

WOODFOREST PLAZA

8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

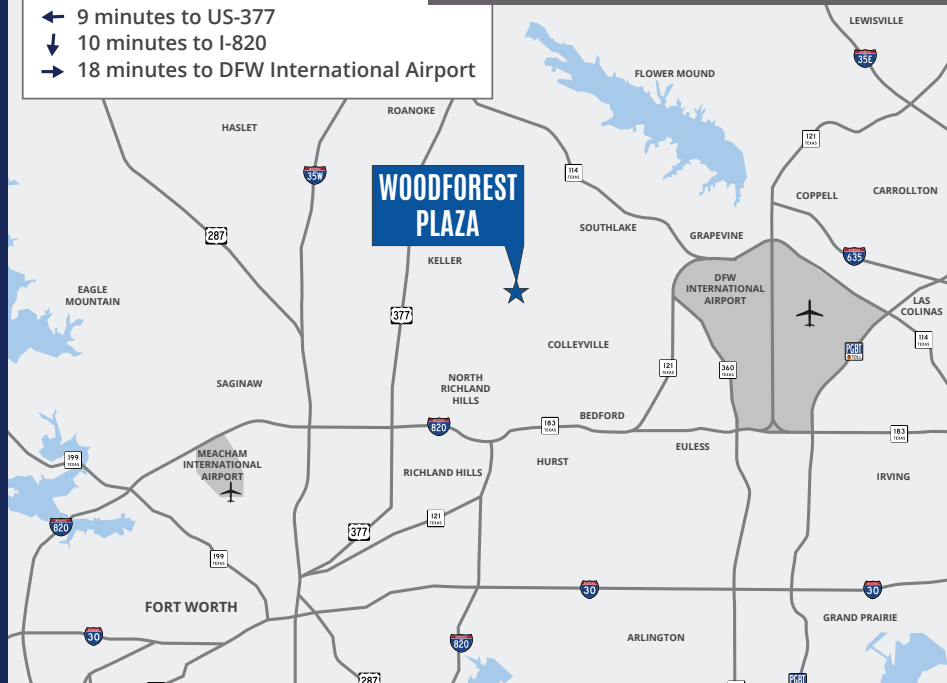


SCAN FOR
VIRTUAL TOUR

2,000–5,630 SF
AVAILABLE FOR LEASE



- ← 9 minutes to US-377
- ↓ 10 minutes to I-820
- 18 minutes to DFW International Airport



CONTACT

Jake Neal | 817.710.1112 | jneal@holtlunsford.com
Tracy Gray | 817.632.6158 | tgray@holtlunsford.com
Reilly Clark | 817.632.6157 | rclark@holtlunsford.com

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PROPERTY INFORMATION

HIGHLIGHTS

- **1st Floor - 2,000 up to 4,630 SF**
- **2nd Floor - 2,000 up to 5,630 SF**
- **\$21.00 + E**
- Common Area Improvements Underway
- Class A Finishes throughout
- Shell & Make Ready Vacancy Available for Flexible/Quick Build-out
- Ample Surface Parking
- Unparalleled access & visibility to Davis Blvd, North Tarrant Pkwy & Precinct Line
- Unlimited nearby walkable retail options including restaurants, grocers, fitness & Walgreens
- On-site Banking through Woodforest National Bank
- Monument Signage Available



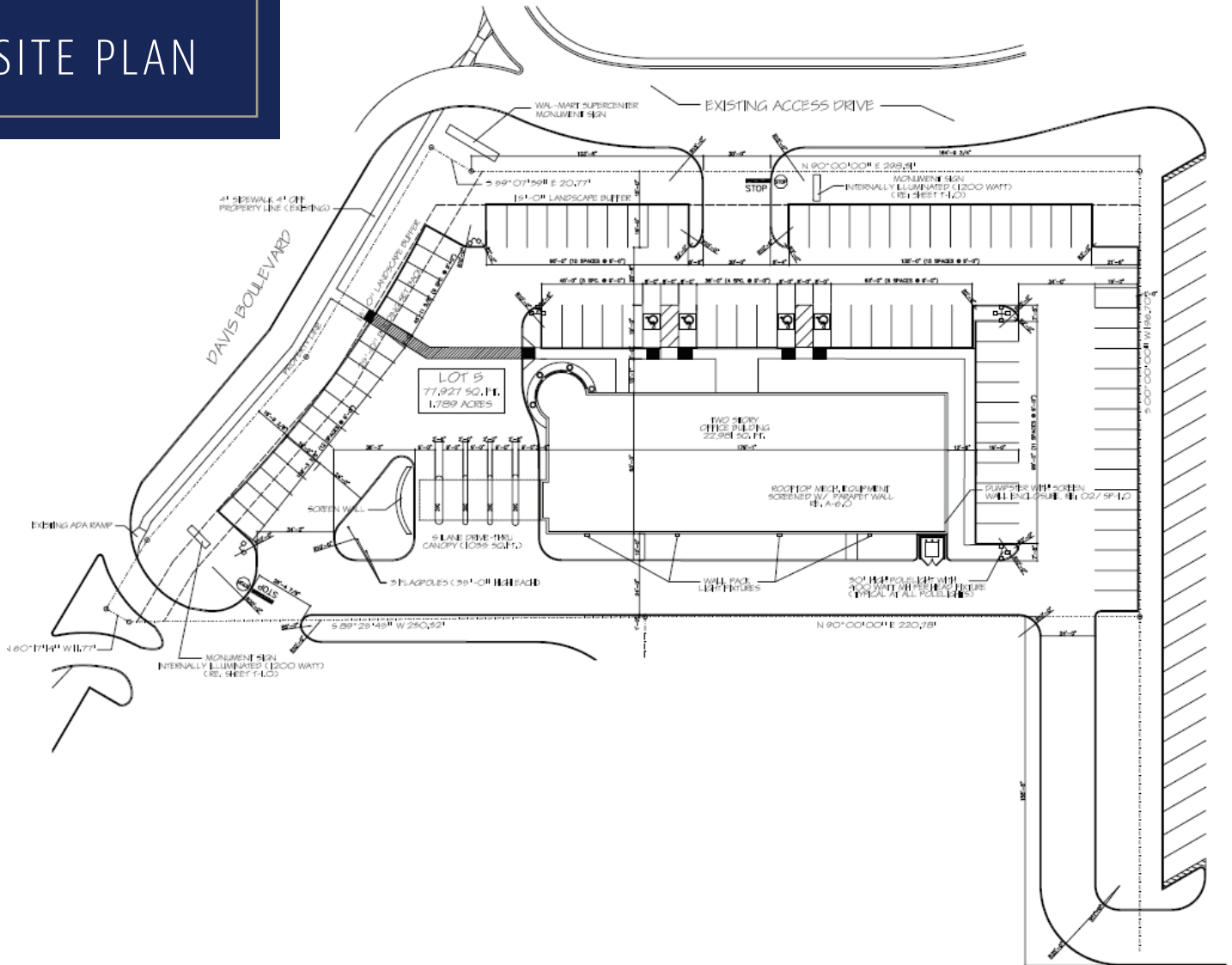
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SITE PLAN



TRAFFIC COUNTS

Davis Blvd	N Tarrant Pkwy	27,980
N Tarrant Pkwy	Davis Blvd	14,866
N Tarrant Pkwy	Precinct Line Rd	14,147
N Tarrant Pkwy	Davis Blvd	15,298
Davis Blvd	Precinct Line Rd	28,910



HOLT LUNSFORD
COMMERCIAL

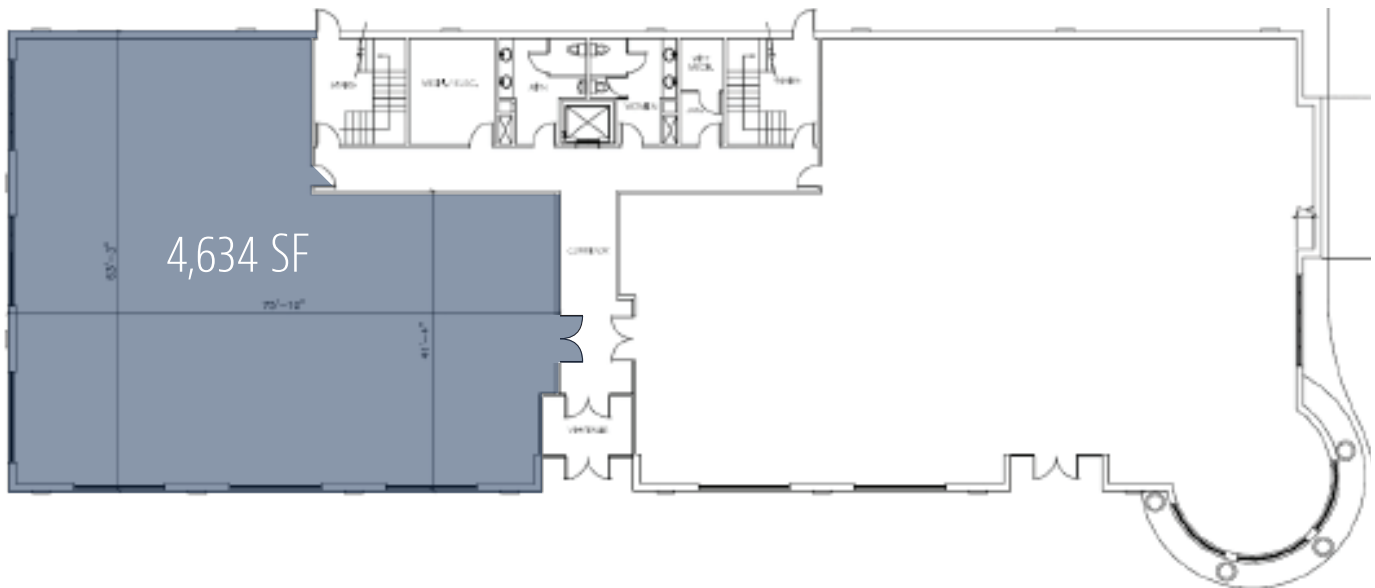
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8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

FLOOR 1
4,634 SF



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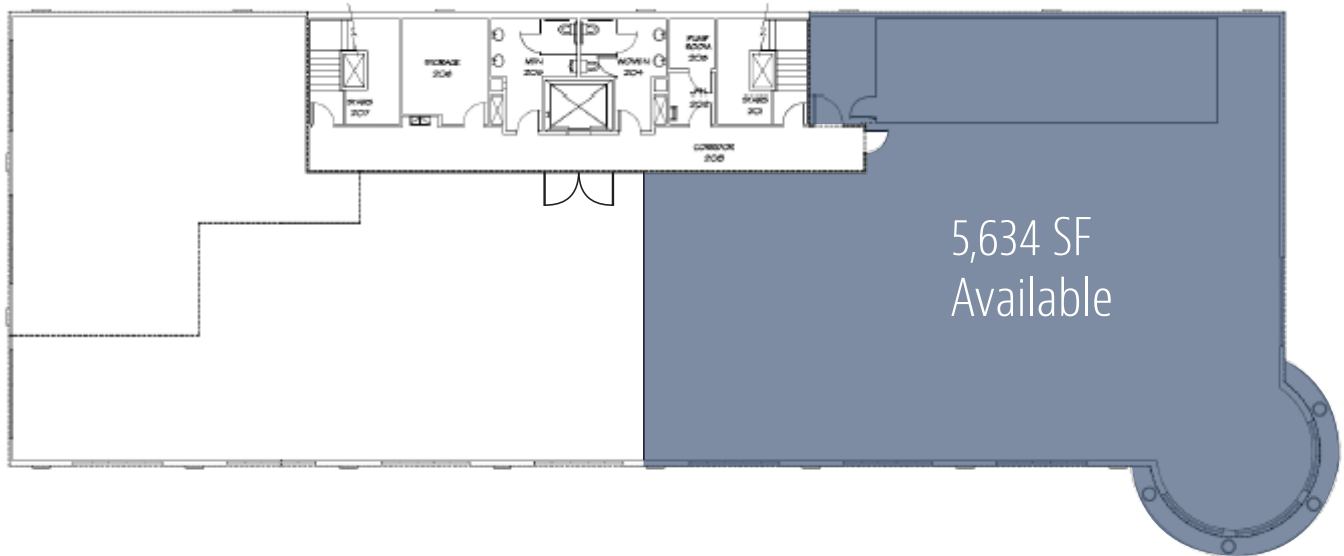
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8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

FLOOR 2
5,634 SF



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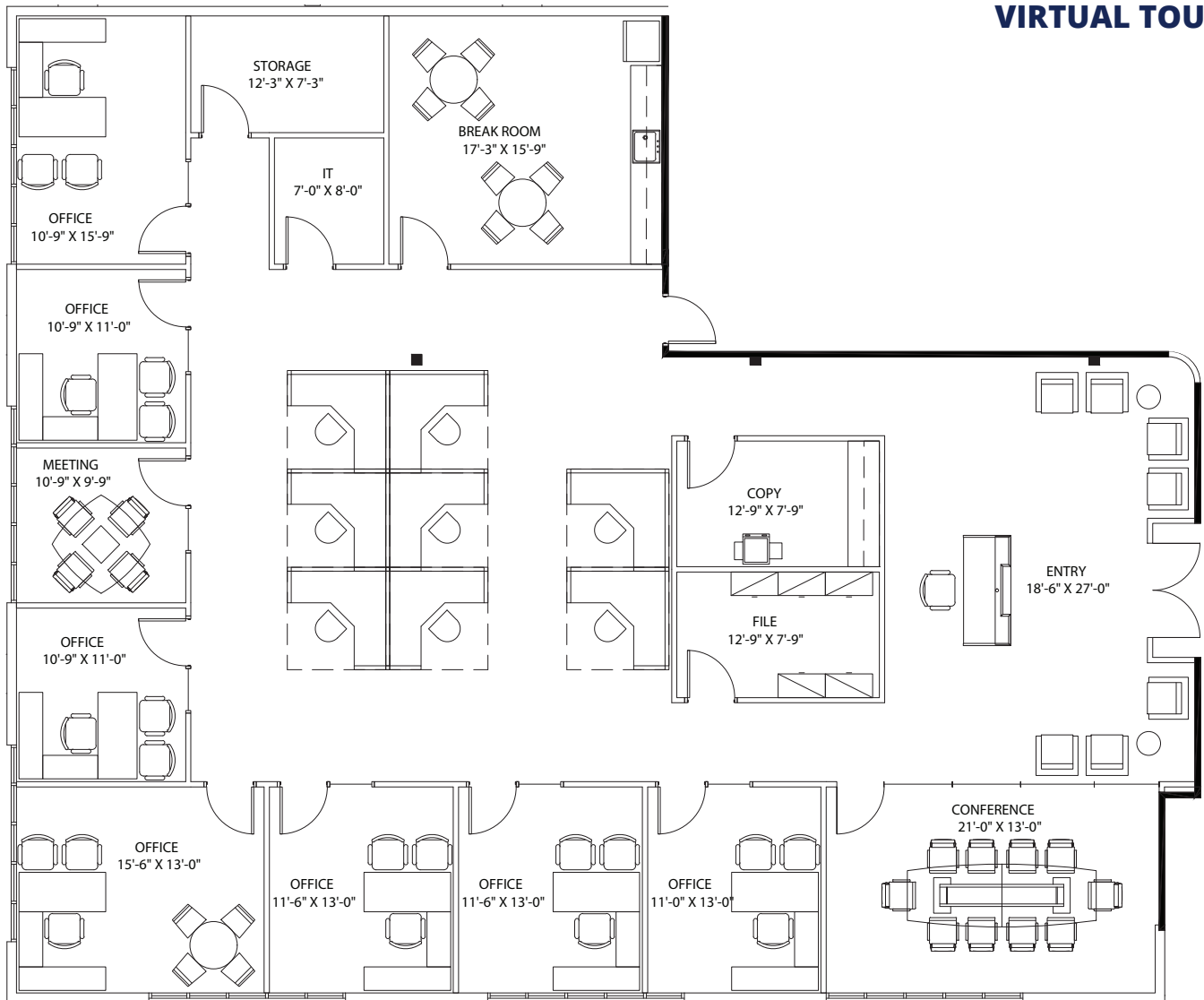
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8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

Spec Suite 150
4,573 SF



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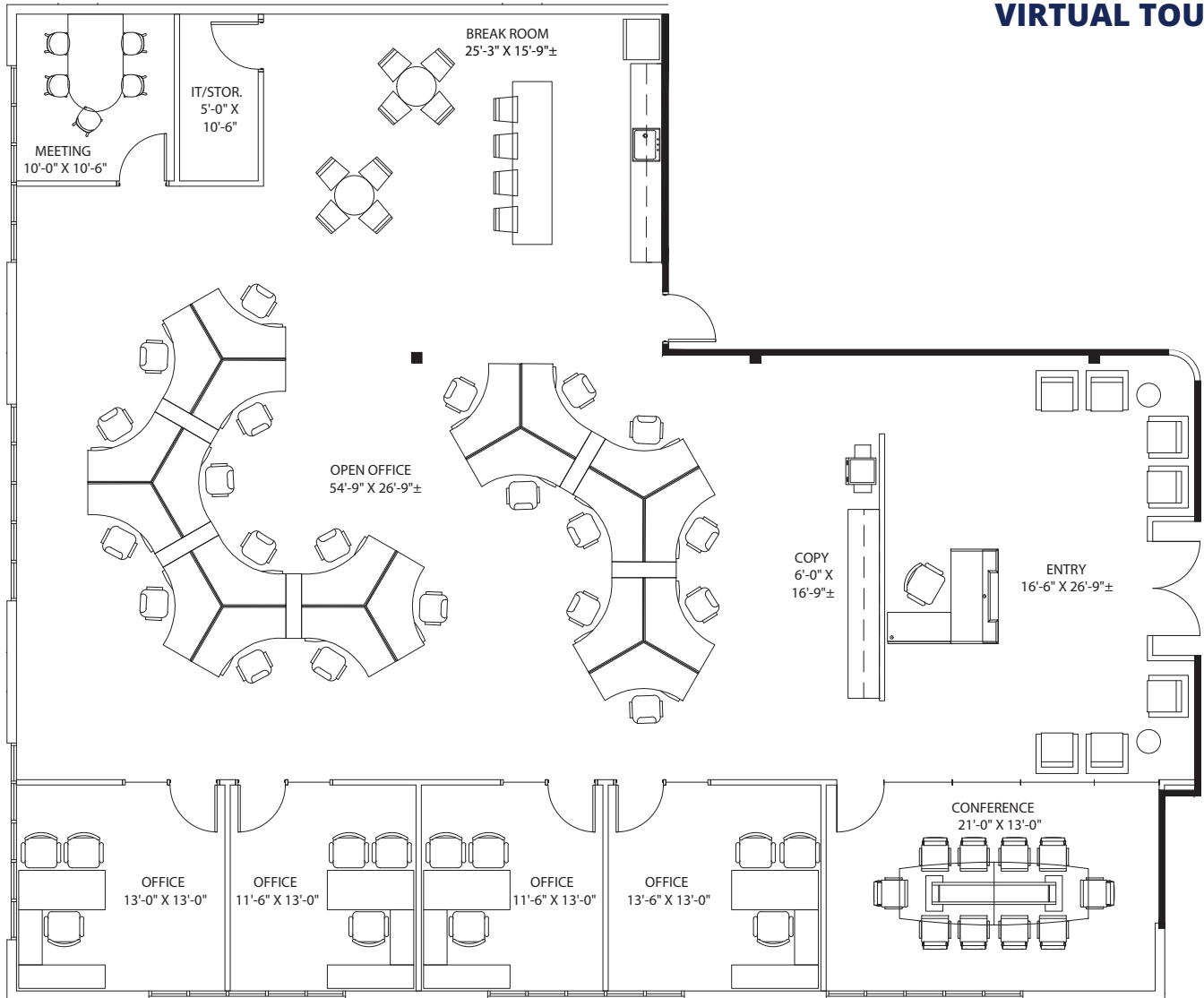
WOODFOREST PLAZA

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Spec Suite 150
4,573 SF



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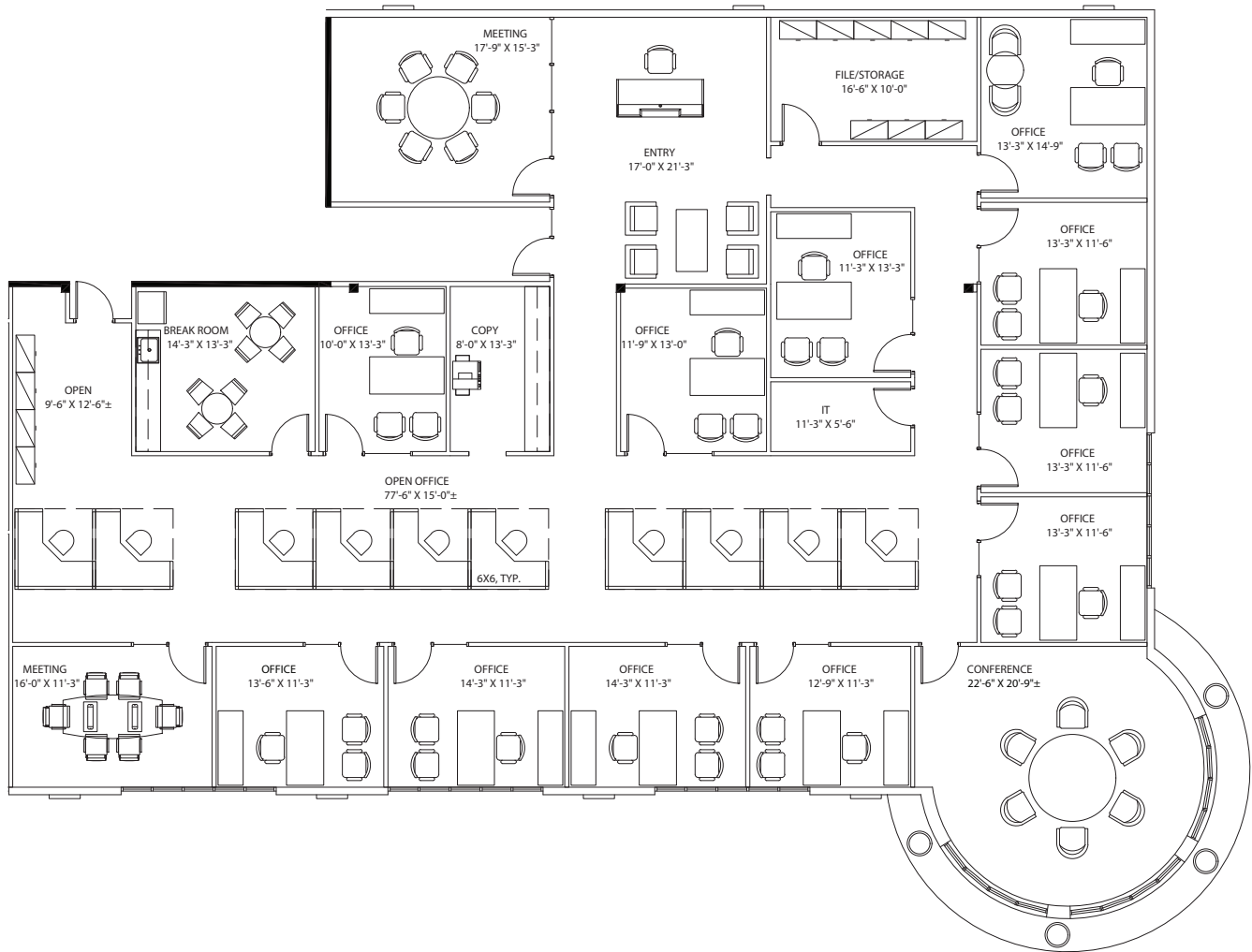
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WOODFOREST PLAZA

8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

Spec Suite 250A
5,634 SF



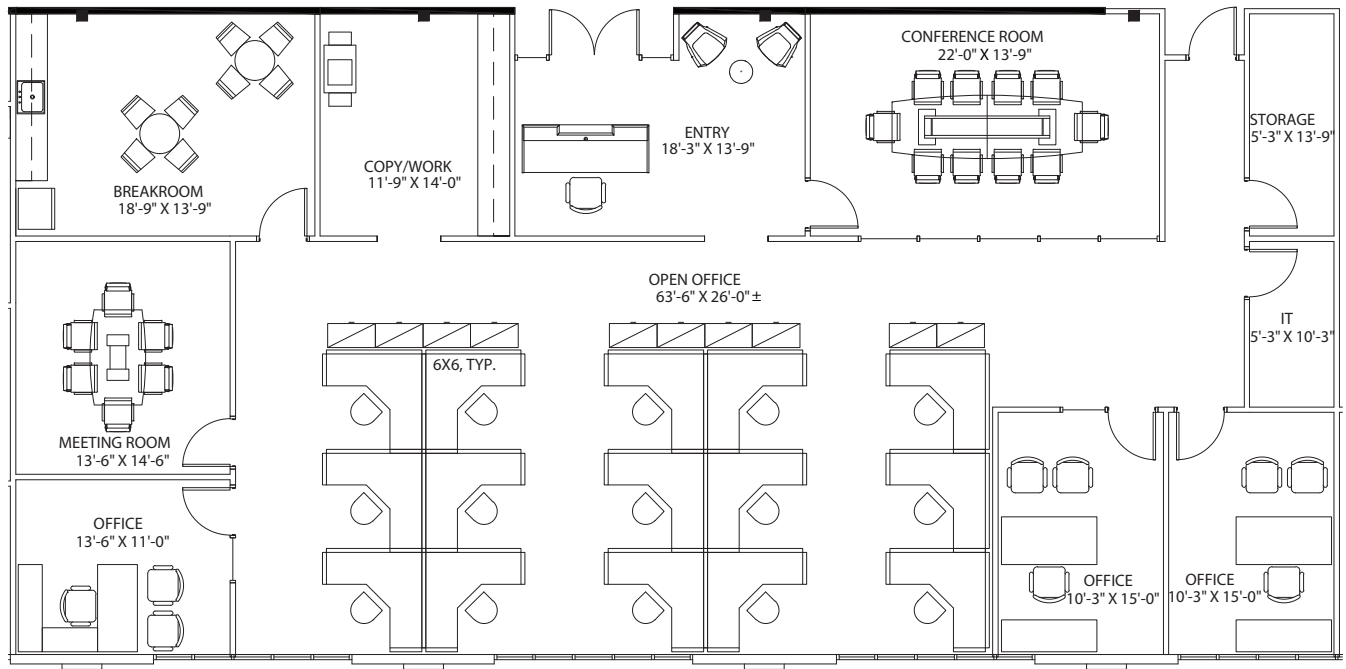
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WOODFOREST PLAZA

8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

Spec Suite 250B
3,582 SF



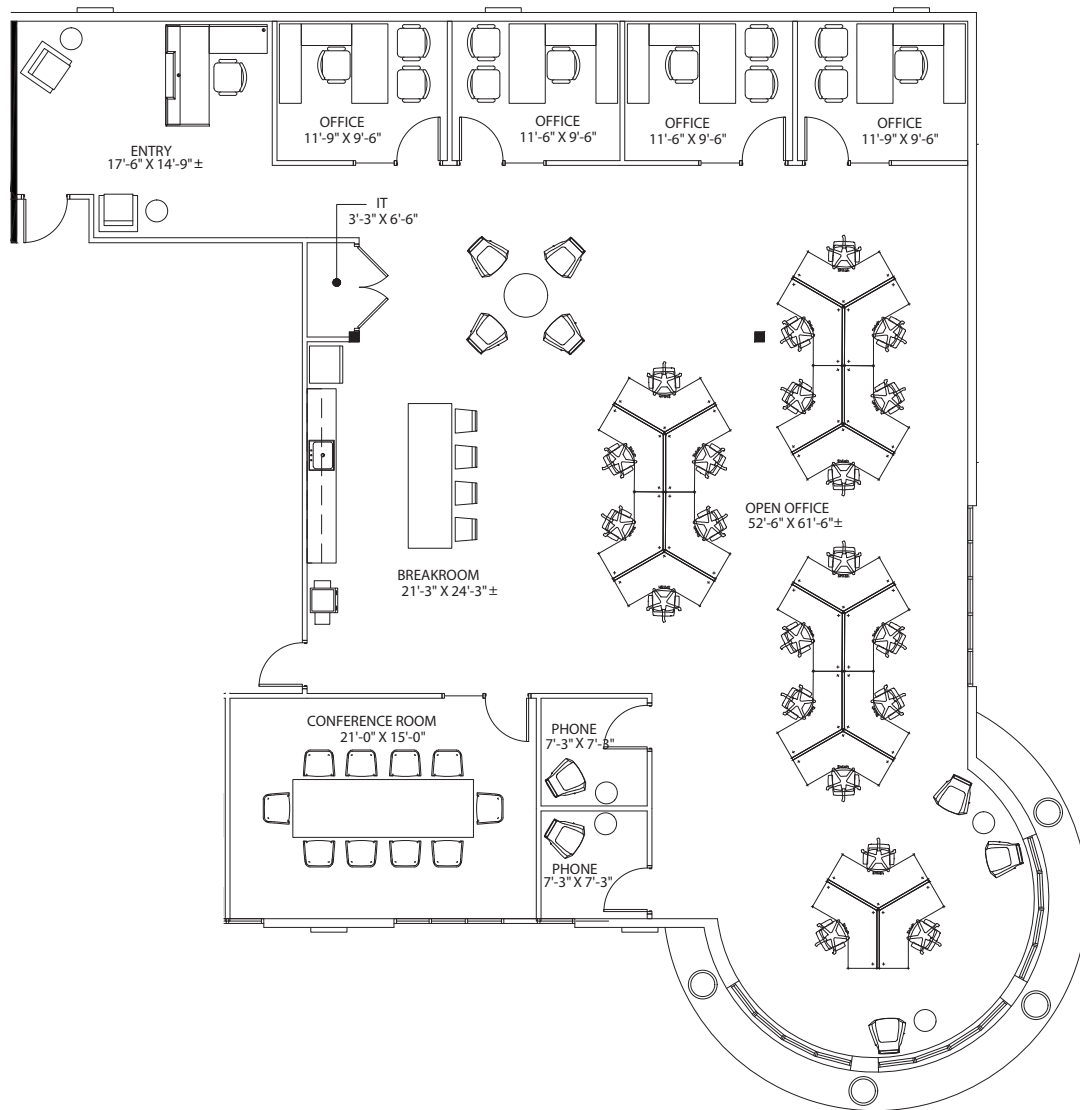
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8408 N DAVIS BOULEVARD | NORTH RICHLAND HILLS, TEXAS 76182

Spec Suite 275
3,885 SF



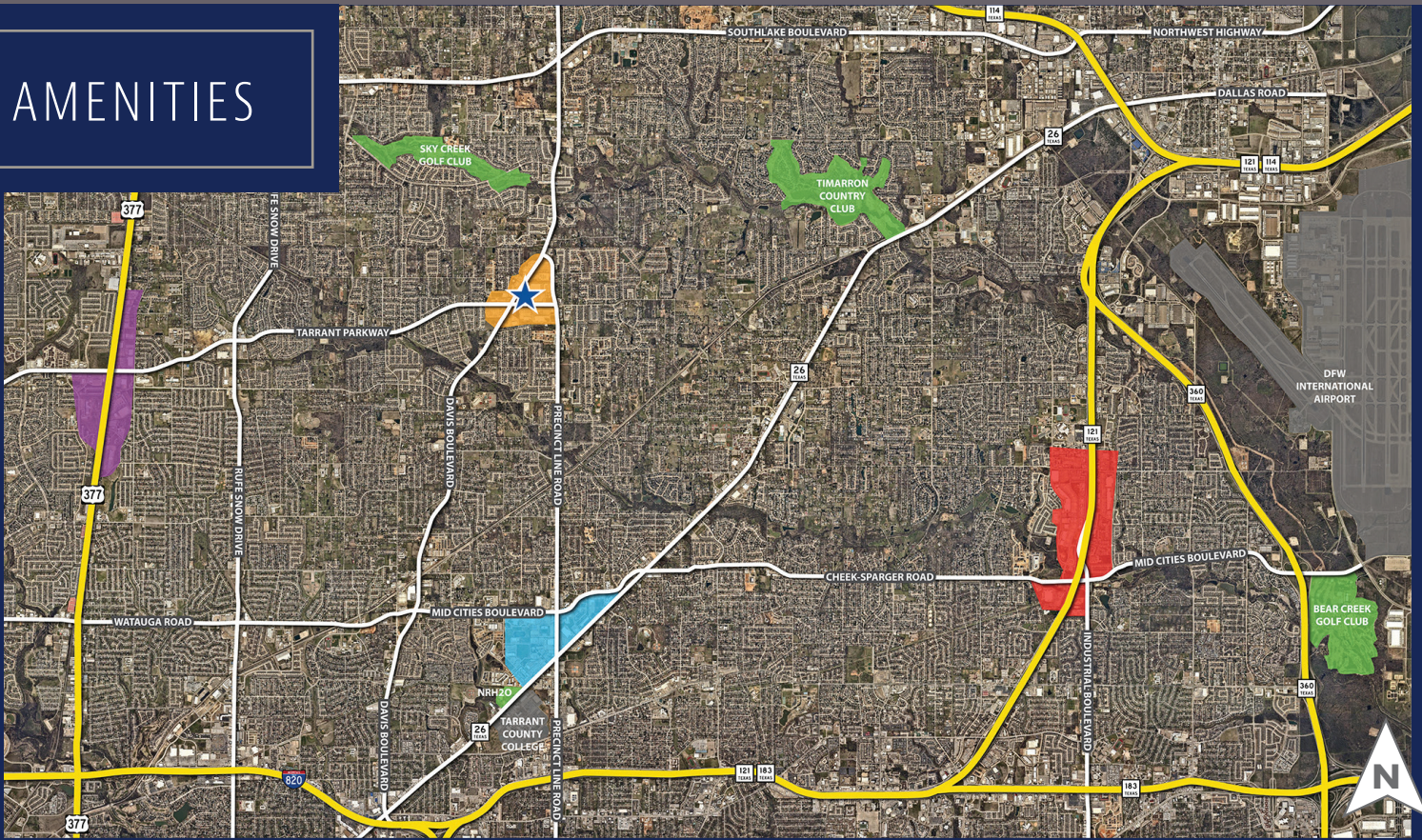
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AMENITIES



- Alamo Drafthouse
- ALDI
- Arby's
- Baja Cantina
- Chase Bank
- Chick-fil-A
- Chili's Grill & Bar
- CVS Pharmacy
- Dollar Tree
- EMC Express Care
- FedEx Office Print & Ship
- Jack in the Box
- Jersey Mike's Subs
- Jet's Pizza
- Kindred Coffee Co.
- Kroger
- Krystyna's Tailoring
- LA Fitness
- Legacy ER + Urgent Care
- Lumi Snow + Dough
- Mi Pueblo

- Mr. Gatti's Pizza
- P-D-Q Dry Clean City
- Sonic Drive-In
- Starbucks
- Starwood Cafe
- Target
- Trio New American Cuisine
- Tokyo Sushi
- UPS Store
- Walgreens
- Walmart
- Wendy's
- Whataburger
- A Wok That Rocks
- Bacon's Bistro & Cafe
- Bobaddiction
- Boston Market
- Chan's Mongolian Grill
- Chapps Burgers
- Chipotle

- CiCi's
- Cristina's Mexican
- Firehouse Subs
- First Watch
- Hong Kong Express
- IHOP
- Lowe's
- Mama's Pizza
- McAlister's Deli
- NAMOO NRH
- Office Depot
- Panda Express
- Red Hot & Blue
- Roots Coffeehouse
- Rosa's Cafe
- Rusty Taco
- Sunny Street
- Sushi Nikko
- Taco Bueno
- Tom Thumb
- UFC GYM

- 7-Eleven
- Academy Sports & Outdoors
- Buffalo Wild Wings
- Burger King
- Cotton Patch Cafe
- Fitness Connection
- GNC
- Golden Corral
- Hashi Japanese Kitchen
- Home Depot
- KFC
- New China
- Panera Bread
- Pei Wei
- Smoothie King
- Sprouts Farmers Market
- Staples
- Subway
- Ultimate Sport Nutrition
- Vy's Pho

- Watauga Pavilion
- Watauga Towne Crossing
- Wingstop
- 24 Hour Fitness
- Albertson's
- Aloft Dallas Euleess
- Chop House Burger
- Cinopolis Euleess
- Dave & Buster's
- Donut Land
- Empress of China
- Five Guys
- Freddy's Frozen Custard & Steakhouses
- Fuzzy's Taco Shop
- Glade Parks
- Hopdoddy Burger Bar
- Hysen's Nizza Pizza
- i Fratelli Pizza
- Imperial Hibachi &

- Sushi
- iTea Lounge
- King Buffet
- Lazy Dog Restaurant & Bar
- Marble Slab Creamery
- McDonald's
- MidiCi The Neapolitan Pizza Company
- Outback Steakhouse
- Pho Duy
- Pie Five Pizza
- Raising Cane's Chicken Fingers
- Sara Donut
- Schlotzsky's
- Shops at Vineyard Village
- Taco Bell
- Texas Shaved Ice
- Vineyard Marketplace



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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.

11-2-2015



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:
 - 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.

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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date