

FOR SALE | PAD SITE | 0.72 AC

8351 DAVIS BOULEVARD NORTH RICHLAND HILLS, TX LAND FOR SALE



PROPERTY DESCRIPTION

Great option in the main retail node of North Richland Hills just south of the intersection of N Tarrant Pkwy & Davis Blvd, on the going-to-work side.

LOCATION DESCRIPTION

Explore the vibrant retail and quick-service restaurant (QSR) development opportunities in the dynamic Dallas/Fort Worth market. Located in North Richland Hills, this area boasts proximity to popular retail destinations such as the Northeast Mall, offering a prime location for retail and QSR investment. With a growing population and increasing consumer demand, the area presents an ideal setting for retail and dining establishments to thrive. The property's strategic position in this high-traffic area provides an exceptional opportunity for retail and QSR investors to capitalize on the region's robust economic growth and establish a strong presence in this flourishing market.

SITE DESCRIPTION

Fronting Davis Blvd with cross access and drive already in place to rear user (Townhomes).

UTILITIES DESCRIPTION

All at site

DEREK ANTHONY

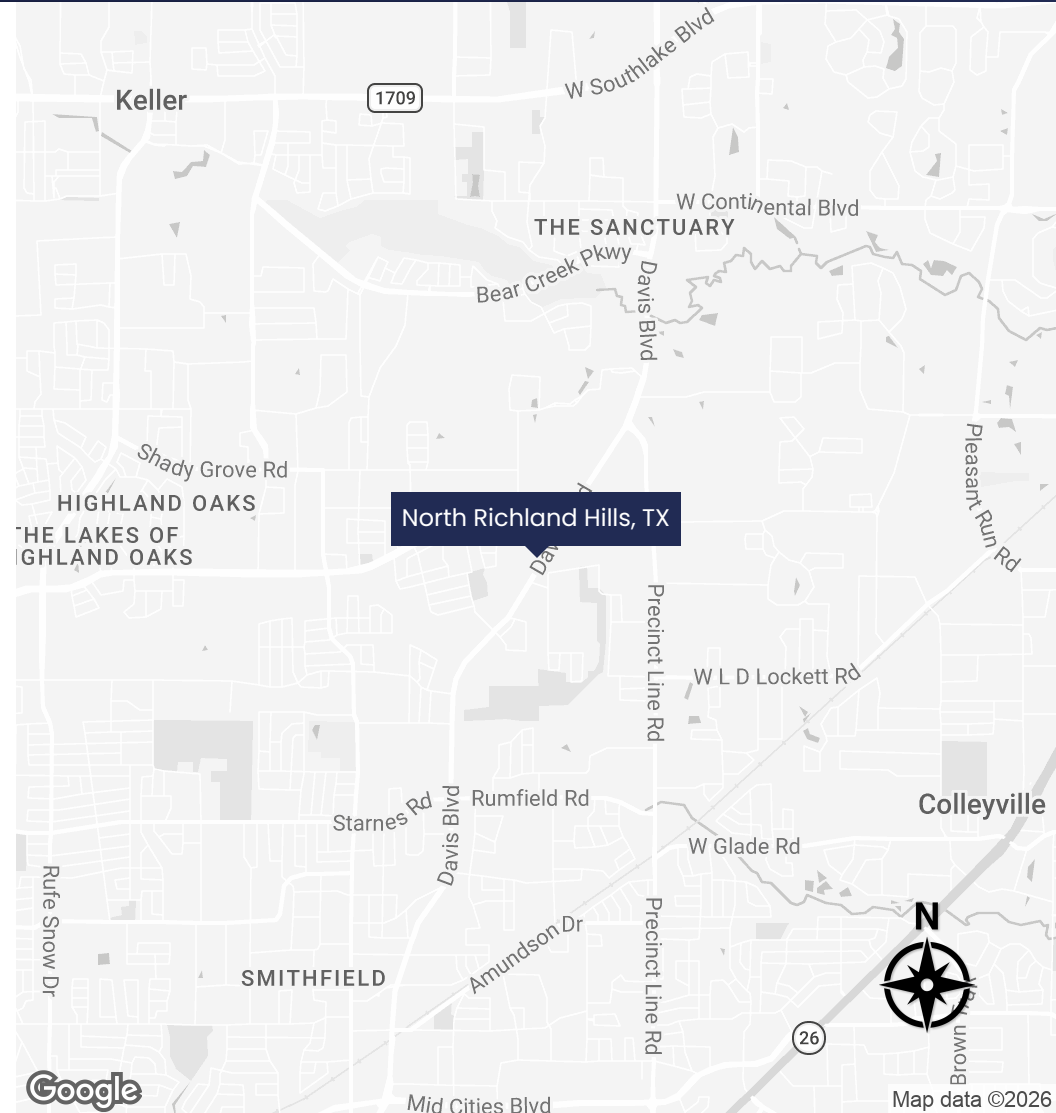
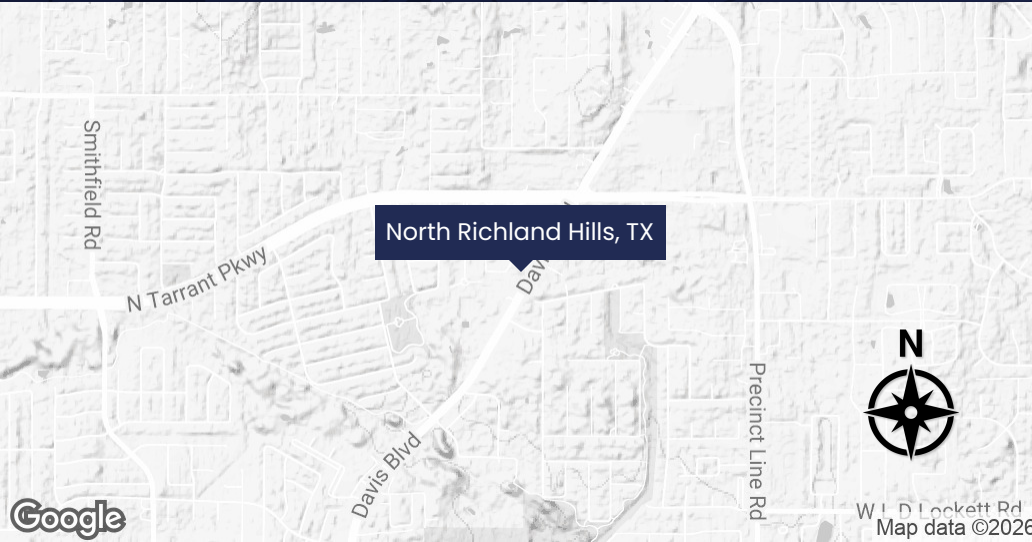
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
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REGIONAL MAP

8351 DAVIS BOULEVARD NORTH RICHLAND HILLS, TX
LAND FOR SALE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	9,374	78,068	235,323
Median age	46.6	45.0	41.3
Median age (Male)	45.4	42.7	39.9
Median age (Female)	47.8	46.3	42.3
Total households	3,243	28,061	84,181
Total persons per HH	2.9	2.8	2.8
Average HH income	\$213,825	\$196,984	\$174,331
Average house value	\$746,438	\$601,537	\$530,055

DEREK ANTHONY

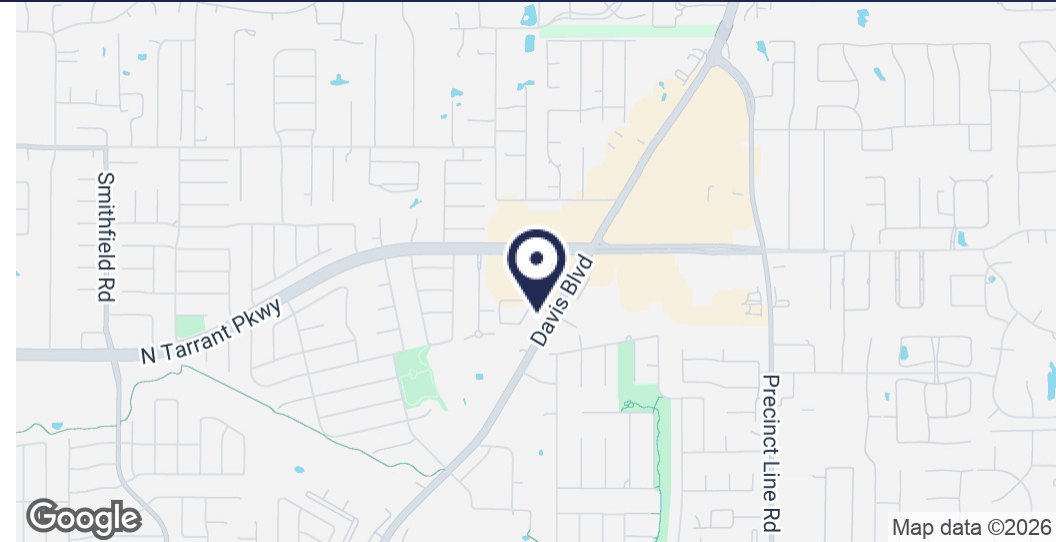
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PROPERTY SUMMARY

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Great option in the main retail node of North Richland Hills just south of the intersection of N Tarrant Pkwy & Davis Blvd, on the going-to-work side.

TRAFFIC COUNTS

- 25,900 VPD

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.72 Acres

TRAFFIC COUNTS

- 25,900 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,243	28,061	84,181
Total Population	9,374	78,068	235,323
Average HH Income	\$213,825	\$196,984	\$174,331

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TRADE AREA

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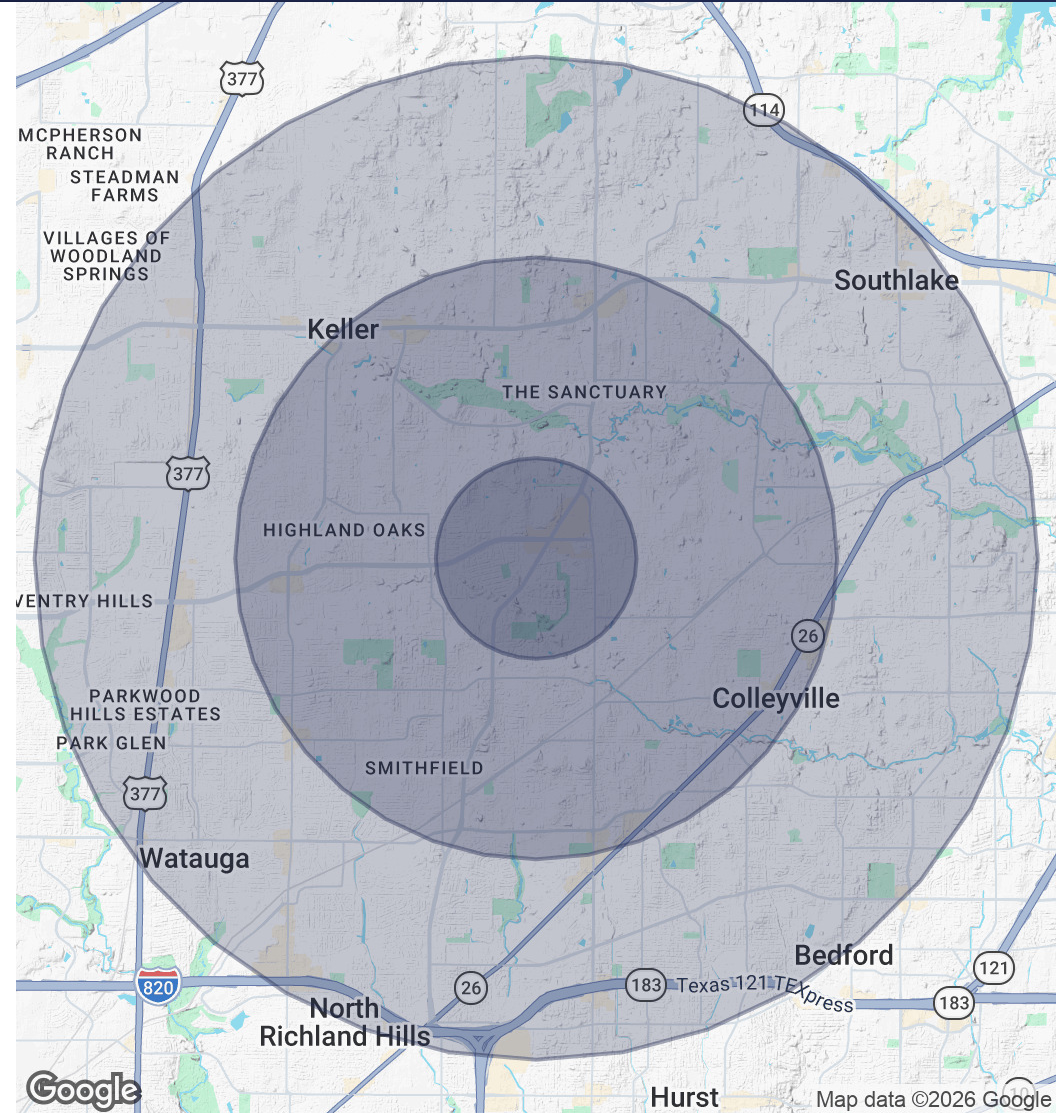
DEMOGRAPHICS MAP & REPORT

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Average Age	46.6	45.0	41.3
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,243	28,061	84,181
# of Persons per HH	2.9	2.8	2.8
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Average House Value	\$746,438	\$601,537	\$530,055

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
N Tarrant Pkwy & Davis Blvd	25,900/day		



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PROPERTY DETAILS

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Sale Price	\$475,000
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LOCATION INFORMATION

Street Address	8351 Davis Boulevard
City, State, Zip	North Richland Hills, TX 76182
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	North Richland Hills
Cross-Streets	N Tarrant Pkwy & Davis Blvd
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	I-820
Nearest Airport	DFW

BUILDING INFORMATION

Number of Lots	1
Best Use	Retail (QSR), Medical or Office

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad
Zoning	Retail, Medical, Office
Lot Size	0.72 Acres
Traffic Count	25900
Traffic Count Street	Davis Blvd
Power	Yes
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

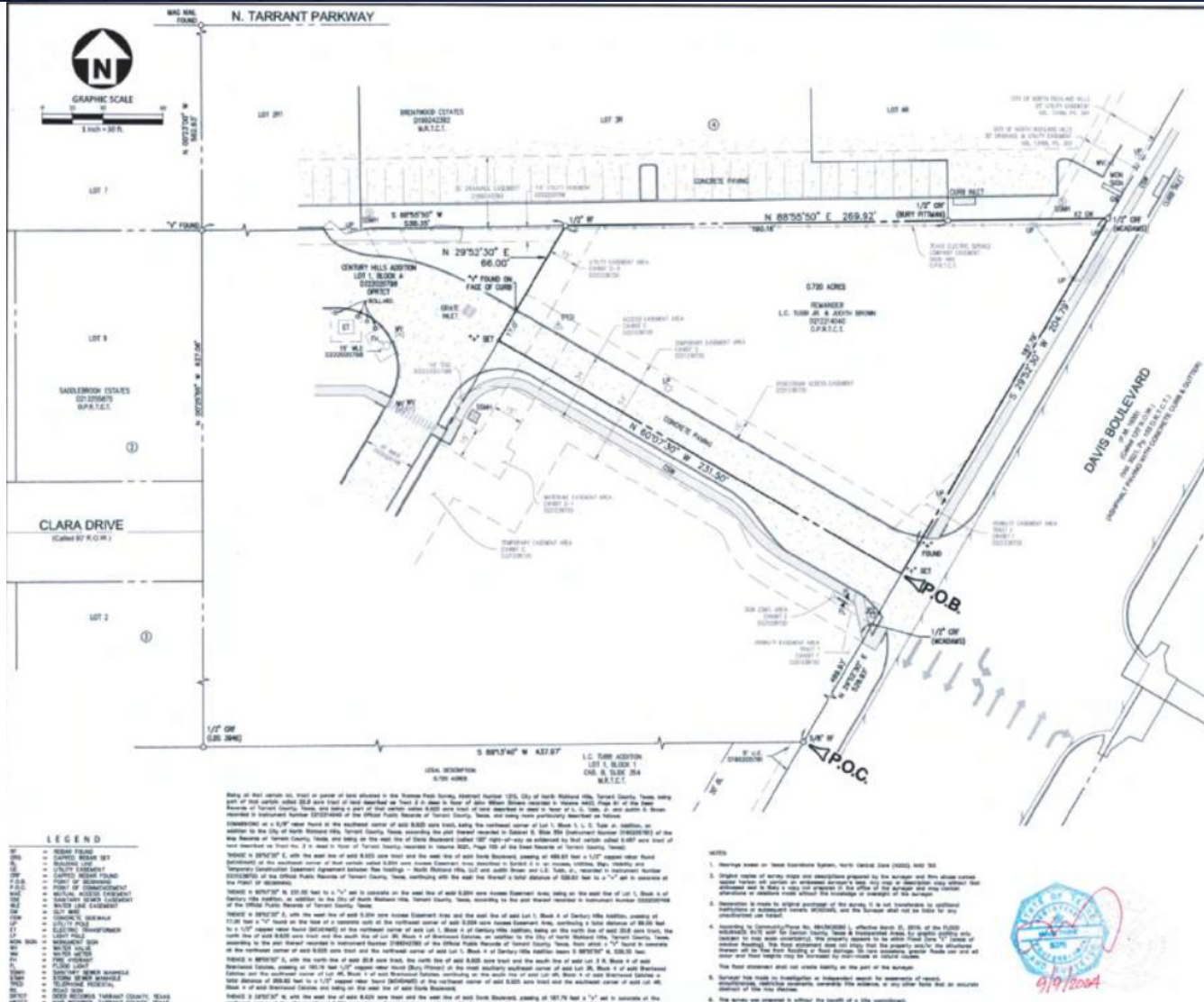
Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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DEREK ANTHONY BIO

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**DEREK ANTHONY****Partner**

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Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS & CONTACT INFORMATION

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

WAYPOINT REAL ESTATE DEVELOPMENT & ADVISORS

WAYPOINT CURRENT LISTINGS

WAYPOINT REAL ESTATE WEB PAGE

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