7150 BAKER BLVD

Richland Hills, Texas 76118

FOR SALE

OLDHAMGOODWIN.COM | 817.512.2000

OG
INVESTMENT SALES

PROPERTY OVERVIEW

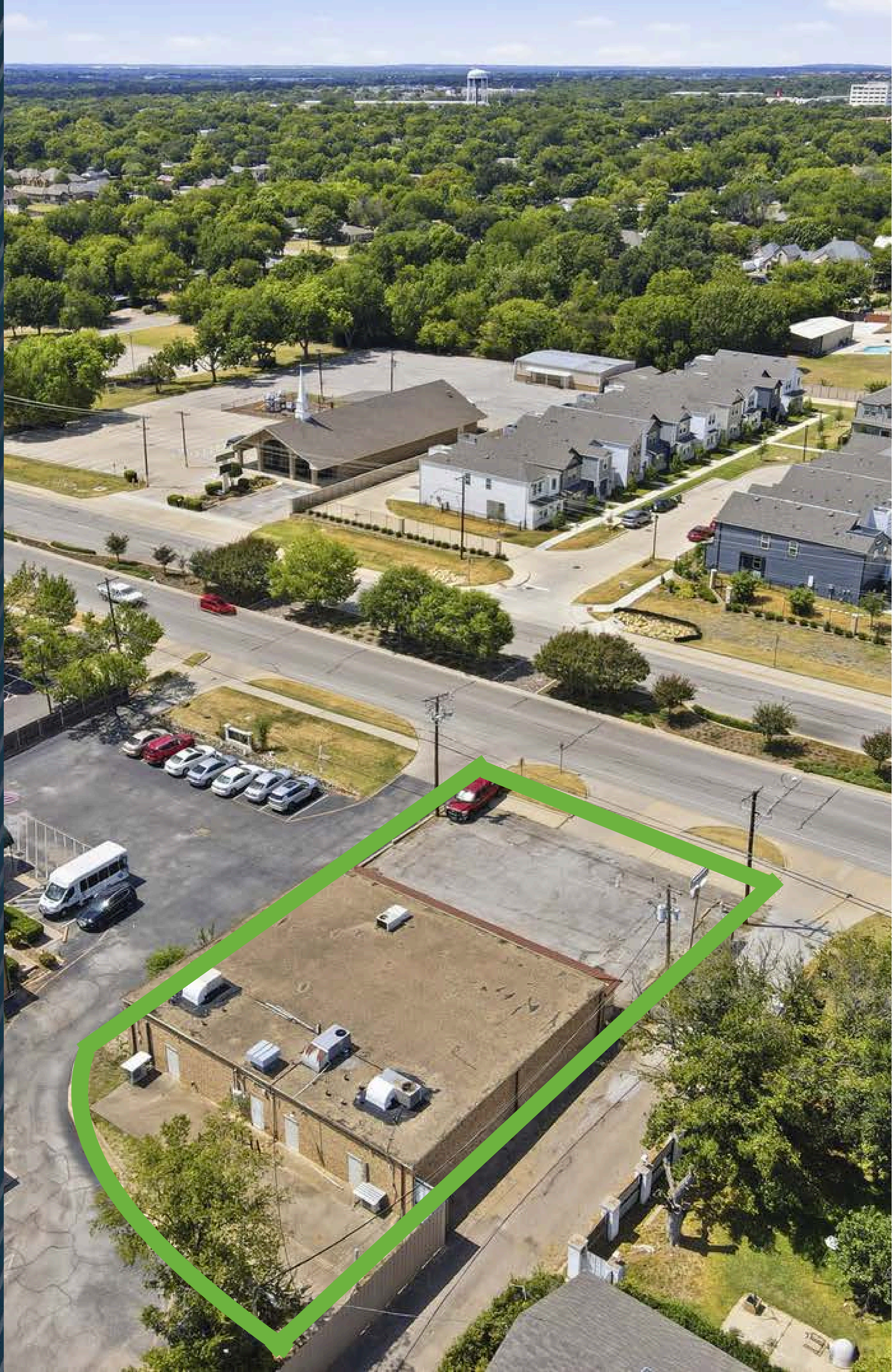
OLDHAM GOODWIN is pleased to present 7150 Baker Blvd located in the heart of Richland Hills, this versatile commercial property offers a unique opportunity in an established and active business corridor. The property features a flexible layout suited for a variety of uses, making it an attractive option for an owner/user, investor, or businesses seeking room to grow. Surrounded by a mix of retail, office, industrial, healthcare, restaurants, and residential development, the property benefits from a highly accessible location with strong visibility and connectivity throughout the DFW area.

SALES PRICE
$799,000

Price/SF
$190.24/SF

BUILDING SIZE
4,200 SF

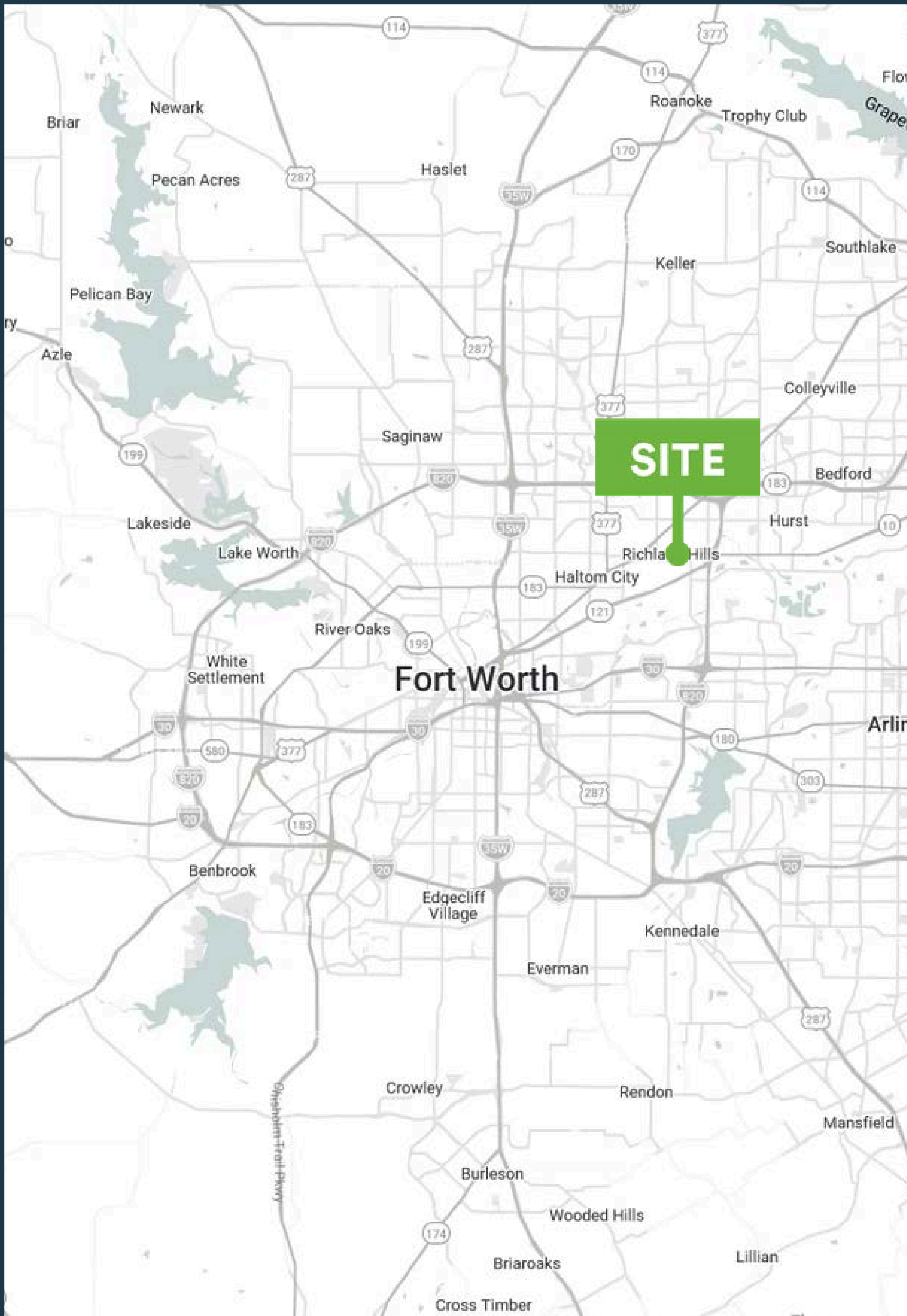
LAND SIZE
.24 Acres



HIGHLIGHTS

- Convenietly situated between Airport Freeway (121), NE Loop 820, E Belknap, and Blvd 26 with quick access to multiple DFW submarkets.
- Flexible floor plan that can accommodate multiple tenants or an owner/user looking for more space.
- Great visibility and Hwy 183 frontage on Baker Blvd, which sees approximately 12,973 vehicles per day (VPD).
- Established Commercial corridor with a mix of office, retail, industrial, healthcare, restaurants, and residential development.
- Prime location in Richland Hills with investment/development opportunities. Currently built out with multiple suites that include retail, office, and a recording studio.
- Parking lot includes TXDot Access to Hwy 183 (Baker Blvd) and lawn maintenance along frontage.


VALERO
Jack in the box
Walmart
BISD
BIRDVILLE ISD
Blvd 26
WINFREE ACADEMY CHARTER SCHOOLS
RAMS
BIRDVILLE ISD
Americas Best Value Inn
SITE
DOLLAR GENERAL
Public Storage
EXXON
Baker Blvd
CHUYS
E-Z RENT-A-CAR
UNITED STATES POSTAL SERVICE
MULLENDORE ELEMENTARY
PANTHERS
BIRDVILLE ISD
Handley Ederville Rd
NATIONAL HME
Public Storage
QT
TRUGREEN
CHENEY HILLS ELEMENTARY
CARDINALS
BIRDVILLE ISD
McLANE
INTERSTATE
TEXAS
820
Big Fossil Creek
ELEVEN
TRE
TRINITY RAILWAY EXPRESS
Airport Fwy
MOORE Supply Co.
3-WAY
Three Way Logistics, Inc.
Amarr
irby
VRC
Vital Records Control
ACL
Royal
Midwest
FOOD BANK
121
TEXAS



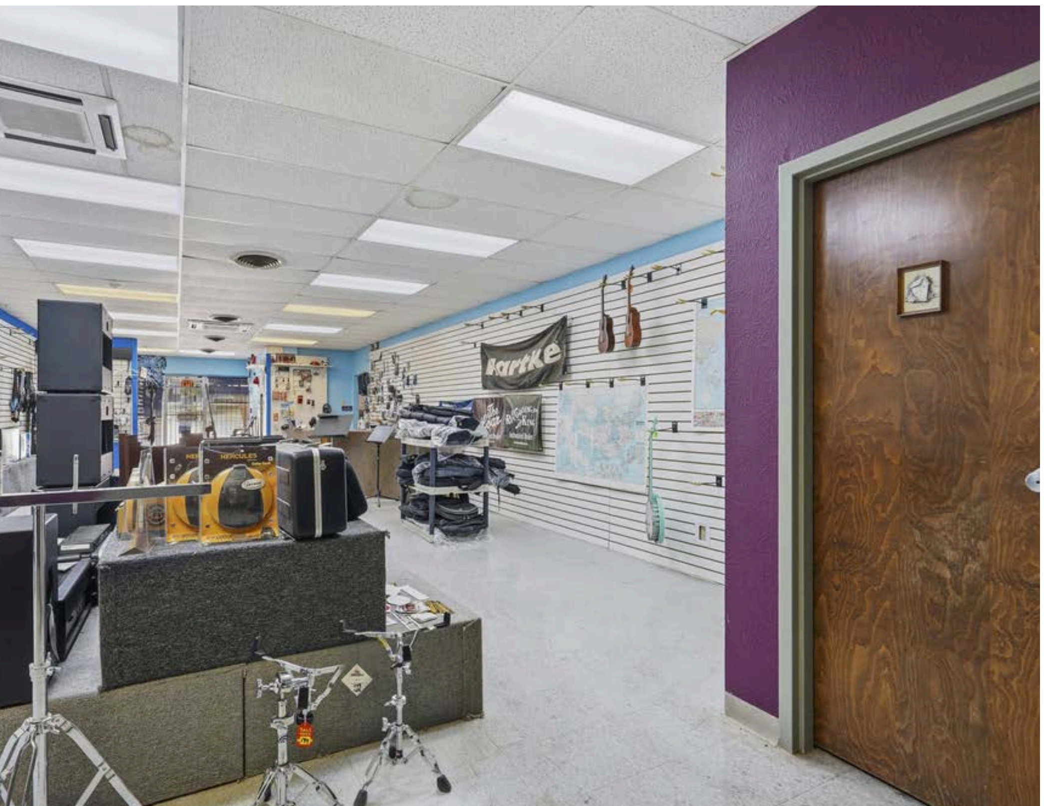
BUILDING SPECIFICATIONS

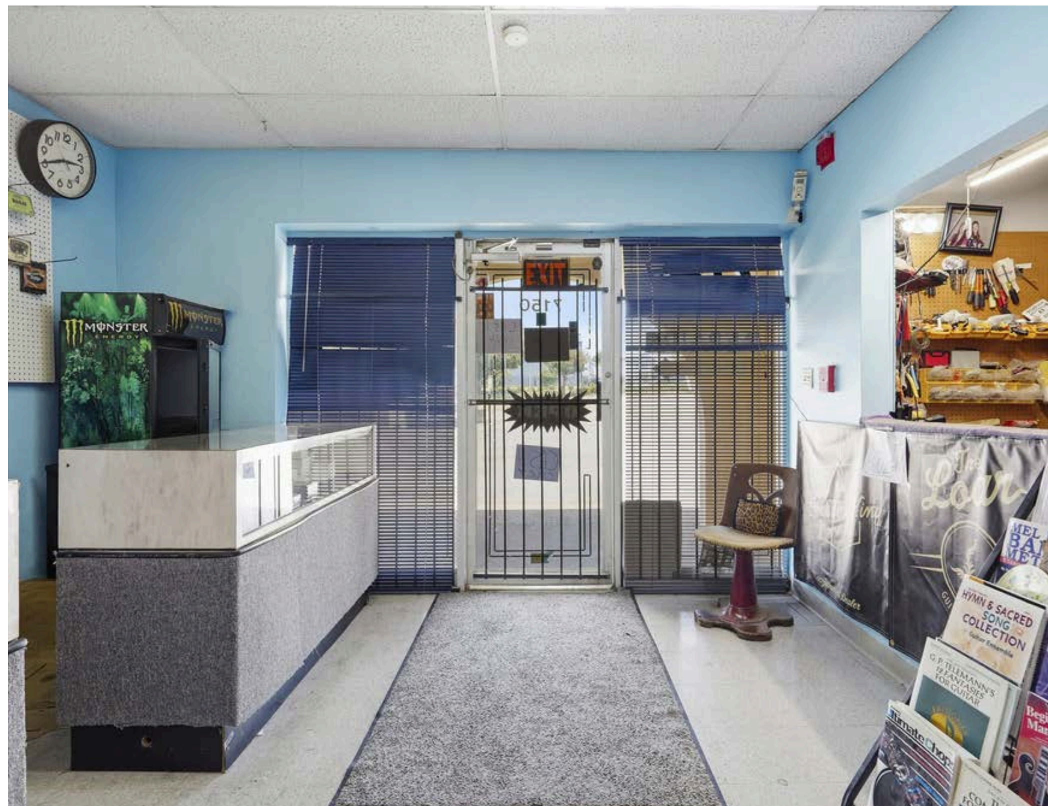
Building Area:	4,200 SF
Year Built:	1985
Foundation:	Slab
Exterior Walls:	Masonry
Utilities:	All Utilities (440v-3 Phase Power)
Parking:	14

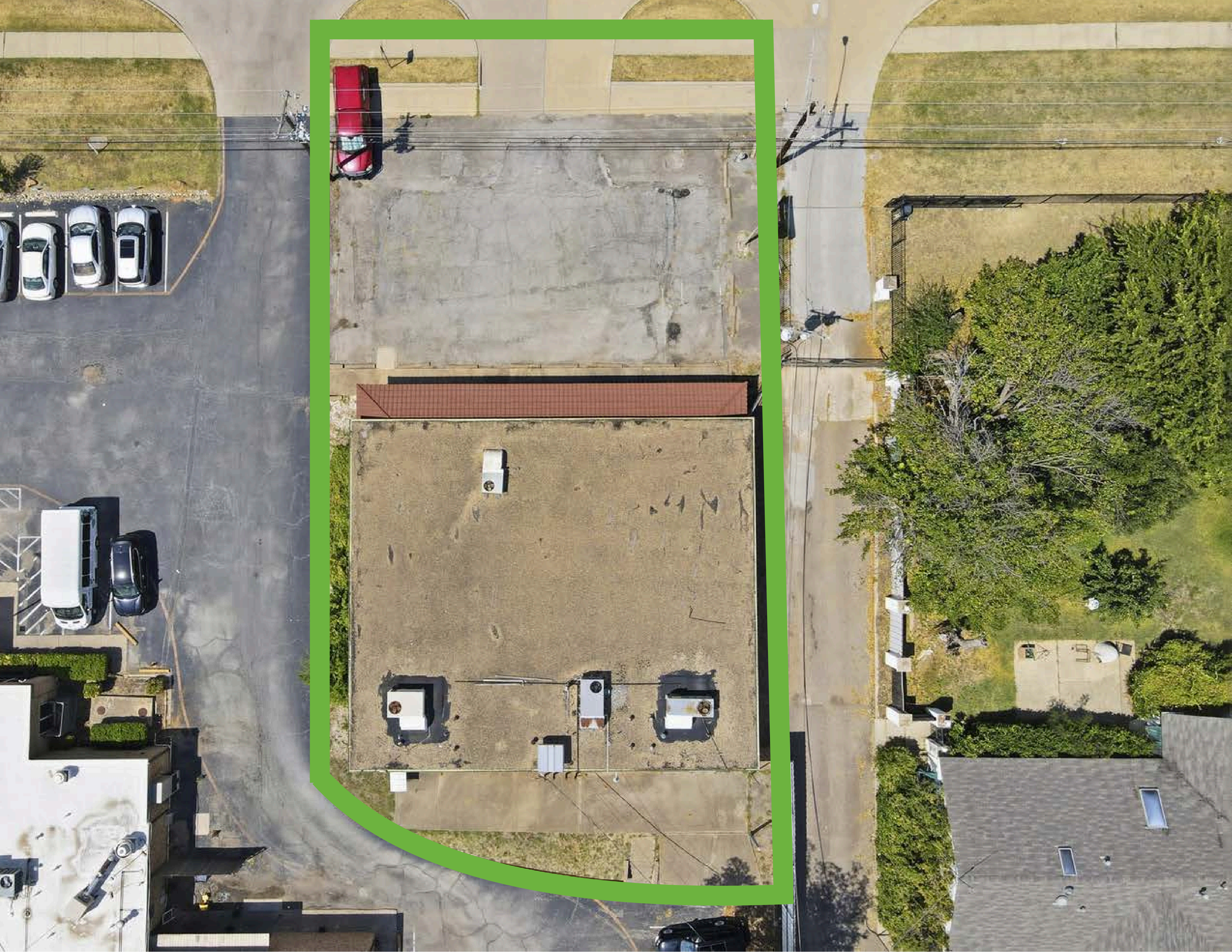
SITE SPECIFICATIONS

Size:	.24 Acres
Legal Description:	POPPLEWELL, S SURVEY Abstract 1241 Tract 1D01A1
Access:	TX Dot Curb Cut to Hwy 183 (Baker Blvd)
Zoning:	Light Commercial - Richland Hills
Frontage:	Hwy 183 - Baker Blvd


TONY'S
MUZIK
Pearl


Hartke


MONSTER ENERGY
EXIT
HYMN & SACRED SONG COLLECTION



FORT WORTH, TEXAS

POPULATION
1,028,117

7TH
BEST IN RESIDENTIAL REAL ESTATE FOR NEW HOMES

4TH
IN THE COUNTRY
MOST PROSPEROUS CITY

INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES COMPANIES A REAL COMPETITIVE ADVANTAGE

TRANSPORTATION HUB

FOUR AIRPORTS

OVER 11.7 MILLION ANNUAL VISTORS TO THE CITY OF FORT WORTH RESULTING IN 3.6 BILLION IN ANNUAL ECONOMIC IMPACT

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4 MAJOR COLLEGES

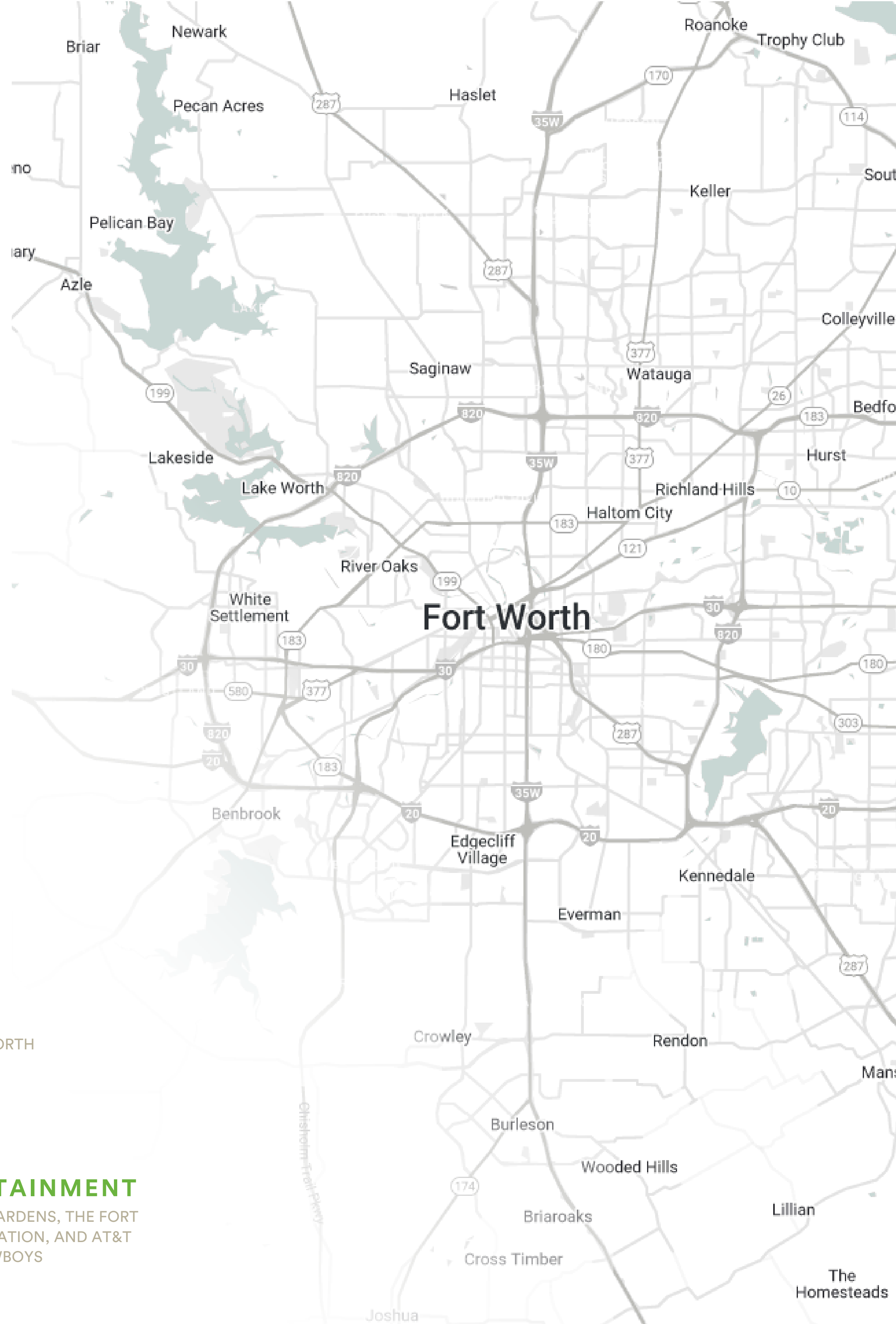
WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW, UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMEN'S UNIVERSITY

2ND
FASTEST GROWING CITY
IN THE UNITED STATES

FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS, THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION, AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



TEXAS OVERVIEW

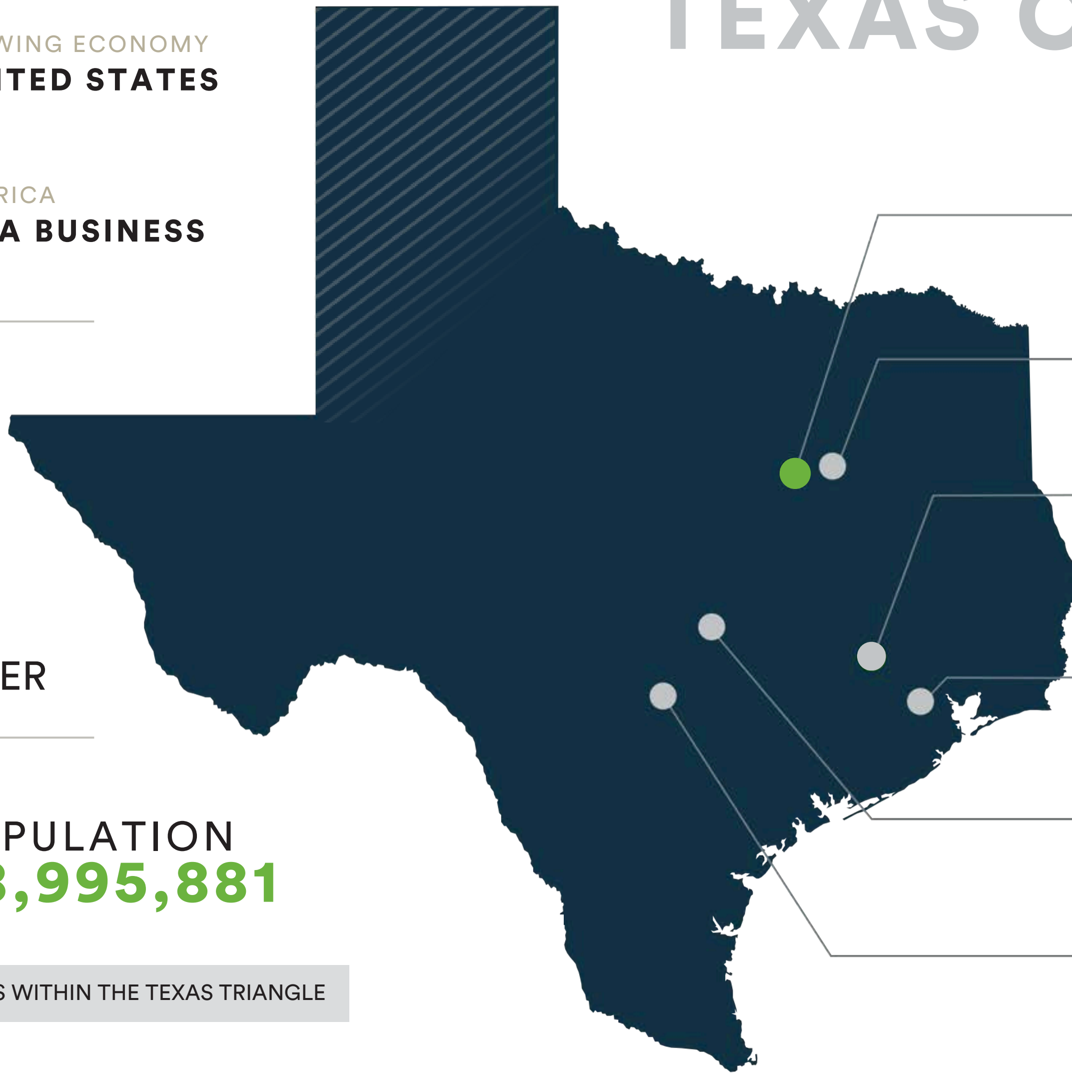
2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

LARGEST
MEDICAL CENTER

POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

NO STATE
INCOME TAX

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.

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 mate- rial 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.

Oldham Goodwin Group, LLC	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials ____________ Date ____________

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FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

Chase Johnson
Associate | Brokerage Services
D: 979.279.7703 C: 281.414.5872
Chase.Johnson@OldhamGoodwin.com

Brett Boatner
Senior Associate | Retail Services
D: 817.512.2000 C: 903.573.4165
Brett.Boatner@OldhamGoodwin.com

Fort Worth

2245 North Main Street | Fort Worth, Texas 76164 | O: 817.512.2000

OLDHAMGOODWIN.COM