



7669 Grapevine Hwy | North Richland Hills, TX 76180

\$2,895,000 | 6.4 % CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

☎ (858) 348.8700

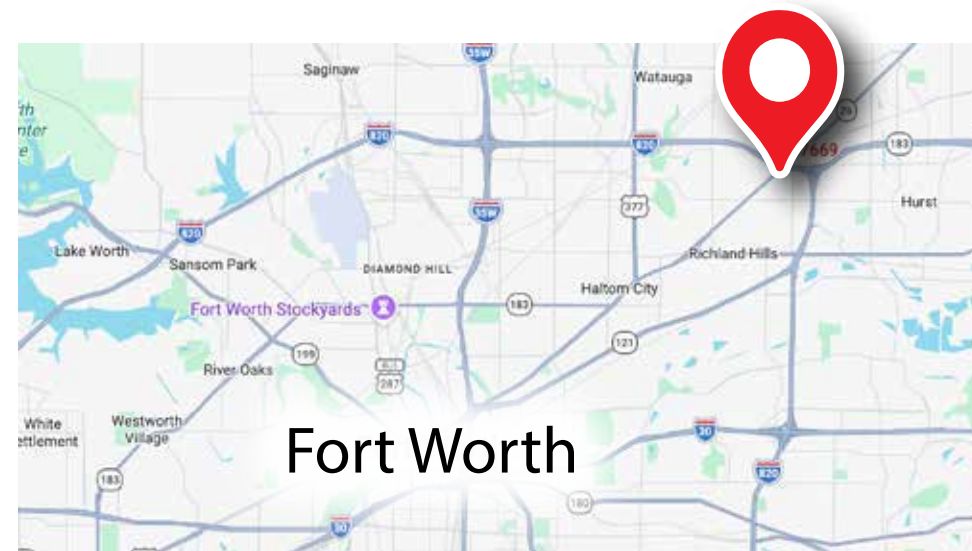
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Financial Info

Lease Expiration:	2029
Annual Rent:	\$185,000
Options:	Two (2) @ Five (5) Years
Increases:	FM rent in Option Period
Building Size:	4,922 SF
Lot Size:	0.78 Acres
Lease Type:	NNN
Guarantee:	Franchisee 100+ unit operator
Price:	\$2,895,000 6.4 % CAP



Highlights

- Rent can be renegotiated based on unique stipulation for option period
- Been there 20+ years
- Extremely high traffic corridor
- 45k weekly sales and 100+ unit operator



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I- 820 - 150,714 VPD

NE Loop 820 - 15,680 VPD



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Grapevine Hwy - 33,868 VPD





NEIGHBORHOOD AERIAL



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	9,801	103,315	280,026
2025 POPULATION	10,487	106,923	290,286
2030 POPULATION PROJECTION	11,080	112,238	304,826
ANNUAL GROWTH 2020-2025	1.40%	0.70%	0.70%
ANNUAL GROWTH 2025-2030	1.10%	1.00%	1.00%

WHITE	6,399	64,944	161,968
BLACK	1,090	9,872	36,650
AMERICAN INDIAN/ALASKAN NATIVE	77	741	1,861
ASIAN	361	4,833	16,536
HAWAIIAN & PACIFIC ISLANDER	40	588	1,411
TWO OR MORE RACES	2,519	25,945	71,861
HISPANIC ORIGIN	2,682	27,249	76,555

2020 HOUSEHOLDS	\$3,705	\$40,499	\$106,135
2025 HOUSEHOLDS	4,010	41,948	110,233
2030 HOUSEHOLD PROJECTION	4,252	44,097	115,948
ANNUAL GROWTH 2020-2025	1.80%	1.50%	1.50%
ANNUAL GROWTH 2025-2030	1.20%	1.00%	1.00%
OWNER OCCUPIED HOUSEHOLDS	2,214	25,130	67,987
RENTER OCCUPIED HOUSEHOLDS	2,039	18,968	47,960
AVG HOUSEHOLD INCOME	\$88,602	\$96,352	\$101,674
MEDIAN HOUSEHOLD INCOME	\$72,217	\$75,087	\$77,087

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PROPERTY PHOTOS



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