

MIDWAY LIGHT

FOR LEASE



AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118

FOR MORE INFORMATION:

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tgoodspeed@holtlunsford.com

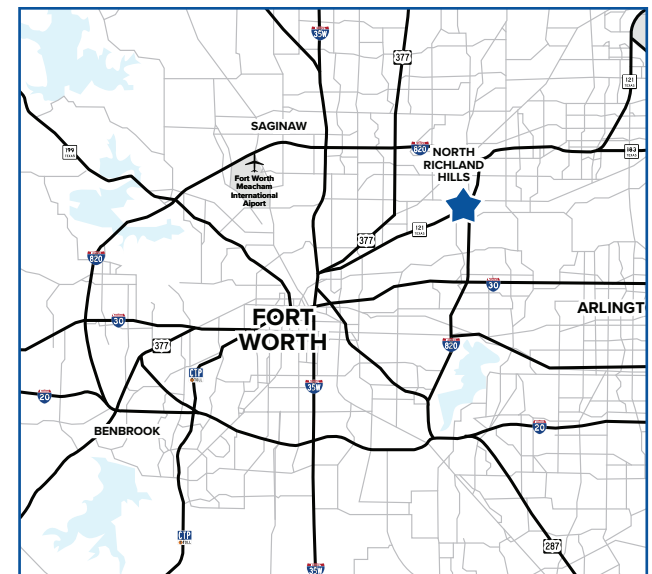
GRAYSON FLEITZ
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HOLT LUNS福德 COMMERCIAL
1200 Summit Avenue, Suite 300
Fort Worth, Texas 76102
www.holtlunsford.com



PROPERTY FEATURES

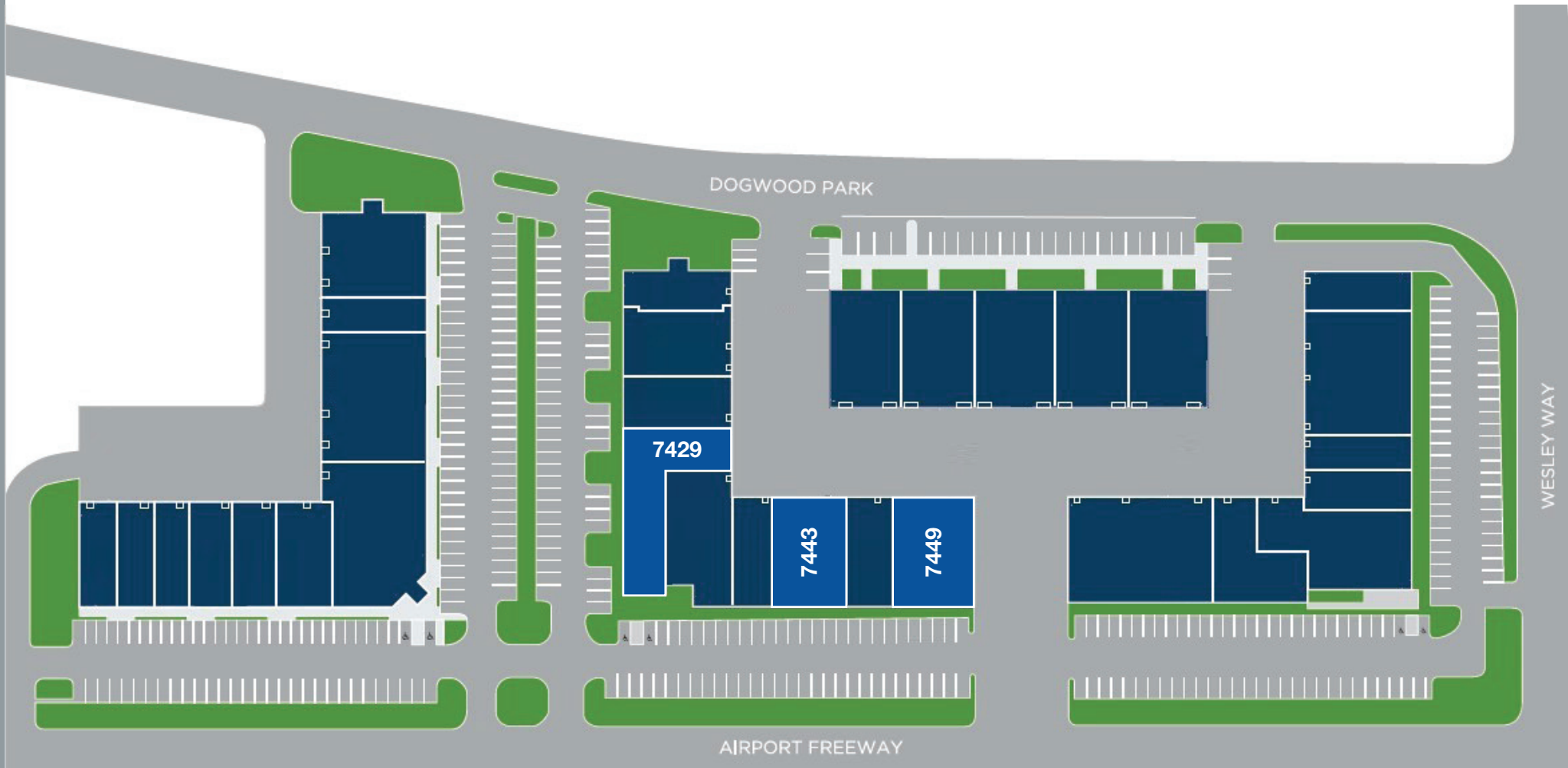
- Four (4) buildings totaling 123,011 SF
- Available SF: 4,810-5,452 SF
- Dock and grade-level loading
- Ample parking
- Easy access to Highway 121, Loop 820, I-35W, and I-30



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

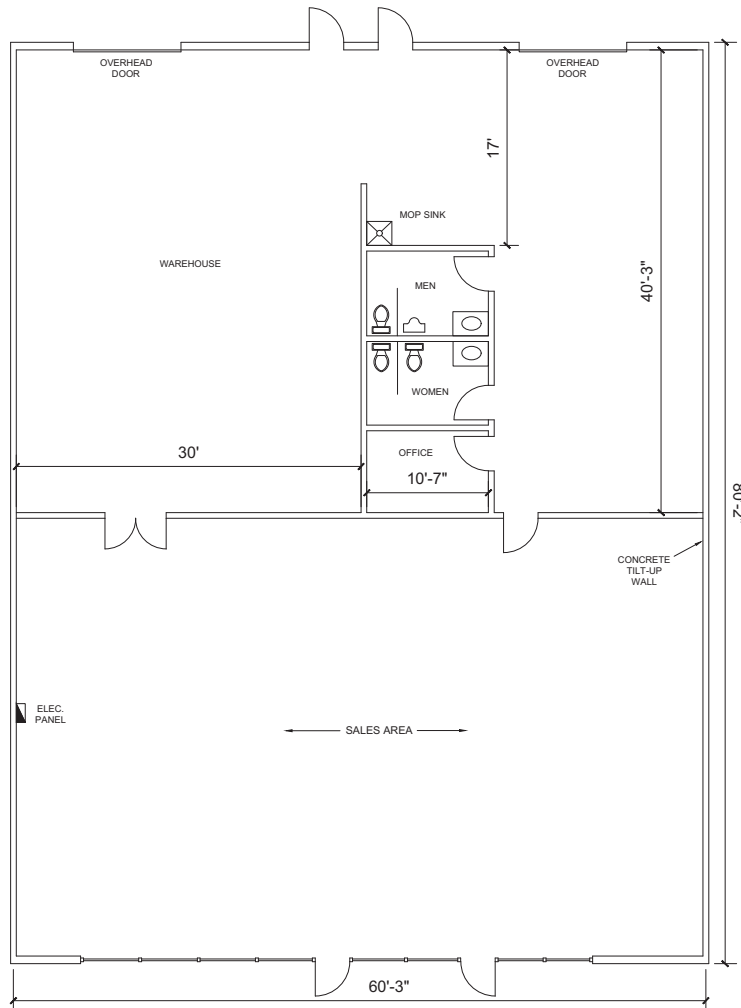
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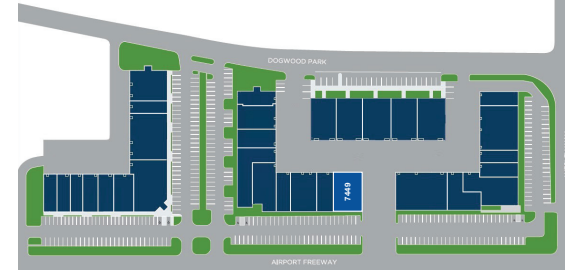
MIDWAY LIGHT

7449 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7449

- 4,837 SF
- 105 SF office
- 2,475 SF showroom
- 13'6" clear height
- One (1) dock-high door
- One (1) ramped semi-high door
- Ample parking



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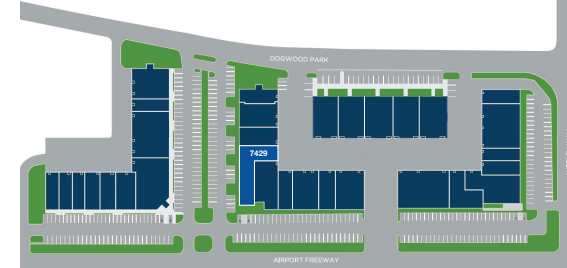
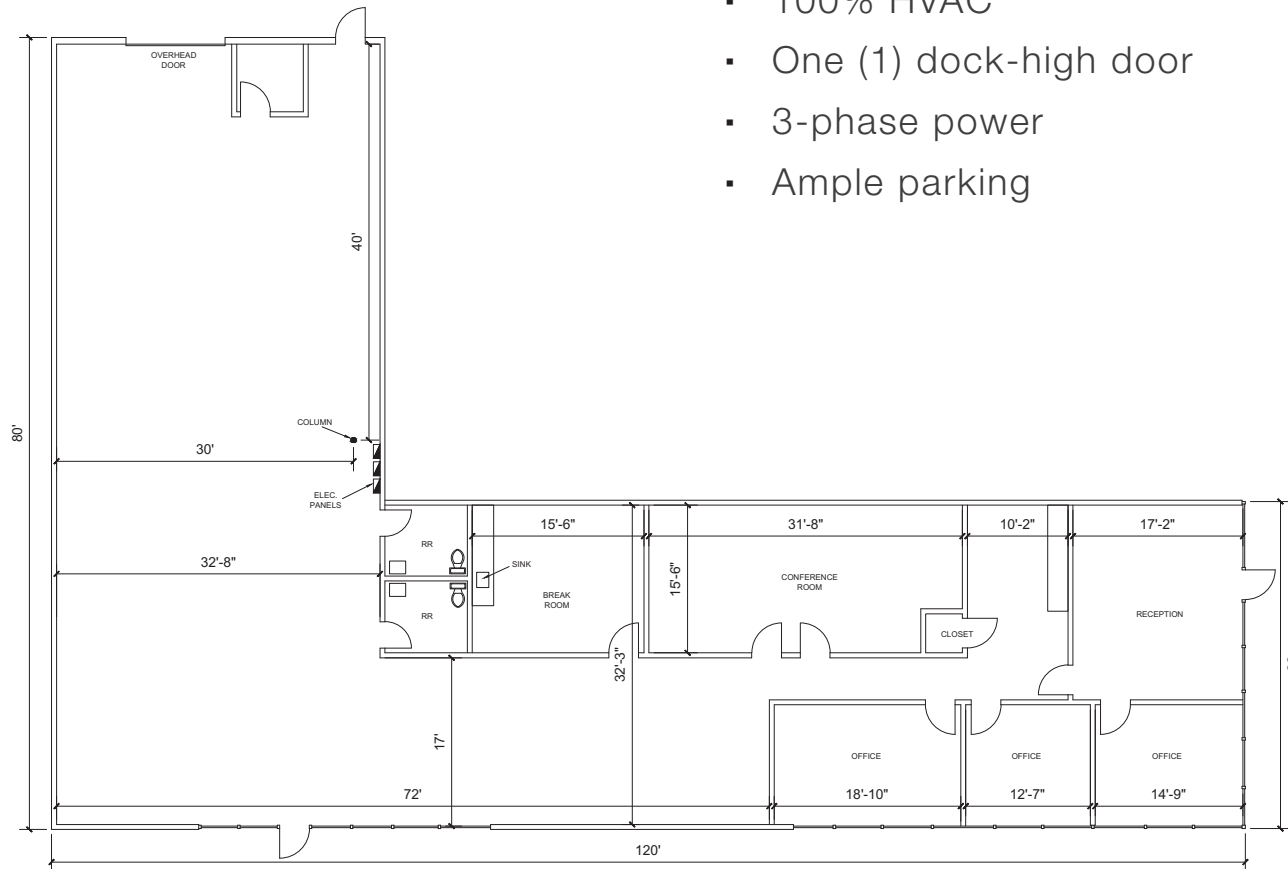


MIDWAY LIGHT

7429 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118

PROPERTY FEATURES SUITE 7429

- 5,452 SF
- 100% HVAC
- One (1) dock-high door
- 3-phase power
- Ample parking



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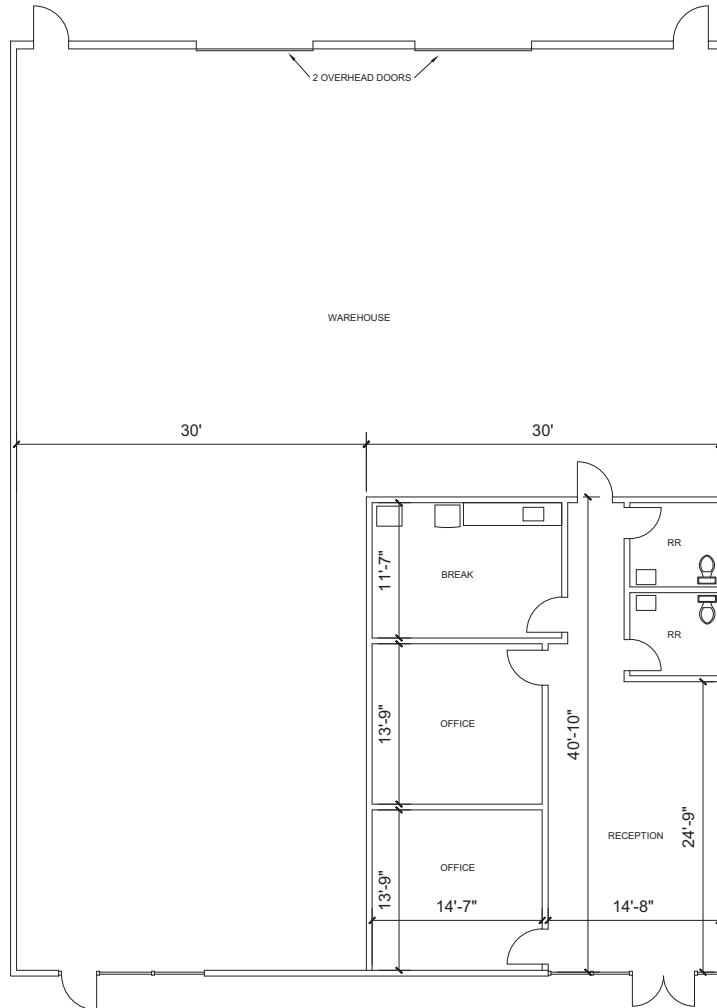
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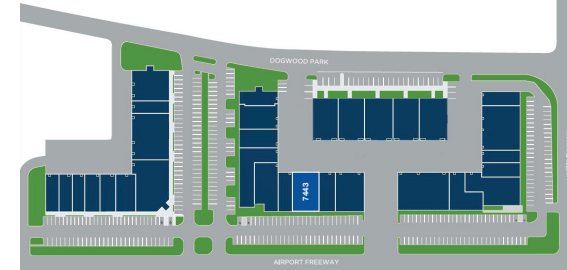
MIDWAY LIGHT

7443 AIRPORT FREEWAY | RICHLAND HILLS, TEXAS 76118



PROPERTY FEATURES SUITE 7443

- 4,810 SF
- 1,225 SF office
- 13'6" clear height
- One (1) ramped semi high door
- One (1) dock door
- Ample parking



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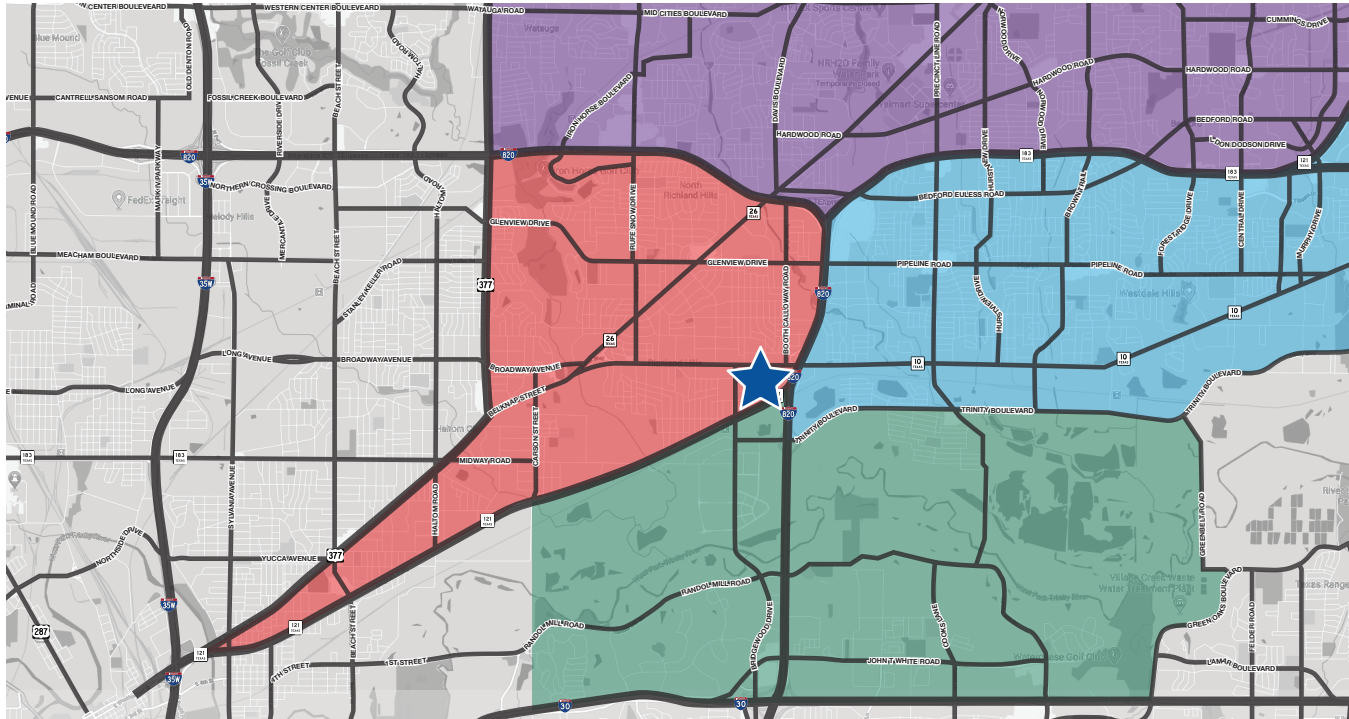
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AMENITIES

AIRPORT FREEWAY & DOGWOOD PARK | RICHLAND HILLS, TEXAS 76118



Academy Sports & Outdoors
 NRH20 Family Water Park
 Walmart Supercenter
 NYTEX Sports Centre
 Tarrant County College – Northeast
 The Home Depot
 Lifetime Fitness
 U-Haul Moving and Storage
 In-N-Out Burger
 At Home
 Dollar Tree
 WinCo Foods
 Sam's Club
 Lowe's Home Improvement
 Tom Thumb

Alley Cats Entertainment
 LA Fitness
 Iron Horse Golf Club
 Diamond Oaks Country Club
 ALDI
 Big Lots
 Kroger
 Walmart Neighborhood Market
 Medical City NRH
 Walgreens
 Autozone Auto Parts
 O'Reilly Auto Parts
 McDonald's
 NRH Municipal Court
 Planet Fitness
 Dollar General
 Enterprise Rent-A-Car
 The Link Event & Recreation Center

The Shops at NorthEast Mall
 Texas Department of Public Safety
 Best Buy
 DICK'S Sporting Goods
 Pipeline Village
 Melbourne Plaza
 Office Depot
 Bed Bath & Beyond
 Michaels
 CVS
 Target
 Starbucks
 Chipotle Mexican Grill
 Chick-fil-A
 Whataburger
 Five Guys
 Jersey Mike's Subs
 Witten's Grill & Sports Cafe

BJ's Restaurant & Brewhouse
 FedEx Office Print & Ship Center
 Hurst Community Park
 O'Reilly Auto Parts
 Tuesday Morning
 Ulta Beauty
 Cavender's Boot City
 JOANN Fabrics & Crafts
 Conn's HomePlus
 Walmart Neighborhood Market

The Home Depot
 U-Haul Moving & Storage
 Albertsons
 Restaurant Depot
 Woodhaven Country Club – Golf Course
 Family Dollar
 Sam's Club
 Lowe's Home Improvement
 Discount Tire
 Taco Casa
 Wendy's
 Jack in the Box
 Taco Casa
 Chicken Express
 Subway

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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.

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 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.**

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.

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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone