

8380 Davis Blvd

NORTH RICHLAND HILLS, TX 76182



FOR SALE OR LEASE

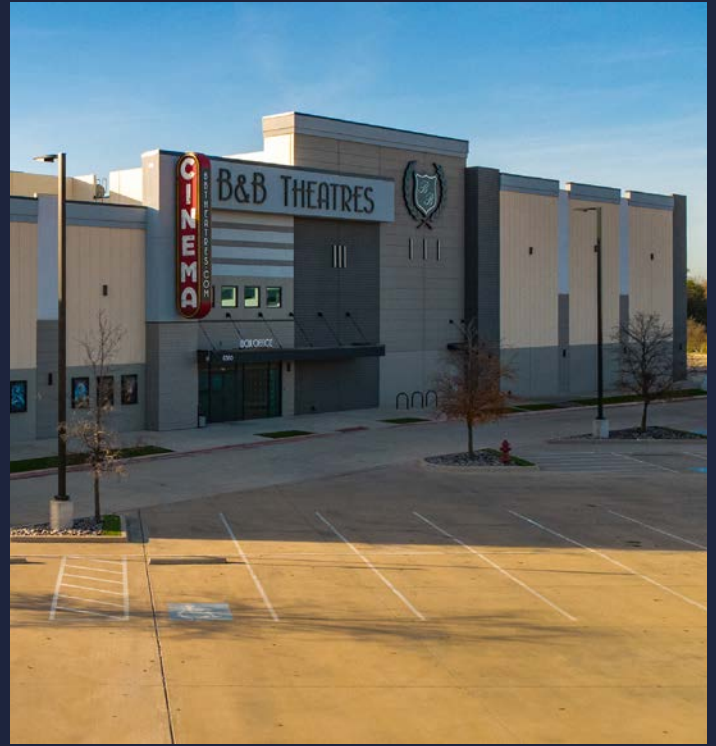


Table of contents

3 EXECUTIVE SUMMARY

4 PROPERTY HIGHLIGHTS

5 PROPERTY PROFILE

6 INTERIOR PHOTOS

7 SITE PLAN

8 ZONING MAP

9 RETAIL & AMENITIES MAP

10 AREA/ROAD MAP

11 DEMOGRAPHICS

Kirk Kelly

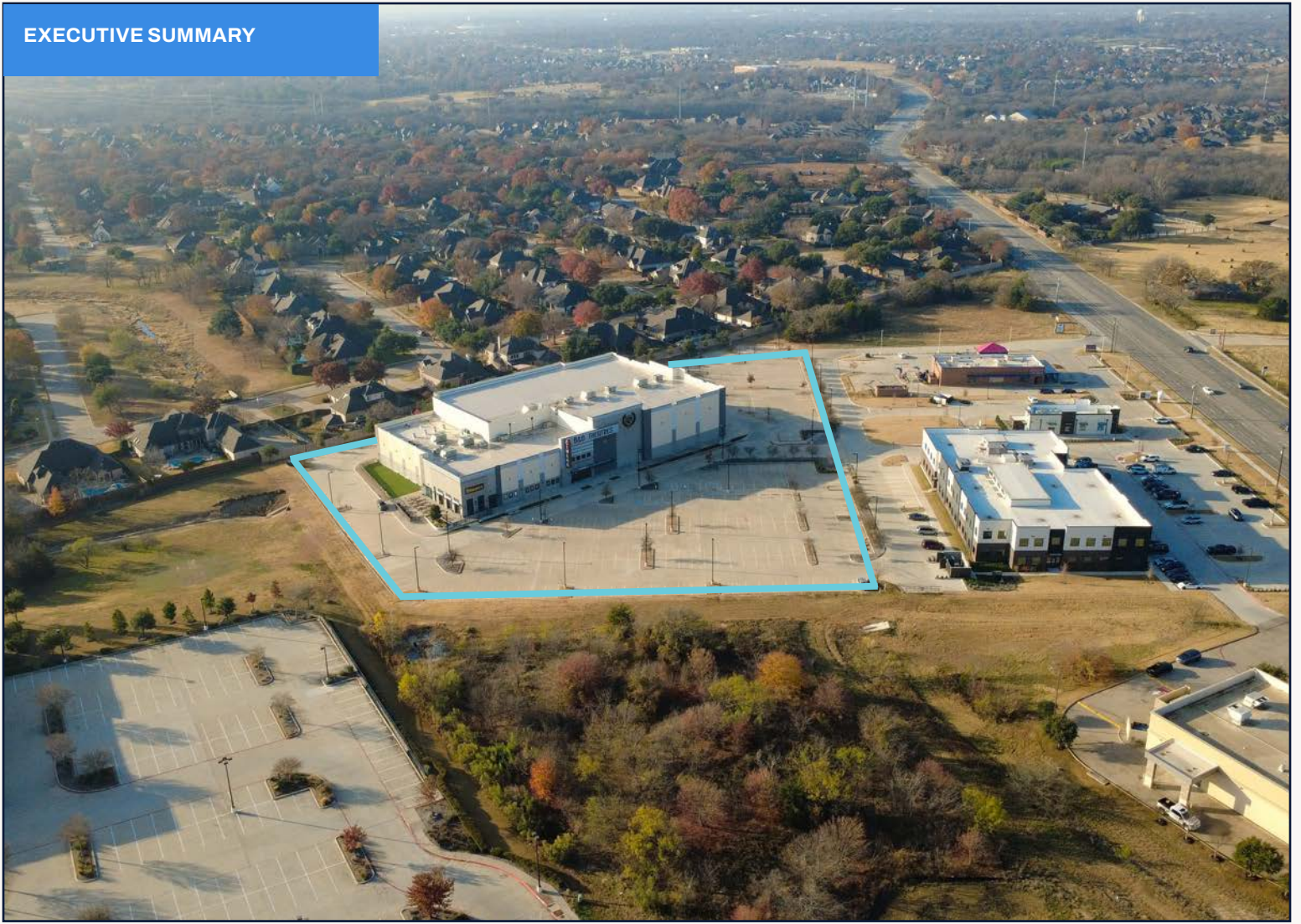
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Executive Summary

Transwestern Commercial Real Estate is pleased to exclusively offer the opportunity to acquire or lease this 42,191 SF eight-screen first-run movie theater located at 8380 Davis Blvd in North Richland Hills, Texas (“the Property”).

The Property’s proximity to other first-run theaters in the market, strategic visibility, and abundance of on-site parking create a compelling opportunity for an owner-user or tenant seeking a large, highly flexible commercial footprint. Situated at the prominent southeast quadrant of Davis Blvd and North Tarrant Parkway, the site offers a relatively new, freestanding building with flexible commercial zoning and strong access throughout the DFW metroplex.

In addition to continued entertainment use, the Property presents a compelling adaptive reuse opportunity, with existing infrastructure well-suited for conversion to a variety of alternative uses. The Property is conveniently located near DFW International Airport and a wide range of surrounding residential and commercial developments throughout northeast Tarrant County, further enhancing its long-term repositioning potential.

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Property Highlights

STRATEGIC LOCATION

The Property is located at 8380 Davis Blvd. in North Richland Hills, Texas, in Northeast Tarrant County. Positioned just minutes from I-35W, Loop 820 and Southlake Blvd., the site offers exceptional accessibility and visibility to and from Davis Blvd. Its proximity to major thoroughfares provides exposure to significant daily traffic and makes it ideal for additional commercial or residential developments. The surrounding area continues to experience accelerated growth, driven by expanding residential communities, high-performing schools, and proximity to major employment corridors.

PROPERTY HIGHLIGHTS



NEIGHBORING DEVELOPMENTS & TRAFFIC DRIVERS

The Property is positioned within an established cluster of national retailers, restaurants and service providers along the Davis Blvd. & Precinct Line Rd corridors. Nearby businesses include Kroger Marketplace, Walmart, Super Target, LA Fitness, Walgreens, Crumbl Cookie, Chick Fil A, Chili's, and Starbucks, along with numerous schools and affluent residential communities. The area continues to attract new commercial developments due to its strong demographics and steady population growth.



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Property Profile

ADDRESS: 8380 Davis Blvd, North Richland Hills, TX 76182

PROPERTY TYPE: Special Purpose – Movie Theater

CURRENT USE: Single-tenant movie theater

YEAR BUILT: 2018

CONSTRUCTION TYPE: Steel and masonry

CEILING HEIGHT: 28' to 35'

ZONING: Commercial (C-1) - City of North Richland Hills

TOTAL BUILDING SIZE: 42,191 SF

THEATER CONFIGURATION:

- Screens: 8
- Total Seats: 927

TOTAL LAND AREA: 5.53 ACRES

TOTAL LAND AREA (SF): 240,713 SF

PARKING TYPE: Surface

TOTAL SPACES: 333

PARKING RATIO: 8/1,000 SF



PERMITTED USES (SELECT EXAMPLES:

- Movie theaters
- Entertainment and recreation uses
- Retail, office, medical, fitness
- Banks, restaurants, and service uses



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Interior Photos



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Site Plan



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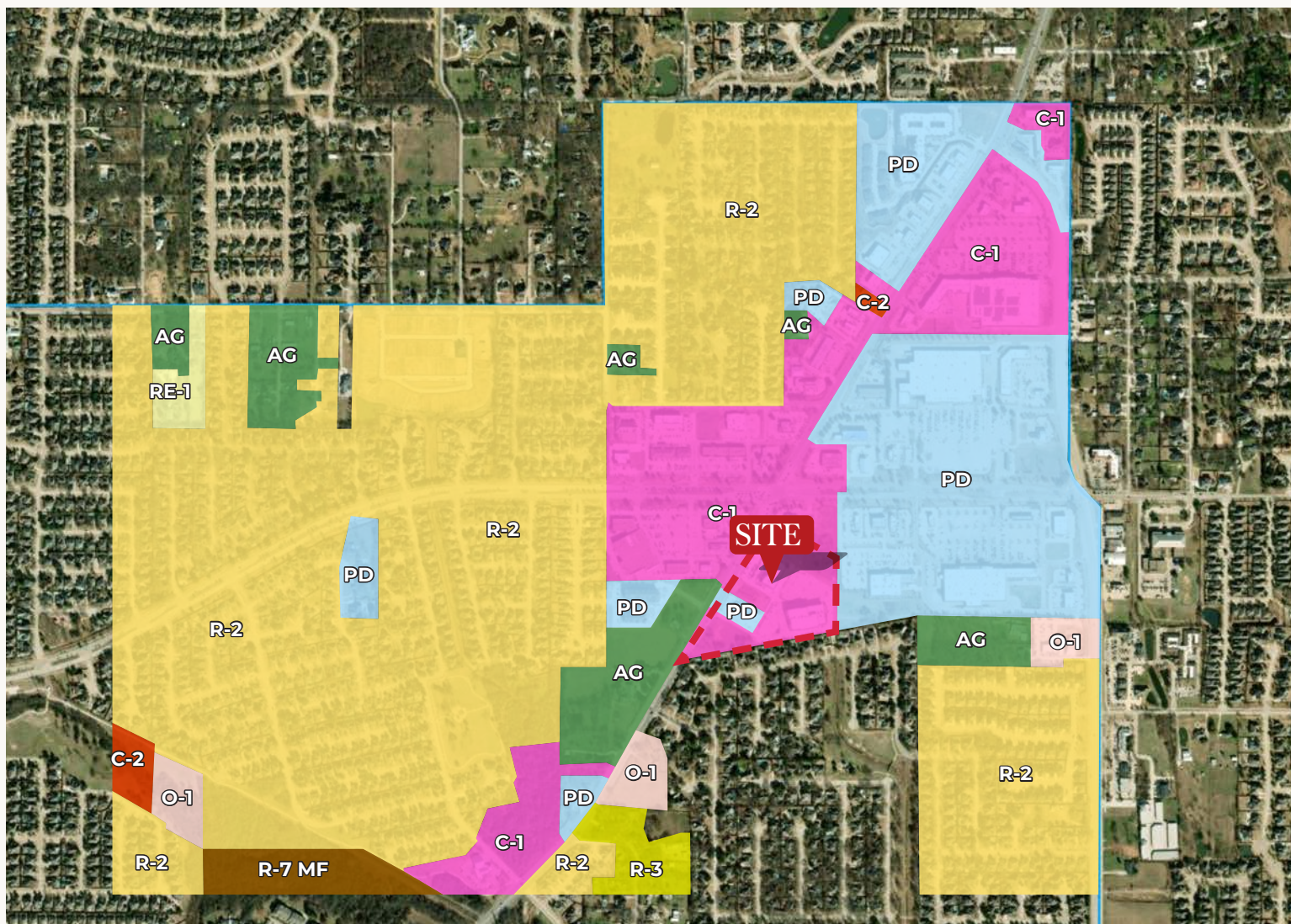
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Zoning Map

C1

Neighborhood Commercial

Permitted uses include: Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, health care, retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service.



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Retail & Amenities



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Area Map



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Demographics

INCOME

	\$174,292 Median Household Income
	\$83,002 Per Capita Income
	\$1,552,346 Median Net Worth

INCOME

	\$153,633 Median Household Income
	\$76,611 Per Capita Income
	\$1,142,110 Median Net Worth

INCOME

	\$123,584 Median Household Income
	\$65,923 Per Capita Income
	\$633,183 Median Net Worth

KEY FACTS

8,768 Population	48.5 Median Age
3,251 Households	\$142,311 Median Disposable Income

KEY FACTS

77,371 Population	45.3 Median Age
28,156 Households	\$124,538 Median Disposable Income

KEY FACTS

239,999 Population	42.0 Median Age
88,748 Households	\$104,244 Median Disposable Income

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