

Glenview Office Retail

7500 Glenview Drive, Richland Hills TX 76118

For Sale or Rent Retail & Office

OFFERING MEMORANDUM

OFFICE SUITE FOR LEASE
FULLY FINISHED, TELEPHONE SYSTEM
CONFERENCE & BREAK ROOM
PRIVATE OFFICES
817-925-9846



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OFFERING SUMMARY

ADDRESS	7500 Glenview Drive Richland Hills TX 76118
COUNTY	Tarrant
FRONTAGE	131' Oxley Dr
FRONTAGE	144' Glenview Dr.
BUILDING SF	7,025 SF
LAND ACRES	0.53
PARKING	46 SF
YEAR BUILT	1955
YEAR RENOVATED	2020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$600,000
PRICE PSF	\$85.41
NOI (CURRENT)	\$38,727
CAP RATE (CURRENT)	6.45 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	8,842	95,354	274,021
2020 Median HH Income	\$55,854	\$58,592	\$61,544
2020 Average HH Income	\$69,560	\$77,131	\$82,438

Storefront Retail & Office Second Floor

- The property is located between Highway 26 and 183/Loop 820.
- Dedicated Turn Lane.
- Air Conditioning Throughout.
- Excellent Owner occupied building.

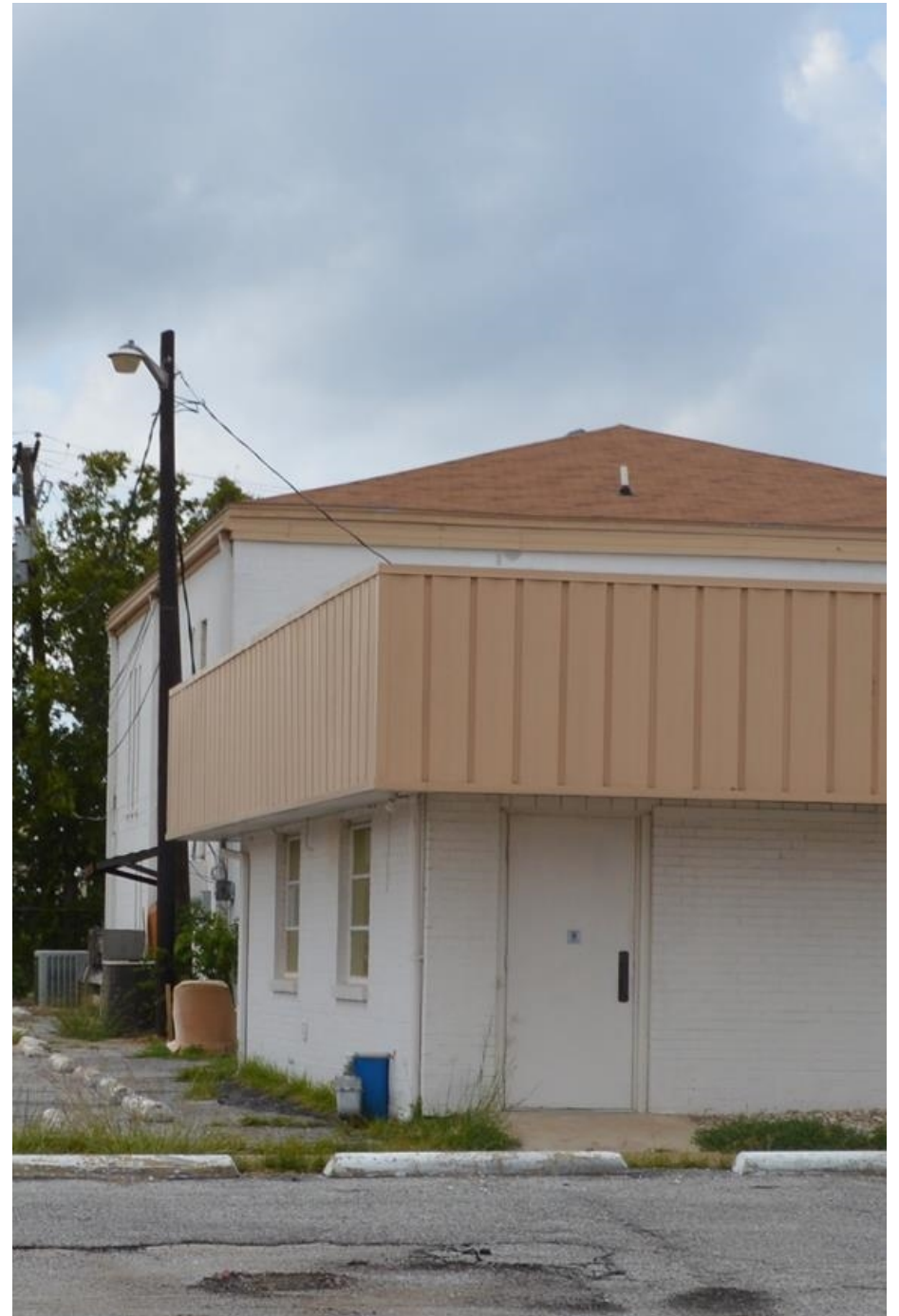




Map data ©2021

PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	7,025
PARKING	46
LAND ACRES	0.53
YEAR BUILT	1955
YEAR RENOVATED	2020
BUILDING F.A.R.	0.30
TOPOGRAPHY	Flat
SLAB TO SLAB	11'
NUMBER OF STORIES	2 Stories
PARKING RATIO	6.55 per 1,000





SUBJECT PROPERTY

7530 GLENVIEW DR
RICHLAND HILLS, TX

Walmart
Sams Club Pharmacy

FLOOR DECOR
WinCo FOODS

Kroger Office DEPOT

ACADEMY AT C.F. THOMAS ELEMENTARY

HOME ZONE
FITNESSNOW

GRITR

at home
AMERICAN FREIGHT FURNITURE - MATTRESS

NRH2O

TARRANT COUNTY COLLEGE NORTHEAST CAMPUS

Walmart

ALDI

THE HOME DEPOT
Burlington
UFC GYM

HARBOR FREIGHT
SALLY BEAUTY

FAMILY DOLLAR

O'Reilly
AUTO PARTS

MIDAS

TARGET

Walmart
Neighborhood Market

DOLLAR TREE

DOLLAR TREE

Kroger
DOLLAR TREE
H&R BLOCK
CVS pharmacy
Domino's
Little Caesars

WELLS FARGO
CHASE

ALDI
BIG LOTS!

Walmart

North East Mall
Dillard's
The Style of Your Life.
Bath & Body Works
EXPRESS
Buckle
macy's
AI's Formal Wear
CHAMPS SPORTS
Auntie Anne's
claire's
AMERICAN EAGLE
Foot Locker
JCPenney
francesca's
COLLECTORS
rue21
TORRID

T.J. maxx
BEST BUY
LANE BRYANT
Conn's
HomePlus
THE CHILDREN'S PLACE
BARNES & NOBLE
BOOKSELLERS
DAVID'S BRIDAL

Tuesday Morning
HOBBY LOBBY

Market Street Village/
Pipeline Pointe
ROSS
DRESS FOR LESS
buybuy BABY
Party City
THE VITAMIN SHOPPE

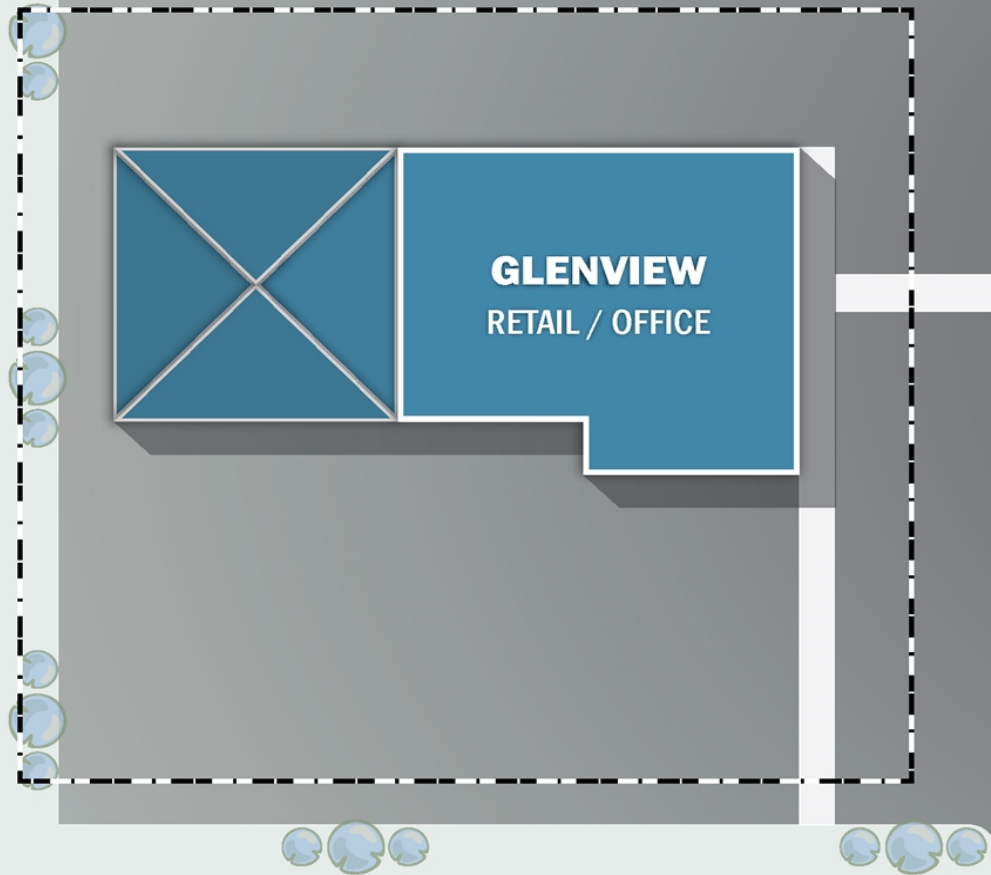
GLENVIEW DRIVE

GLENVIEW DRIVE

**7500 GLENVIEW DRIVE
RICHLAND HILLS TX**

Suites A: 1,990 SF
Suites B: 2,435 SF
Suite C: 1,135 SF
Suite D: 1,457 SF

44 Parking Spaces



OXLEY DRIVE



Suite	Tenant Name	Square Feet	% of GLA	Lease Term			Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM/Insurance Revenue Annual		
A	Vacant	1,990	28.33 %										
B	Church	2,435	34.66 %				\$1,850	\$0.76	\$22,200	\$9.12	\$2,724		
C & D	Child Care	2,592	36.90 %				\$1,950	\$0.75	\$23,400	\$9.03	\$2,213		
Totals		7,017					\$3,800		\$45,600		\$4,937		



Tenant SF Analysis



Glenview Office Retail

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