

7669 Grapevine Hwy | North Richland Hills, TX 76180

\$3,000,000 | 6.2% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

☎ (516) 864.8000

🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

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

☎ (858) 348.8700

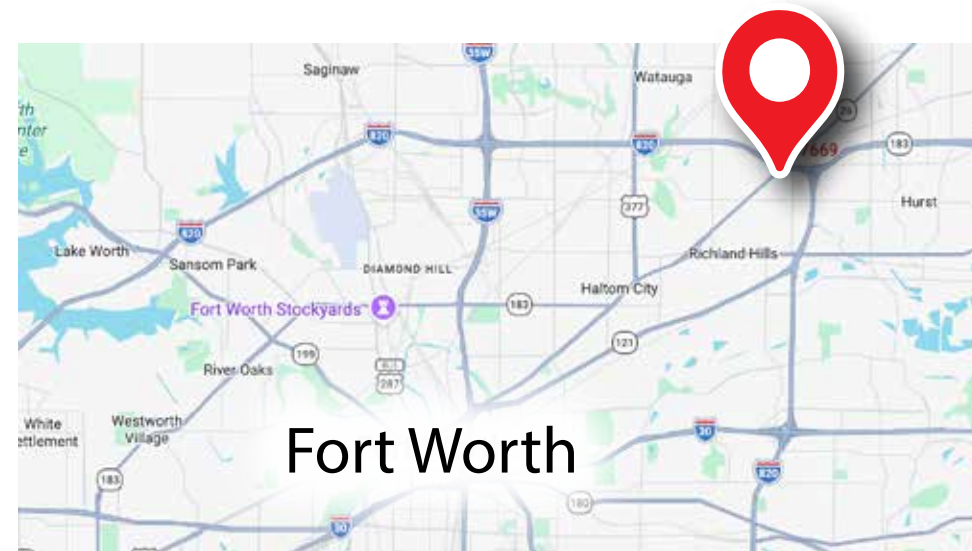
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# Financial Info

Lease Expiration:	10/31/2028
Annual Rent:	\$185,000
Options:	Four (4) @ Five (5) Years
Increases:	Free Market
Building Size:	4,922 SF
Lot Size:	0.78 Acres
Lease Type:	NNN
Guarantee:	Franchisee 100+ unit operator
Price:	\$3,000,000   6.2% 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



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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I-820 - 150,714 VPD



NE Loop 820 - 15,680 VPD



**HOME ZONE**  
Texas Born. Family Owned.

**WAFLE HOUSE**

**SUBWAY**

Grapevine Hwy - 33,868 VPD

**KNIGHTS INN**

**SUNOCO**

**golden corral**  
Buffet & Grill

**HYUNDAI**

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NEIGHBORHOOD AERIAL



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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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