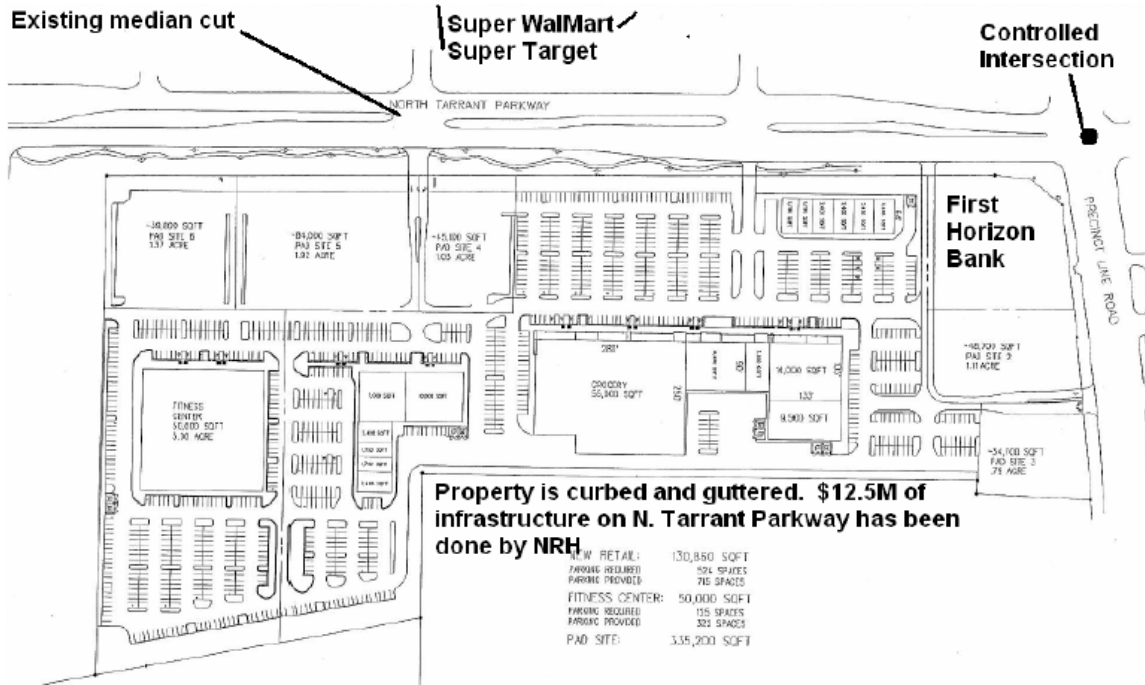


26 Acres For Sale
ALL or PADS
Retail/Office Development Site



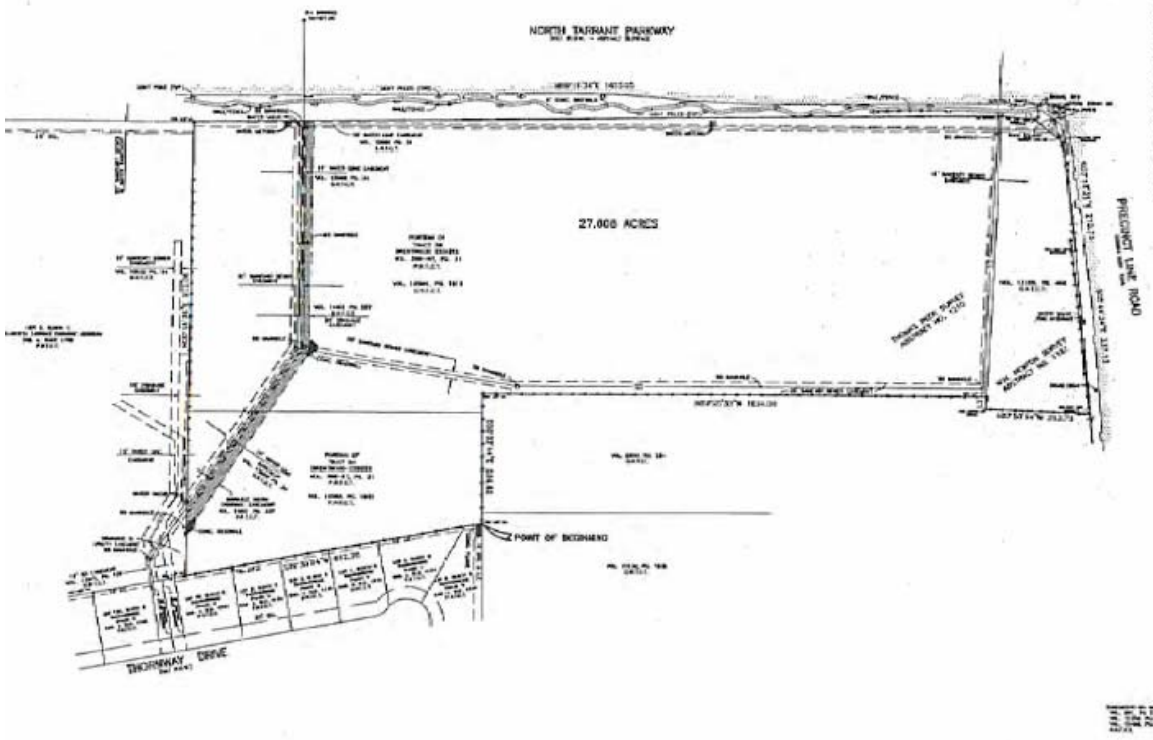
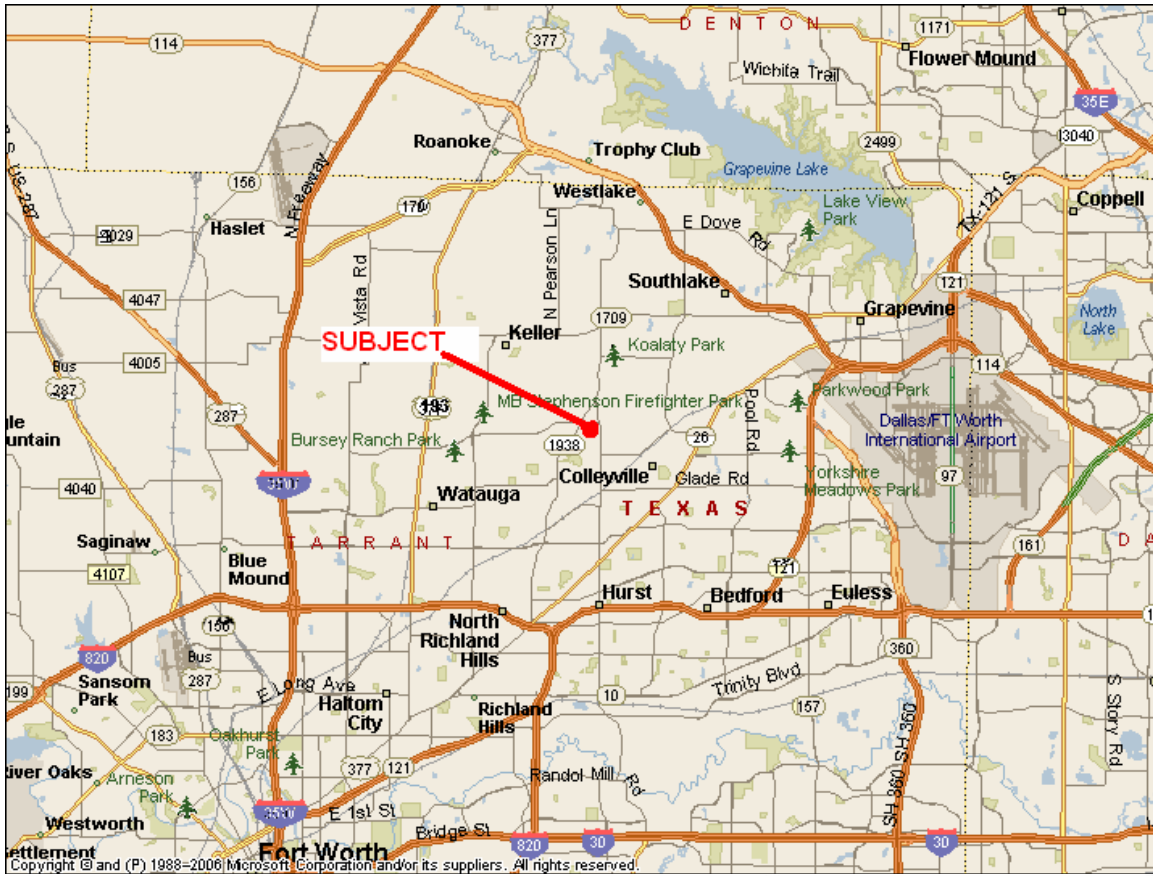
*Subject site is at the confluence of **Davis Blvd., N. Tarrant Pkwy. & Precinct Line Rd.***

- Located across the street from Super Target and Super Wal-Mart.
- The City of NRH spent \$12.5 Million to improve infrastructure and traffic flow along N. Tarrant Pkwy.
- **DEMOGRAPHICS:**
 - 5 Mile: 195,600 POP, \$109,175 HH Income
 - 10 Mile: 506,836 POP, \$88,333 HH Income
- Pad Sites Ranging from 35,000 SF to 5 acres (see attached)
- Entire 26 acres available at \$7.00 per SF

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The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.





Existing median cut

Super WalMart
Super Target

Controlled
Intersection

NORTH TARRANT PARKWAY

PRECINCT LINE ROAD

First
Horizon
Bank

-59,800 SQFT
PAD SITE 6
1.37 ACRE

-84,000 SQFT
PAD SITE 5
1.92 ACRE

-45,100 SQFT
PAD SITE 4
1.03 ACRE

-48,700 SQFT
PAD SITE 2
1.11 ACRE

-34,700 SQFT
PAD SITE 3
.79 ACRE

FITNESS
CENTER
50,000 SQFT
5.00 ACRE

GROCERY
55,000 SQFT

Property is curbed and guttered. \$12.5M of
infrastructure on N. Tarrant Parkway has been
done by NRH.

NEW RETAIL:	130,860 SQFT
PARKING REQUIRED	524 SPACES
PARKING PROVIDED	715 SPACES
FITNESS CENTER:	50,000 SQFT
PARKING REQUIRED	125 SPACES
PARKING PROVIDED	322 SPACES
PAD SITE:	335,200 SQFT