6601 BOULEVARD 26

NORTH RICHLAND HILLS, TX | RUFE SNOW AND BOULEVARD 26

AVAILABILITY:
28,105 SF | FORMER THRIFT TOWN [CAN BE SPLIT] | ON 2.20 ACRES

LEASE RATES:
PLEASE CALL FOR DETAILS

AREA RETAILERS:

Walmart Neighborhood Market
Jack in the box
Kroger
CHASE
FAMILY DOLLAR my family, my family dollar.
CVS pharmacy
WELLS FARGO
Walgreens
AutoZone

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2018 Population	10,719	81,363	259,282
2018 Total Households	4,182	31,384	98,034
2018 Daytime Population	11,234	97,080	255,357
2018 Average HH Income	$64,416	$63,866	$68,449

TRAFFIC COUNTS:
Boulevard 26: 18,305 VPD
Rufe Snow: 11,727 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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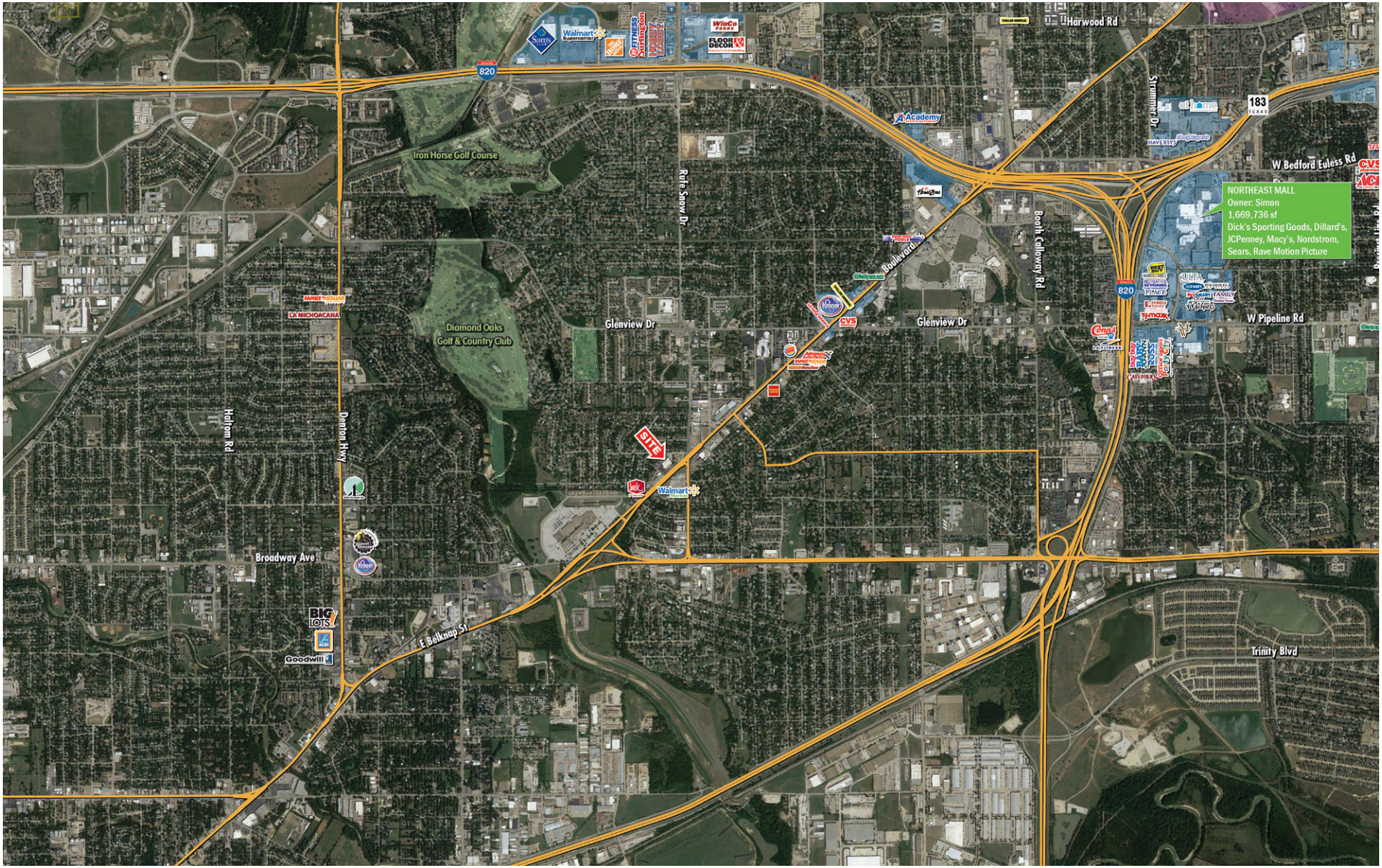

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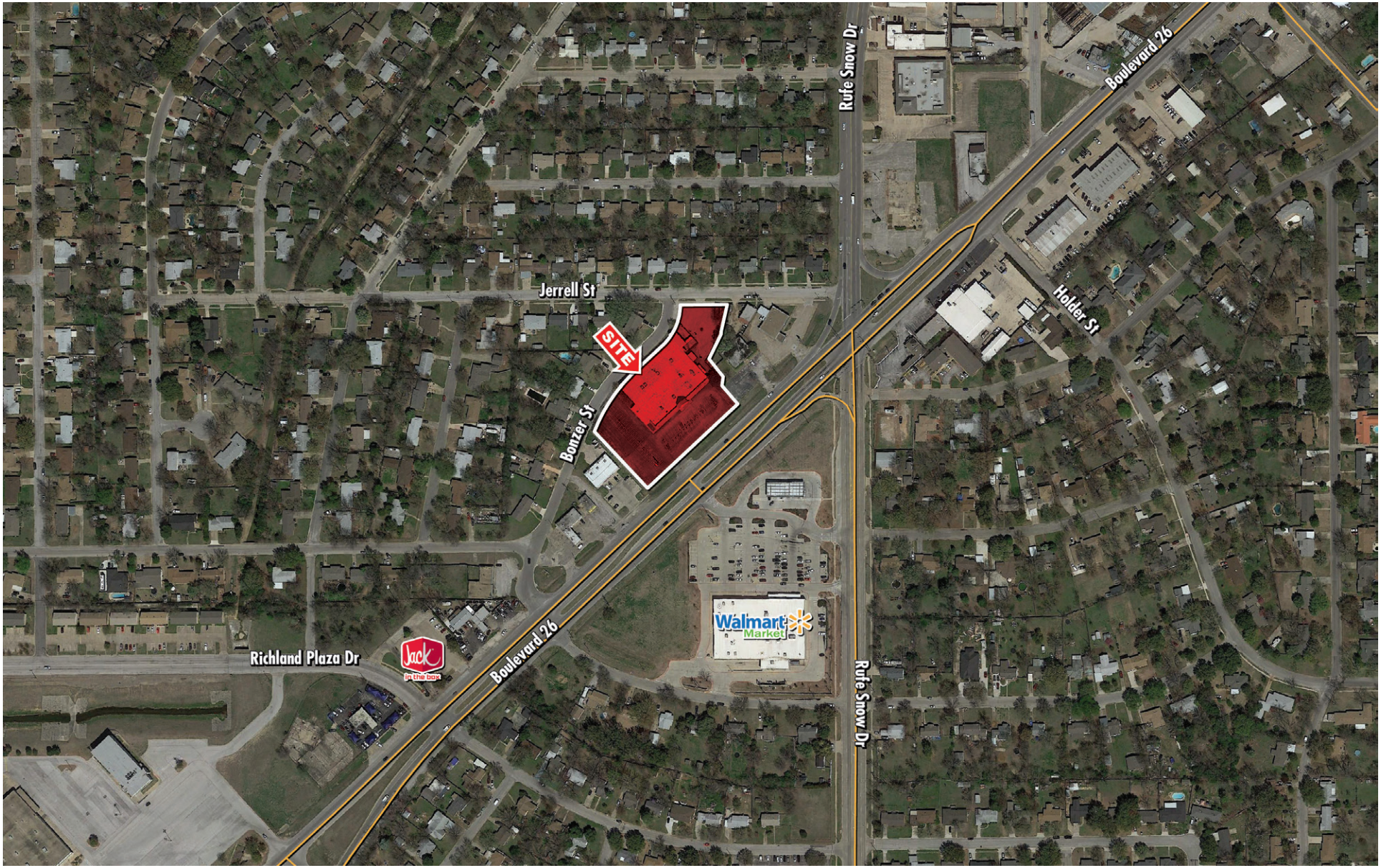

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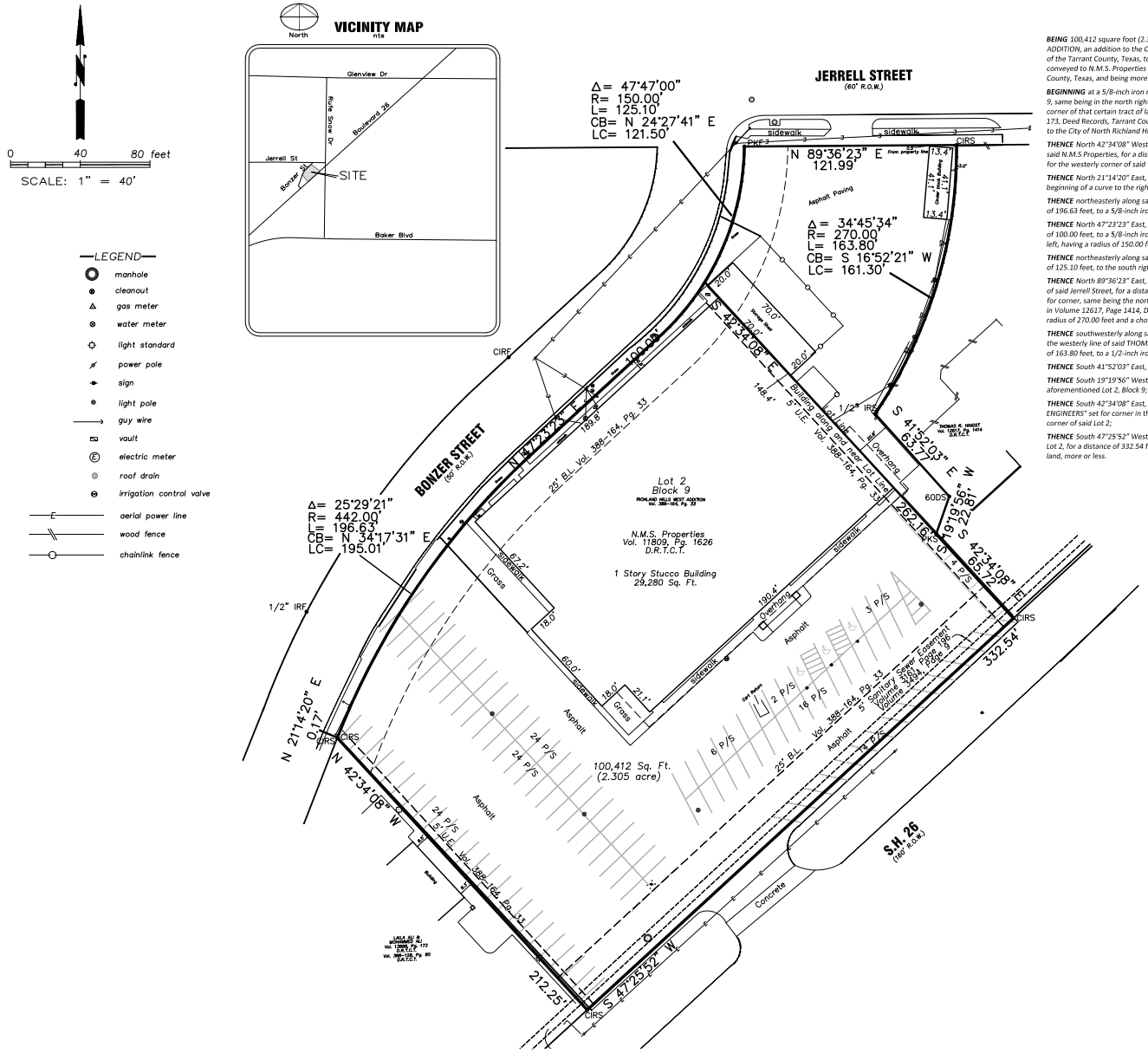

PROPERTY DESCRIPTION

BEING *100,412 square foot (2.305 acre) tract of land and being all of Lot 2, Block 9, of the RICHLAND HILLS WEST ADDITION, an addition to the City of North Richland Hills, as shown on plat thereof recorded in Volume 388-164, Page 33, of the Tarrant County, Texas, together with an unplatted abstract portion of land, same being all that certain tract of land conveyed to N.M.S. Properties as evidenced by deed recorded in Volume 11809, Page 1626, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:*

BEGINNING *at a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the south corner of said Lot 2, Block 9, same being in the north right-of-way line of State Highway 26 (variable width right-of-way), further being the easterly corner of that certain tract of land conveyed to LAILA ALI and MOHAMMED ALI by deed recorded in Volume 13898, Page 173, Deed Records, Tarrant County, Texas, also being Lot 1, Block 9, of the RICHLAND HILLS WEST ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas;*

THENCE *North 42°34'08" West, departing the north right-of-way line of State Highway 26, along the southwesterly line of said N.M.S Properties, for a distance of 212.25 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the westerly corner of said tract of land, also being in the south right-of-way line of Bonzer Street (50' right-of-way);*

THENCE *North 21°14'20" East, along said south right-of-way line of Bonzer Street, for a distance of 0.17 feet, to the beginning of a curve to the right, having a radius of 442.00 feet and a chord which bears North 34°17'31" East, 195.01 feet;*

THENCE *northeasterly along said curve to the right, through a central angle of 25°29'21" for an arc distance of 196.63 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the end of said curve;*

THENCE *North 47°23'23" East, and continuing along said south right-of-way line of Bonzer Street, for a distance of 100.00 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the beginning of a curve to the left, having a radius of 150.00 feet and a chord which bears North 24°27'41" East, 121.50 feet;*

THENCE *northeasterly along said curve to the left, through a central angle of 47°47'00" for an arc distance of 125.10 feet, to the south right-of-way line of Jerrell Street (60' right-of-way), to a PK nail found for corner;*

THENCE *North 89°36'23" East, departing the south right-of-way line of said Bonzer Street, along the south right-of-way line of said Jerrell Street, for a distance of 121.99 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for corner, same being the northwest corner of a certain tract of land conveyed to THOMAS R. HINGST by deed recorded in Volume 12617, Page 1414, Deed Records, Tarrant County, Texas, also the beginning of a curve to the right, having a radius of 270.00 feet and a chord which bears South 16°52'21" West, 161.30 feet;*

THENCE *southwesterly along said curve to the right, departing the south right-of-way line of said Jerrell Street, also along the westerly line of said THOMAS R. HINGST tract, through a central angle of 34°45'34" for an arc distance of 163.80 feet, to a 1/2-inch iron rod set for corner;*

THENCE *South 41°52'03" East, for a distance of 63.77 feet, to a 60D set for corner;*

THENCE *South 19°19'56" West, for a distance of 22.81 feet, to a PK nail set for corner in the northeasterly line of aforementioned Lot 2, Block 9;*

THENCE *South 42°34'08" East, for a distance of 65.72 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for corner in the north right-of-way line of aforementioned State Highway 26 same being the easterly corner of said Lot 2;*

THENCE *South 47°25'52" West, along said north right-of-way line of State Highway 26, along the southerly line of said Lot 2, for a distance of 332.54 feet to the* ***POINT OF BEGINNING****, and containing 100,412 square feet or, 2.305 acres of land, more or less.*

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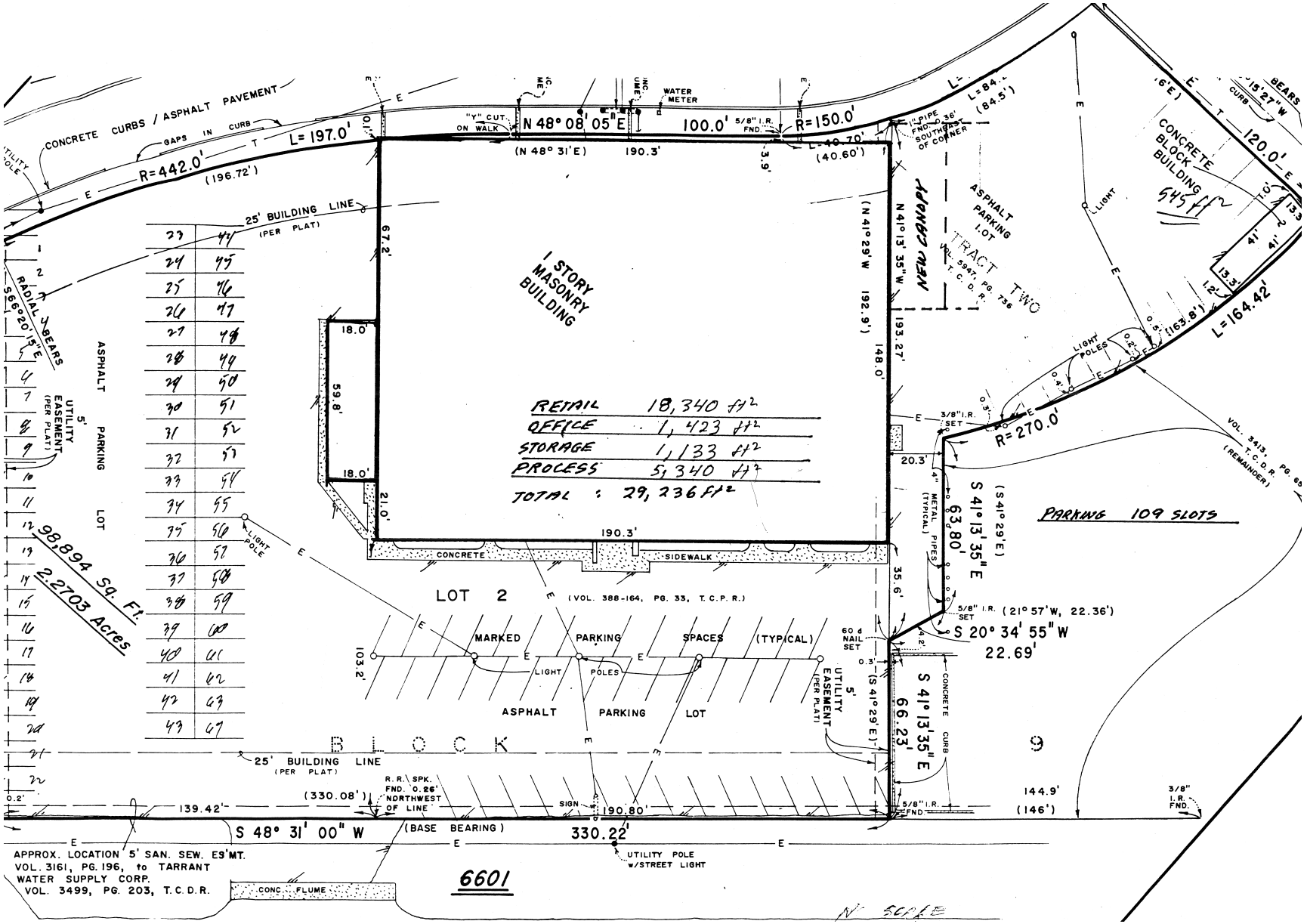

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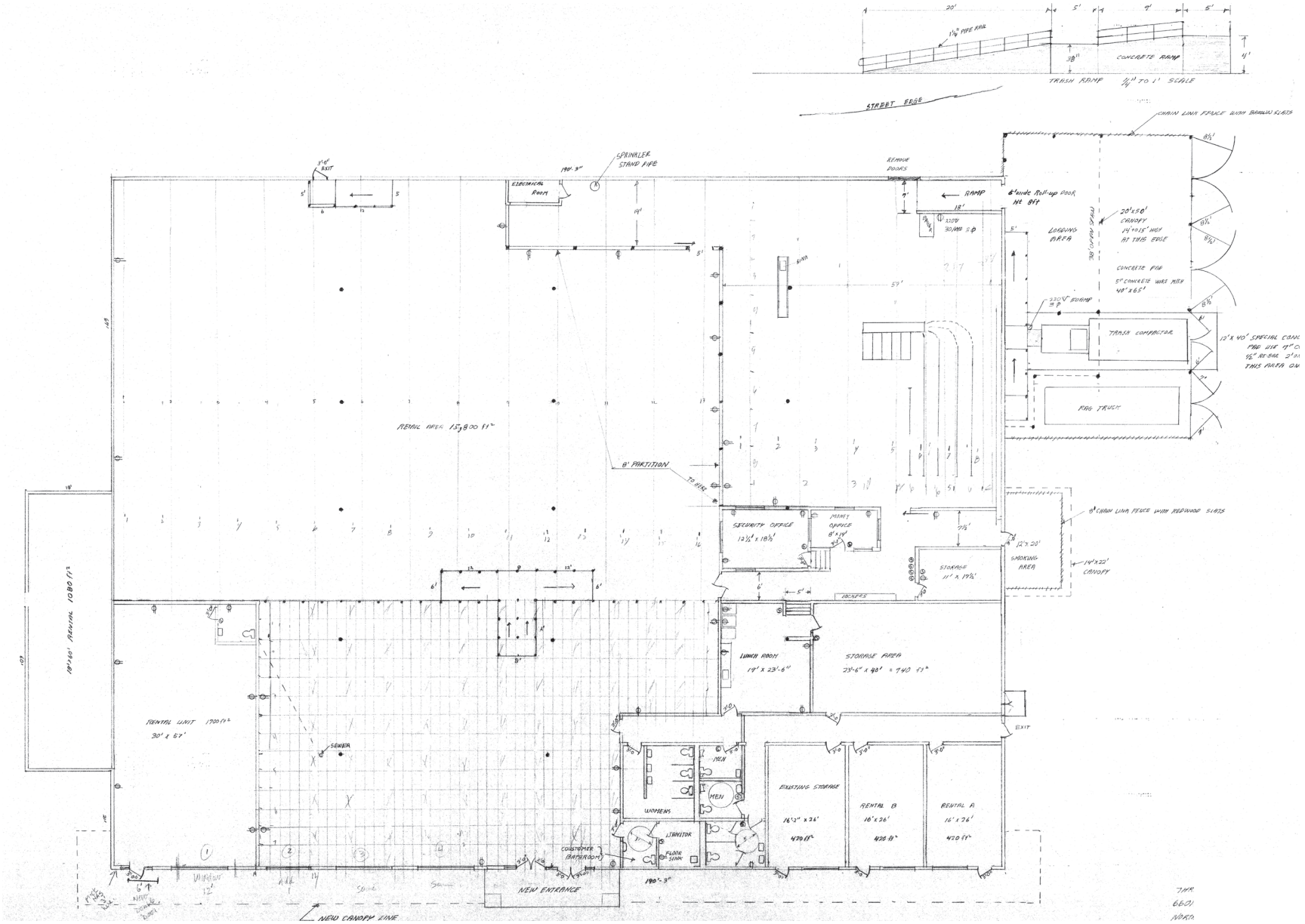

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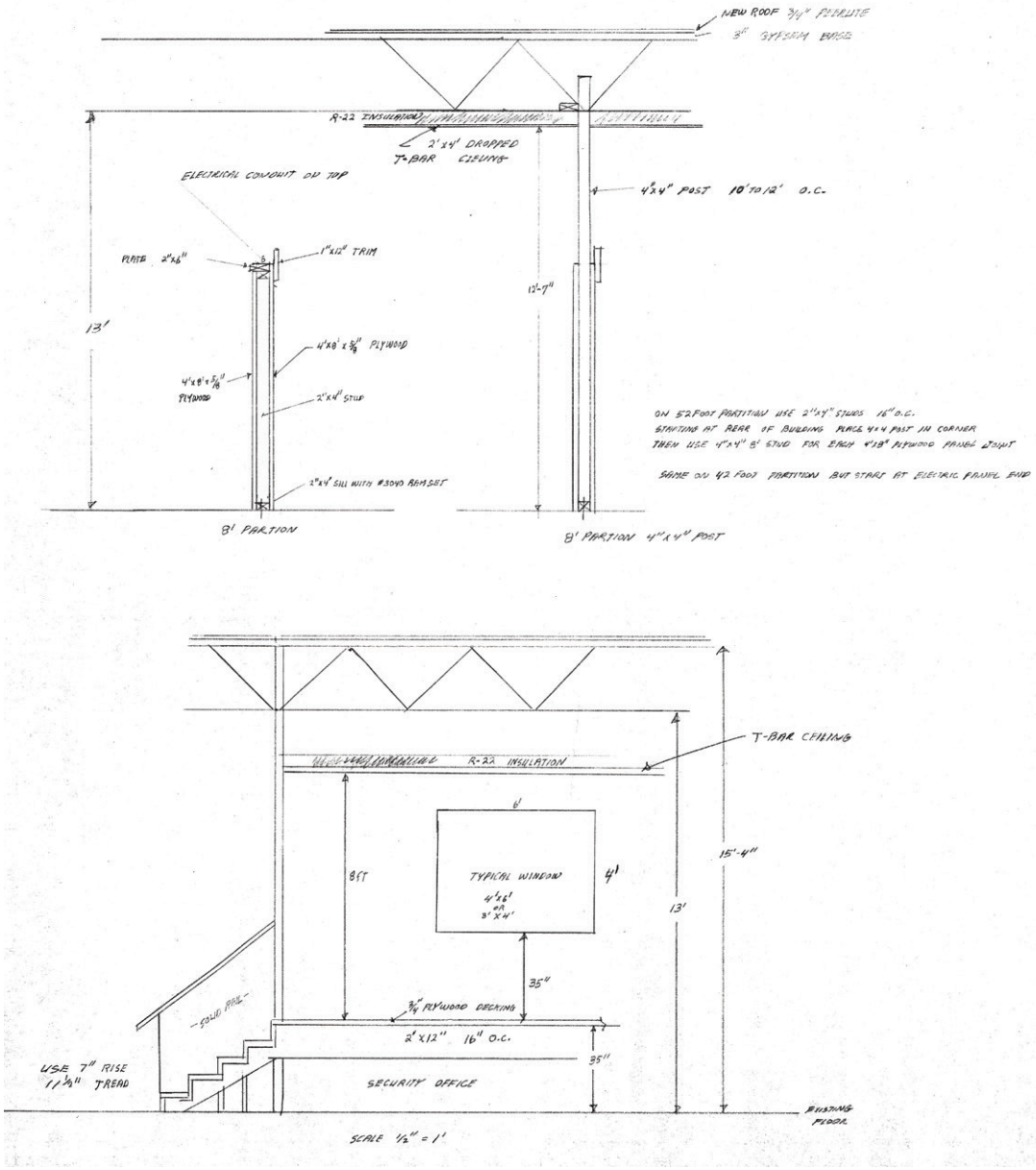

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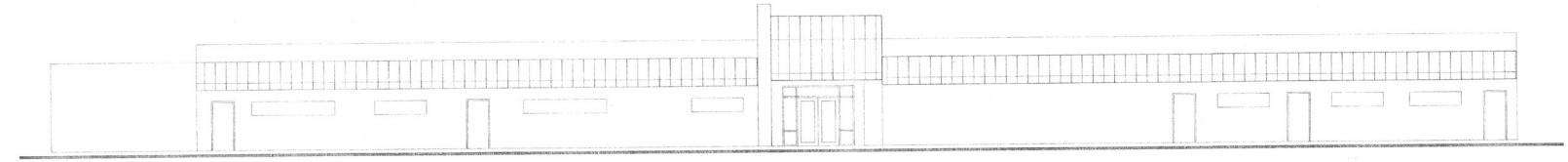
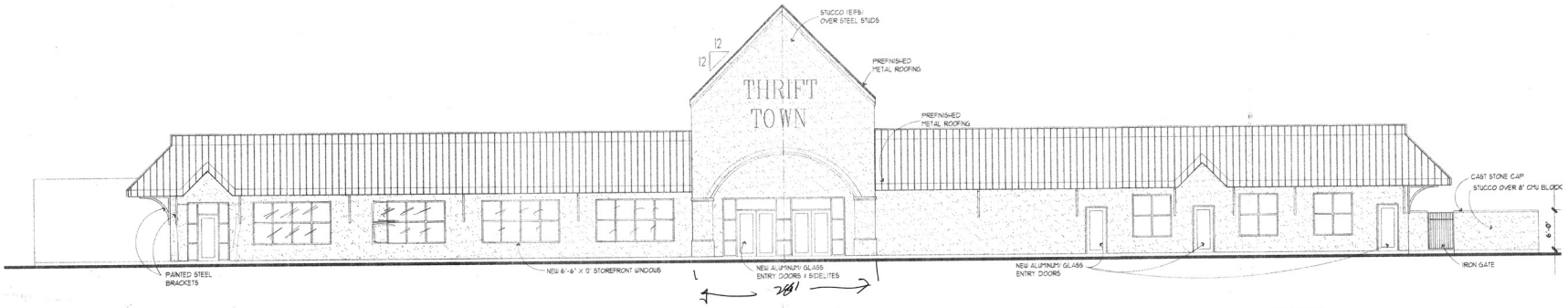


A1.01 FRONT ELEVATION - EXISTING

1/8"=1'-0"



A1.02 FRONT ELEVATION - NEW

1/8"=1'-0"

A1.03 FRONT ENTRY - NEW

1/4"=1'-0"

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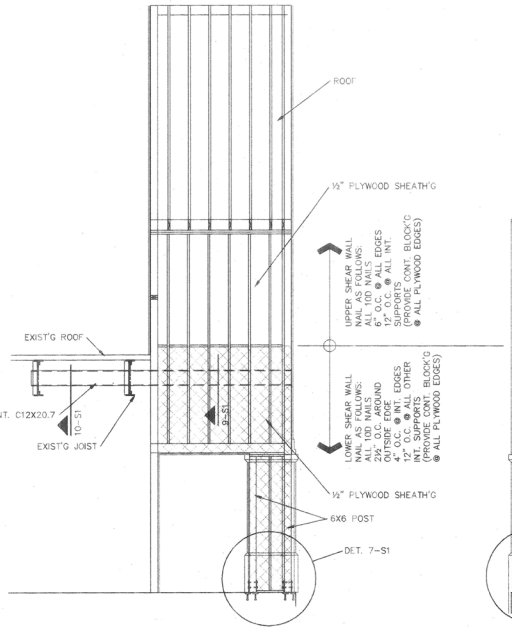
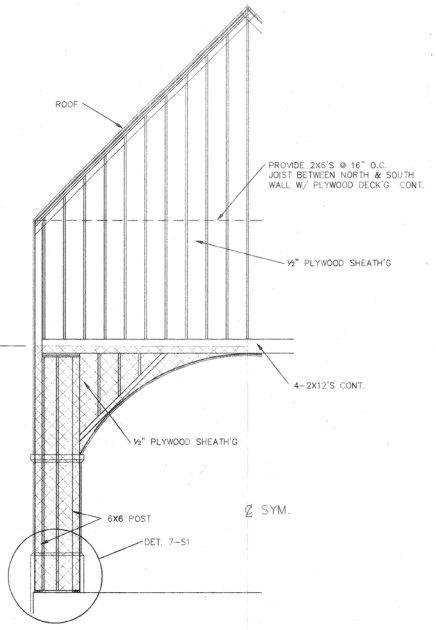
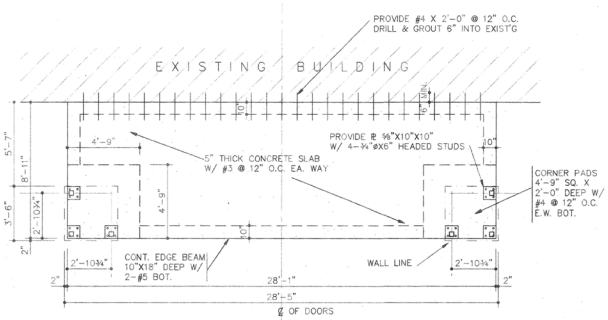


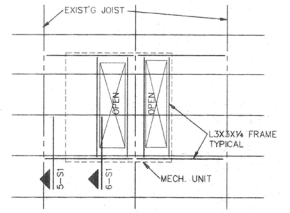
3 END WALL ELEVATION
SCALE: 1/4" = 1'-0"



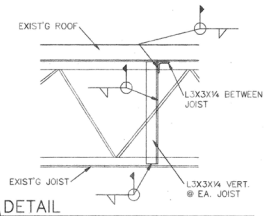
4 SOUTH WALL ELEVATION
SCALE: 1/4" = 1'-0"



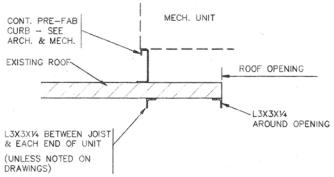
1 ENTRY FOUNDATION FRAMING PLAN
SCALE: 1/4" = 1'-0" FDTN



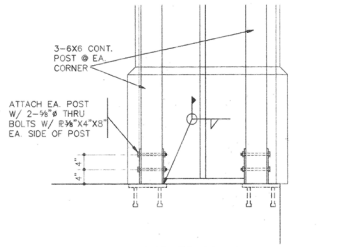
2 TYPICAL MECH. UNIT SUPPORT PLAN
SCALE: 1/4" =1'-0"



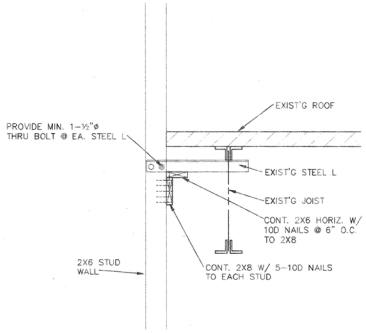
5 DETAIL
SCALE: ¾"=1'-0" DL4



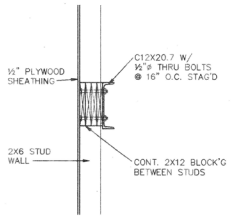
6 TYPICAL DETAIL
NO SCALE DL5



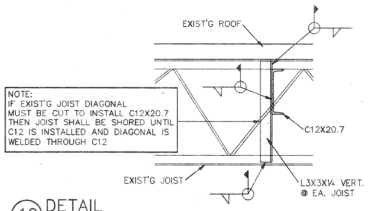
7 TYPICAL CORNER COLUMN DETAIL
SCALE: ¾"=1'-0" BASE



8 TYPICAL @ SOUTH WALL DETAIL
SCALE: ¾"=1'-0" DL1



9 DETAIL
SCALE: ¾"=1'-0" DL2



10 DETAIL
SCALE: ¾"=1'-0" DL3

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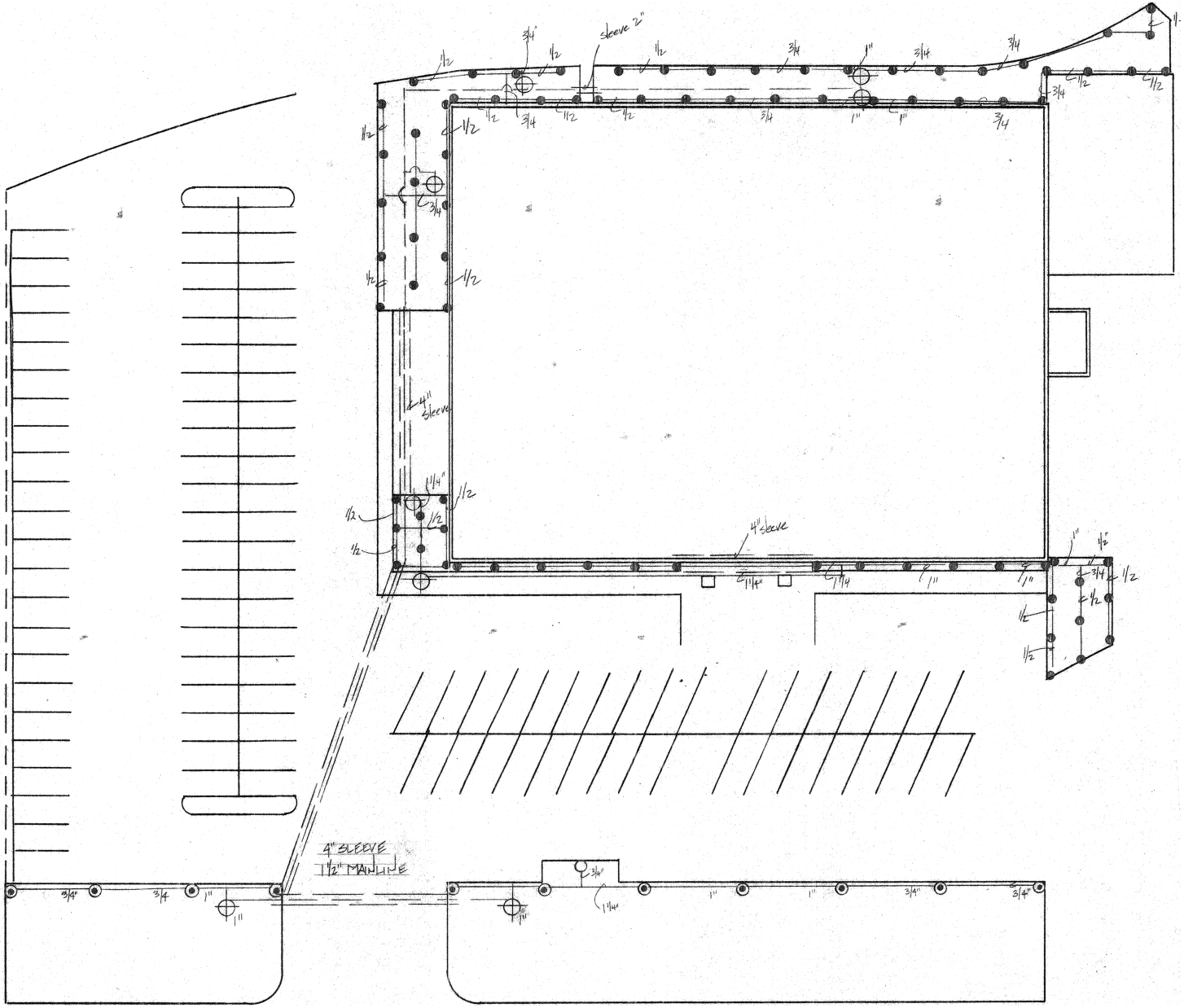

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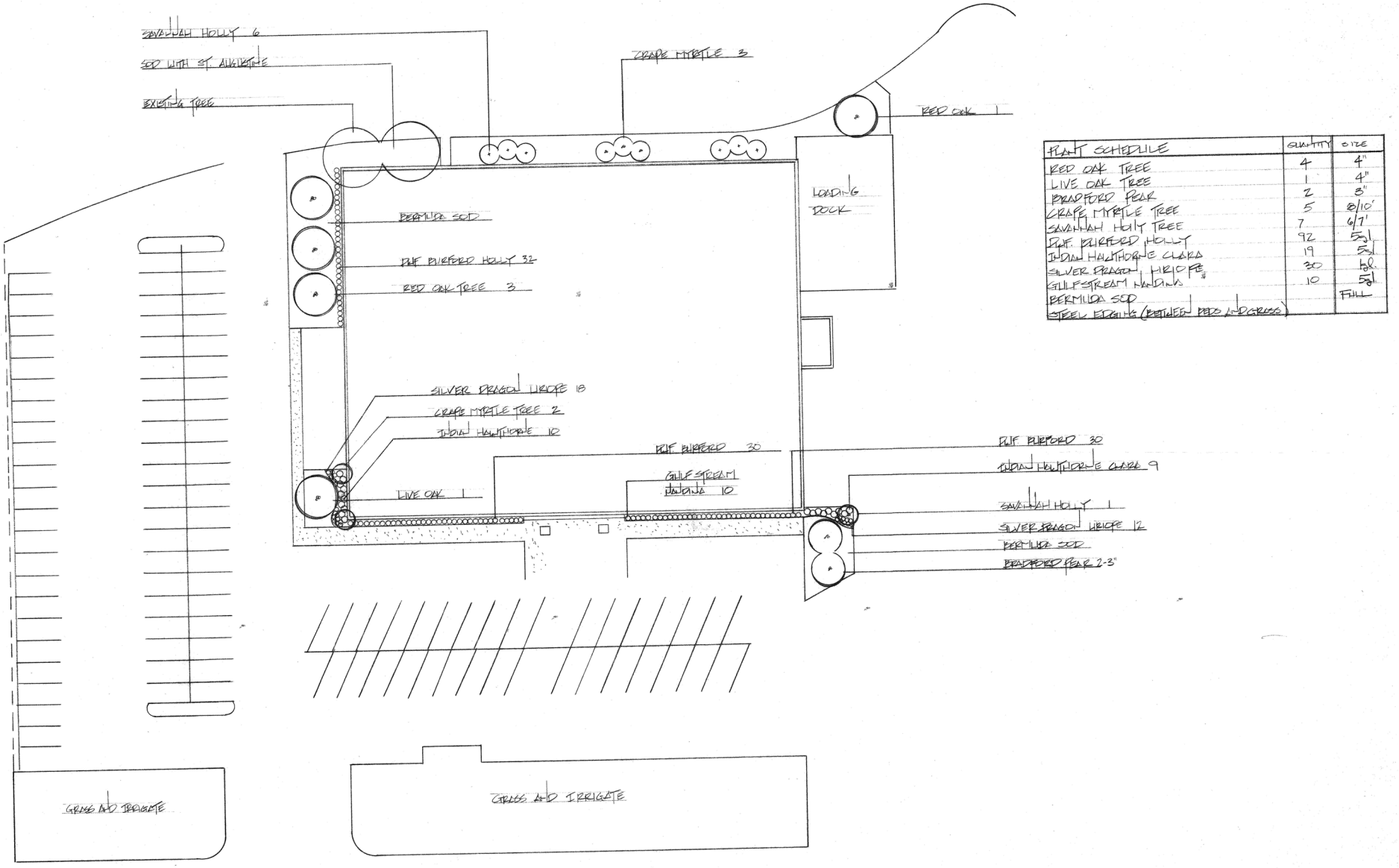

PLANT SCHEDULE	QUANTITY	SIZE
RED OAK TREE	4	4"
LIVE OAK TREE	1	4"
BRADFORD PEAR	2	3"
CRAPE MYRTLE TREE	5	8/10'
SAVANNAH HOLLY TREE	7	6/7'
DWF. BURFORD HOLLY	92	5gl
INDIAN HAWTHORNE CLARA	19	5gl
SILVER DRAGON LIRIOPE	30	1gl
GULFSTREAM NANDINA	10	5gl
BERMUDA SOD		FULL
STEEL EDGING (BETWEEN BEDS AND GRASS)		

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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.

EQUAL HOUSING OPPORTUNITY

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.

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.

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____