Tarrant County
Submarket:	Mid-Cities (HEB)

## PROPERTY OVERVIEW

NEW CONSTRUCTION - INVESTMENT OPPORTUNITY - NOW AVAILABLE!

8501 Mid-Cities Blvd. is the first of 3 medical/office buildings for sale in Stonecreek Office Park. The building occupies a hard corner and has been beautifully constructed and fully finished out with an eye for functional design and an abundance of natural light.

100% Occupied

Stonecreek Office Park is centrally located in the Mid-Cities, directly in front of Stonecreek Assisted Living Center, with easy freeway access and just minutes to multiple area hospitals. The buildings boast direct exposure to Mid-Cities Blvd., with building and monument signage visible to over 22,000 daily drivers. Located at the stoplighted intersection of Mid-Cities Blvd. and Amundson Dr., Stonecreek Office Park is just 1 mile from multiple major retailers and restaurants. Outdoor enthusiasts will appreciate access to the Walker's Creek Trail located directly adjacent to Stonecreek Office Park.

## PROPERTY HIGHLIGHTS

- 100% Leased
- Occupied by a national credit tenant and a medical spa
- Mid-Cities Blvd. frontage - excellent visibility
- Monument and building signage available
- Occupies hard corner of prominent, lighted intersection (Mid-Cities Blvd. & Amundson Dr.)
- Located directly in front of Stonecreek Assisted Living Center and within minutes to multiple hospitals, restaurants, and shopping
- Minutes to Hwys. 121, 183, 26, 377 and I-820

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## FLOOR PLAN



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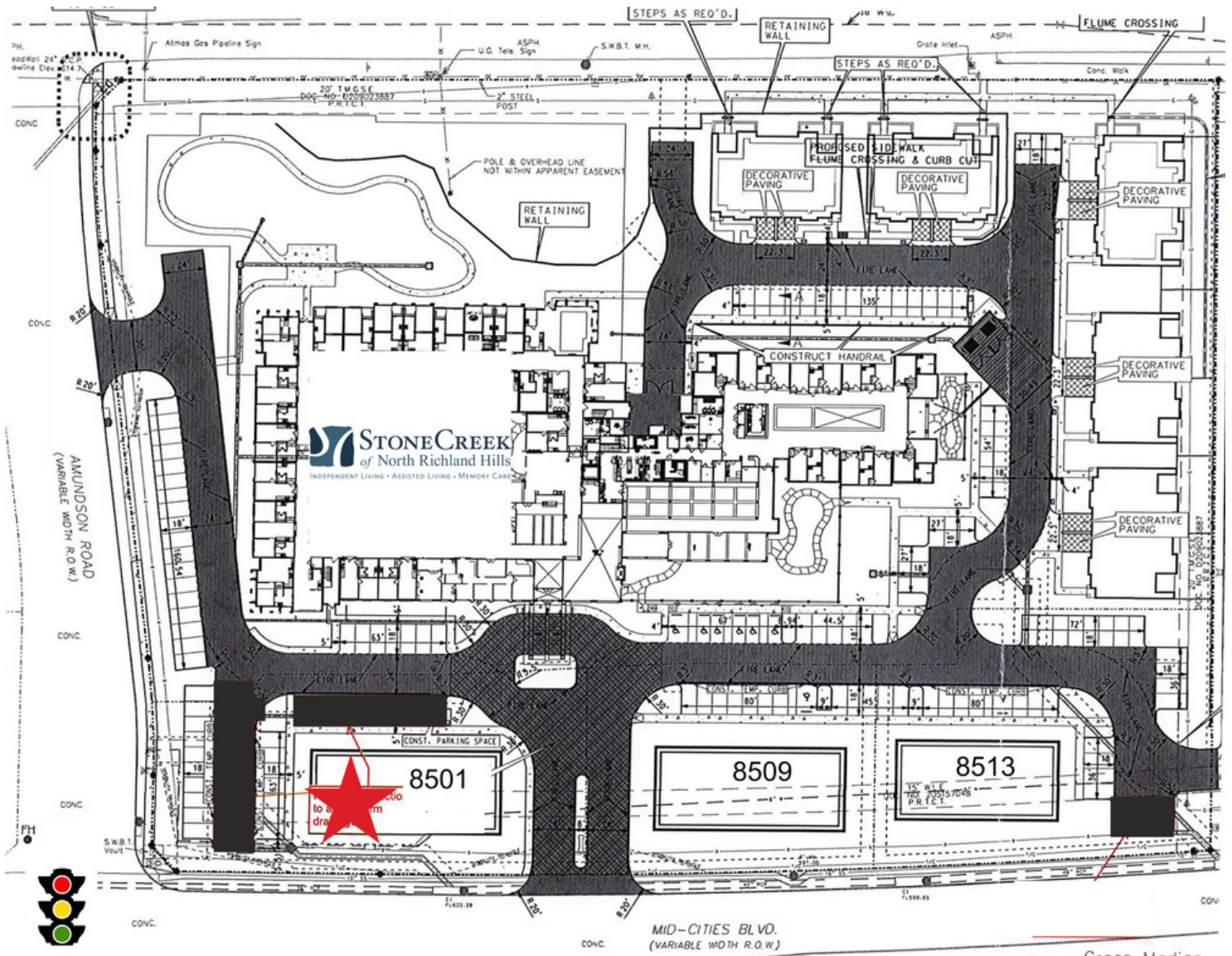
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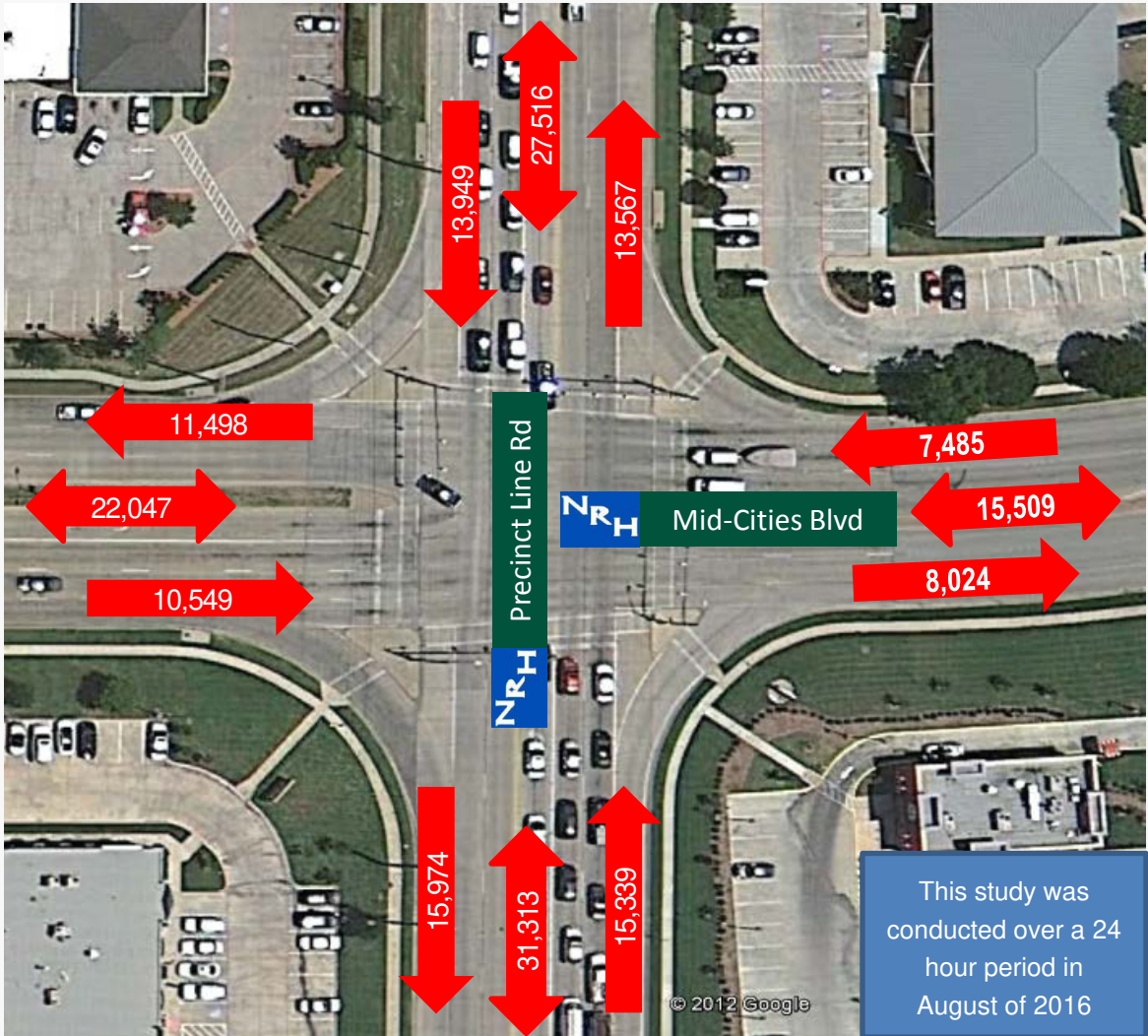
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**SILVER OAK**  
COMMERCIAL REALTY



# Mid-Cities Blvd @ Precinct Line Rd



## Street Design

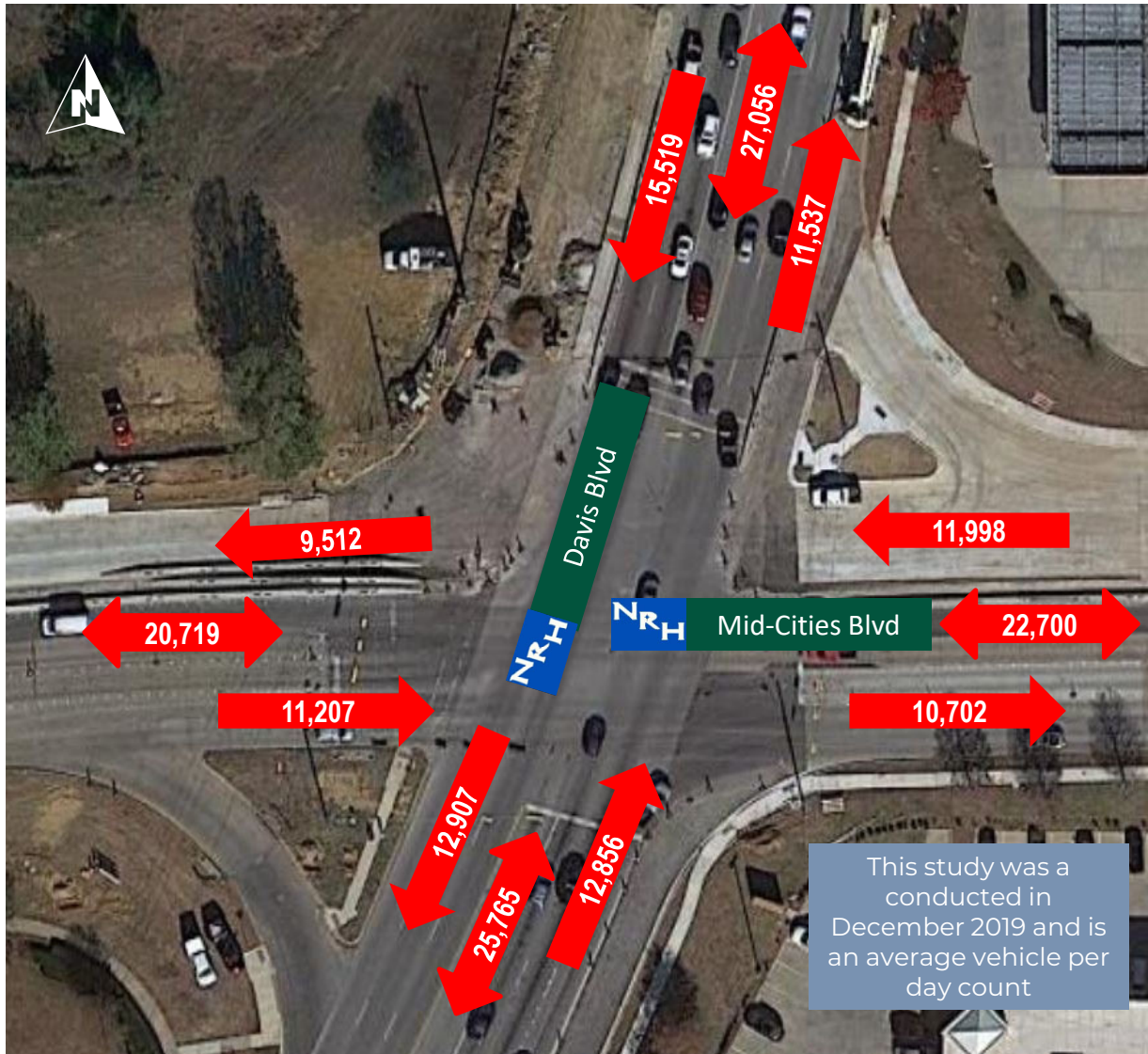
### Mid-Cities Blvd

Design Element	Roadway Type
Number of Traffic Lanes	6
Lane Width (feet)	12
Right-of-Way Width (feet)	Variable
Speed (MPH)	40 - 45

### Precinct Line Rd

Design Element	Roadway Type
Number of Traffic Lanes	7
Lane Width (feet)	12 - 14
Right-of-Way Width (feet)	130
Speed (MPH)	40 - 45

DAVIS BLVD @ MID-CITIES BLVD



**STREET DESIGN**

Davis Blvd

Design Element	Roadway Type
Number of Traffic Lanes	6
Lane Width (feet)	12
Right-of-Way Width (feet)	Variable
Speed (MPH)	40 - 45

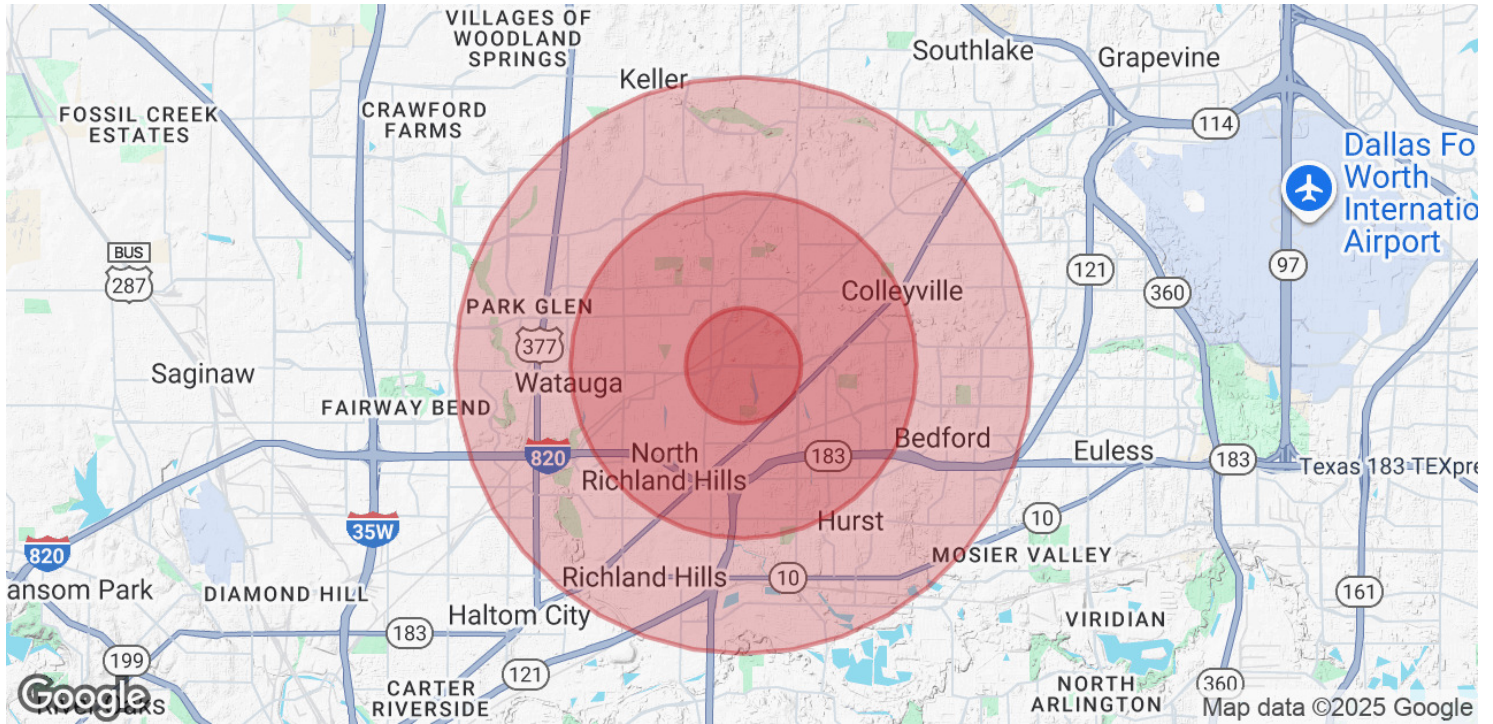
Mid-Cities Blvd

Design Element	Roadway Type
Number of Traffic Lanes	6
Lane Width (feet)	12
Right-of-Way Width (feet)	Variable
Speed (MPH)	40-45

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,007	92,708	256,237
Average age	38.1	39.5	37.7
Average age (Male)	38.8	38.5	36.4
Average age (Female)	38.5	40.7	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,417	35,325	94,877
# of persons per HH	2.6	2.6	2.7
Average HH income	\$93,833	\$82,536	\$87,453
Average house value	\$197,023	\$200,140	\$231,556

\* Demographic data derived from 2020 ACS - US Census

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

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Russ Webb	488983	rwebb@silveroakcre.com	817-849-8282
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date