



FORMER CVS FOR LEASE

9200 N TARRANT PKWY | NORTH RICHLAND HILLS, TX 76182

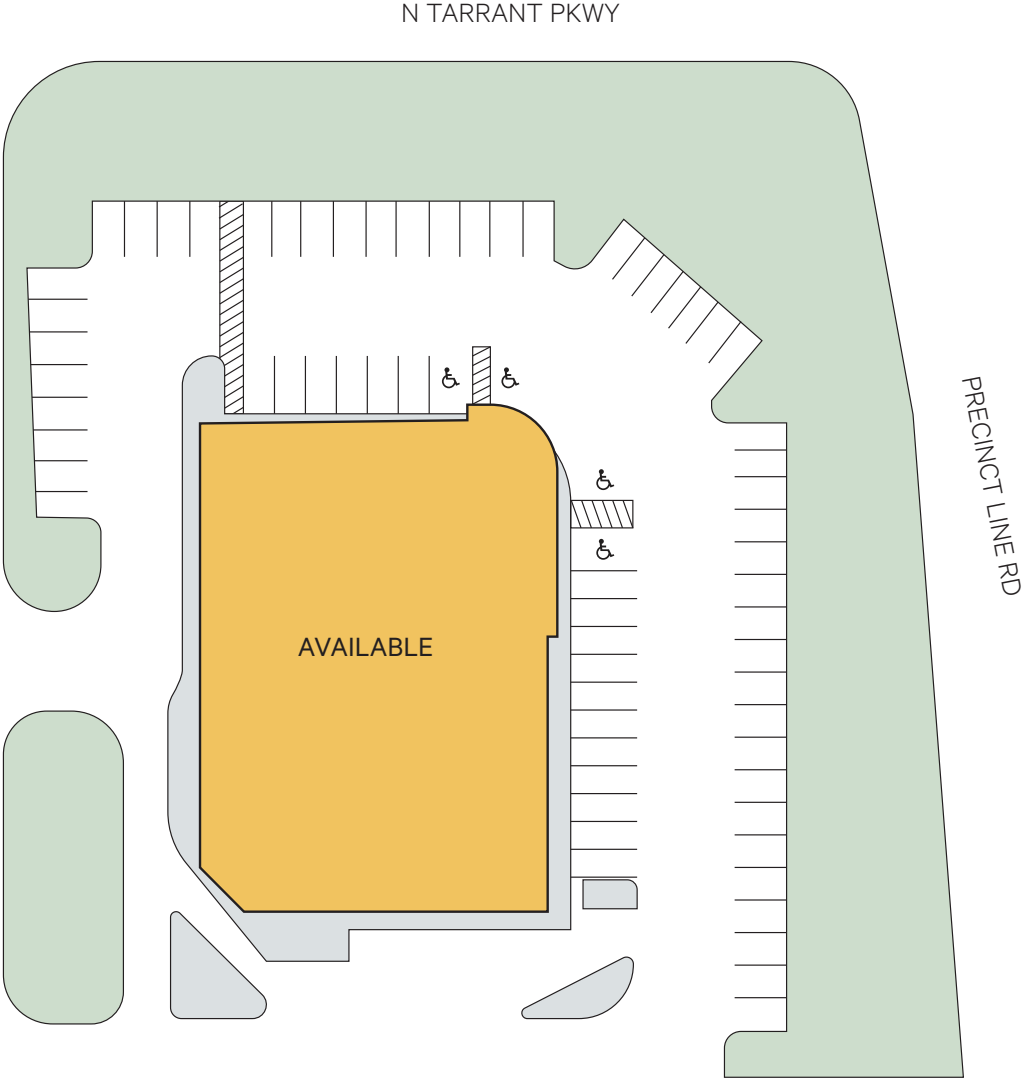
PROPERTY OVERVIEW

ADDRESS	9200 N Tarrant Pkwy North Richland Hills, TX 76182
PROPERTY TYPE	Freestanding Vacant CVS w/ Drive-Thru
BUILDING SIZE	12,900 SF
LOT SIZE	1.49 Acres
YEAR BUILT	2016
ZONING	PD – 69
SUBLEASE TERM	12/31/40

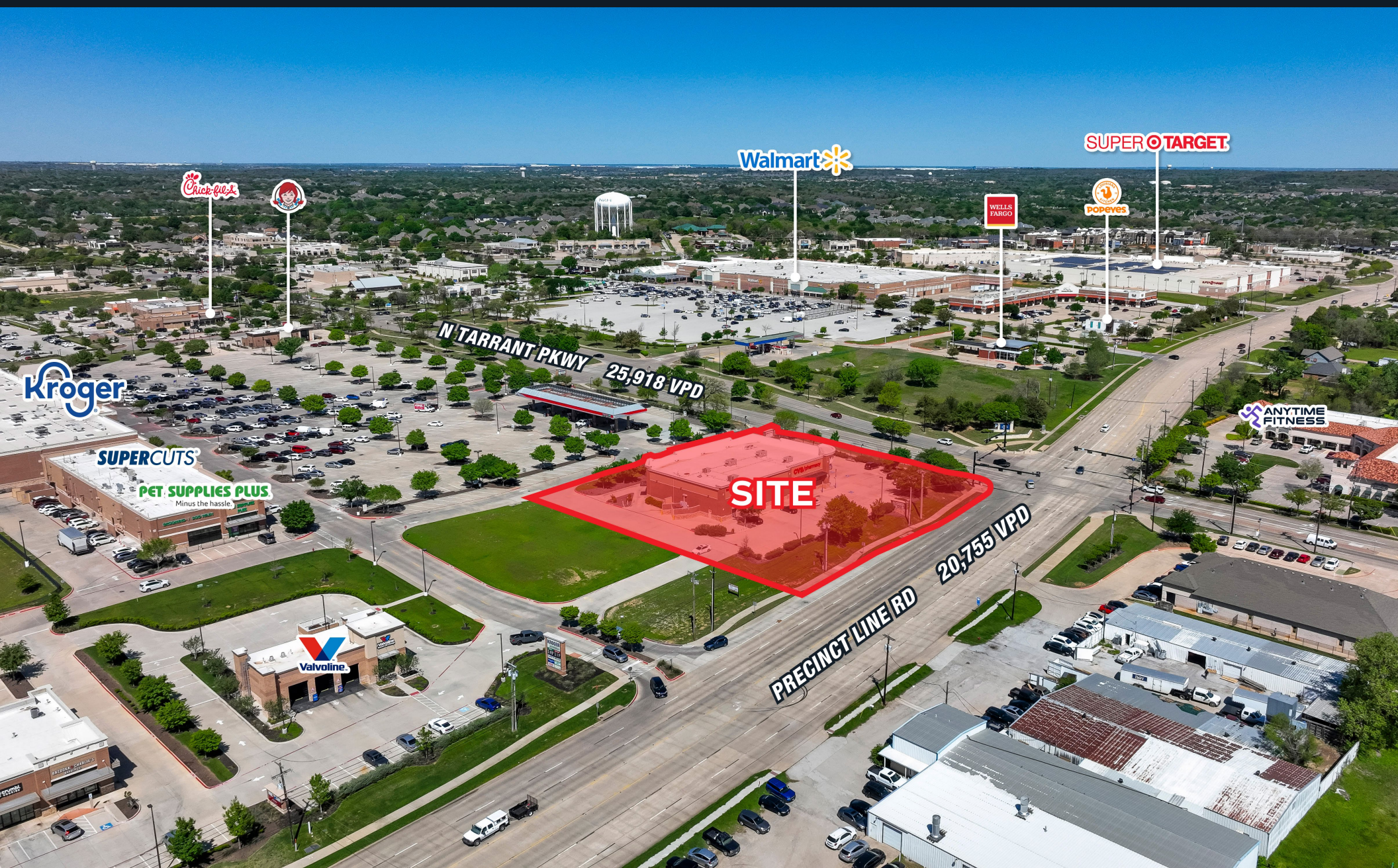
The freestanding Class A building represents an ideal opportunity for an exciting concept to serve a strong trade area. The location is zoned as retail, and is one of the key retail intersections for the surrounding neighborhoods, which offers density and strong household incomes.



SITE PLAN



OBLIQUE AERIAL



0.25 miles

Bandit Trl

Davis Blvd

Watermere at the Preserve
212 MF-units

Wild Fork

22,542 vpd

ALDI

Target

Walmart
2.4M visits annually

Shady Grove Rd

25,918 vpd

N Tarrant Pkwy

Shady Grove
47 SF-homes
u/c

Fresh Meadows Estates
39 occupied
52 planned

Village Cooperative
of Century Hills
55-units

Liberty Elementary
389 Students

Legacy, North
20 occupied
25 planned

W Murphy Rd

W McDonnell School Rd

Lavaca Trail

20,765 vpd

1.4M visits annually

10k SF
Retail U/C

B&B THEATRES

LA FITNESS

Marketplace

Kroger

Wendy's

Wells Fargo

State Farm

Predict Line Rd

SITE

20,765 vpd

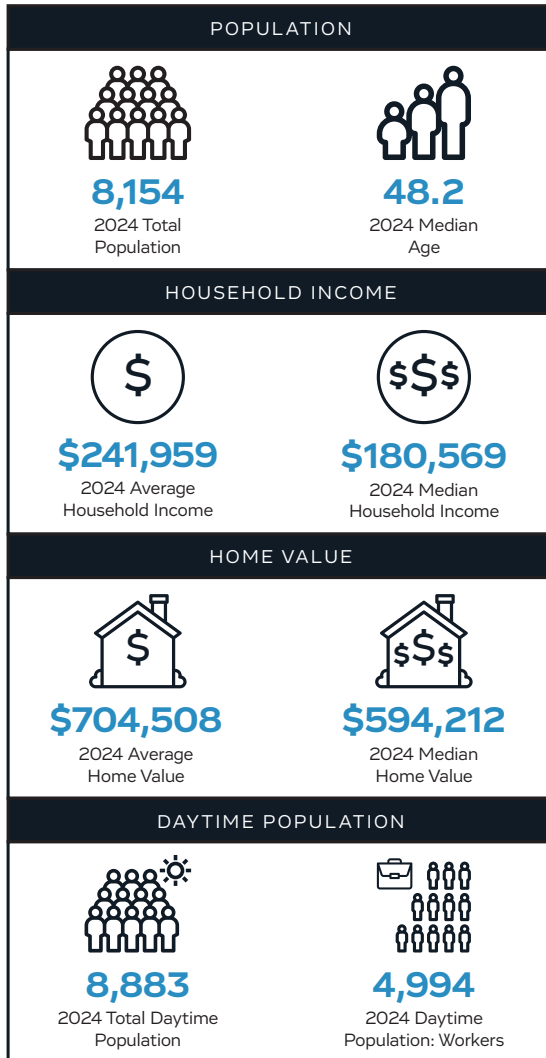
25,918 vpd

22,542 vpd

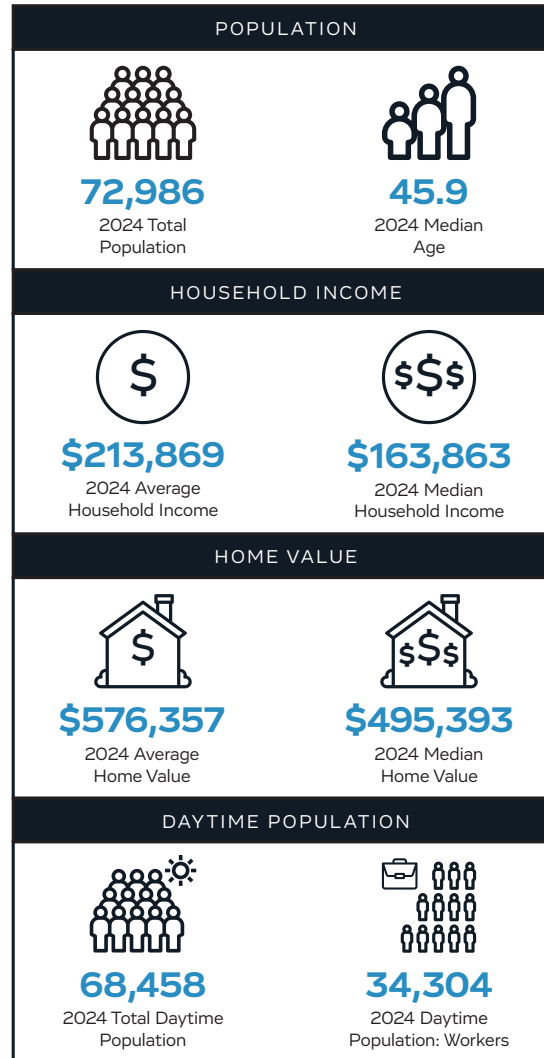
0.25 miles

DEMOGRAPHICS

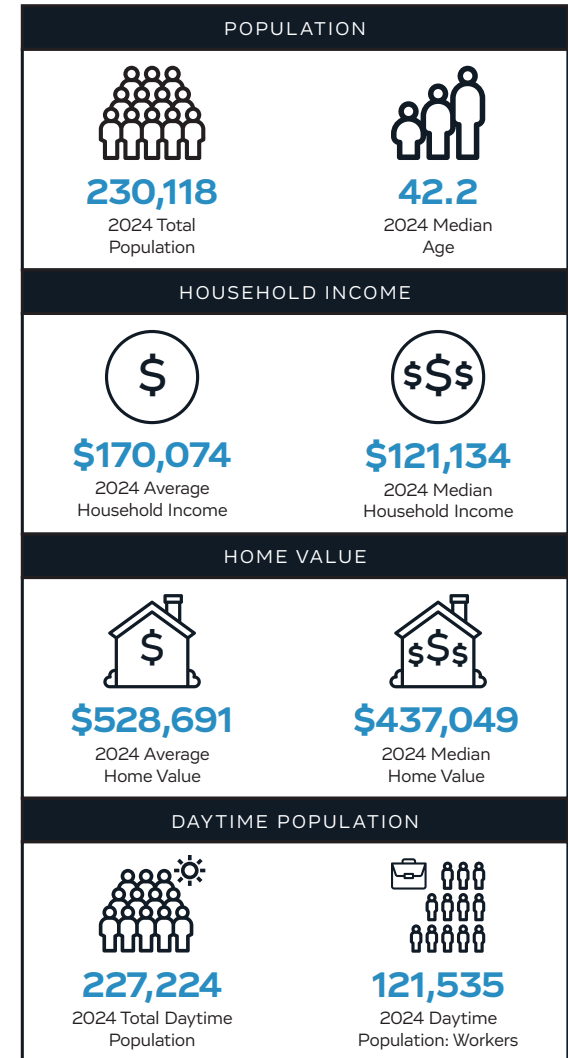
1 MILE



3 MILE



5 MILE





KEVIN BUTKUS

VICE PRESIDENT

kbutkus@weitzmangroup.com

214.720.6683

CORBIN TANENBAUM

VICE PRESIDENT

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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.**

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
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date