



6205 DAVIS BLVD

For lease:
NWC Davis Blvd &
Smithfield Rd
North Richland Hills, TX

VENTURE

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LYNDA WOLF
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Metrics

6205 Davis Blvd
North Richland Hills, TX 76180

Location

6205 David Blvd
North Richland Hills, TX 76180

Available Spaces

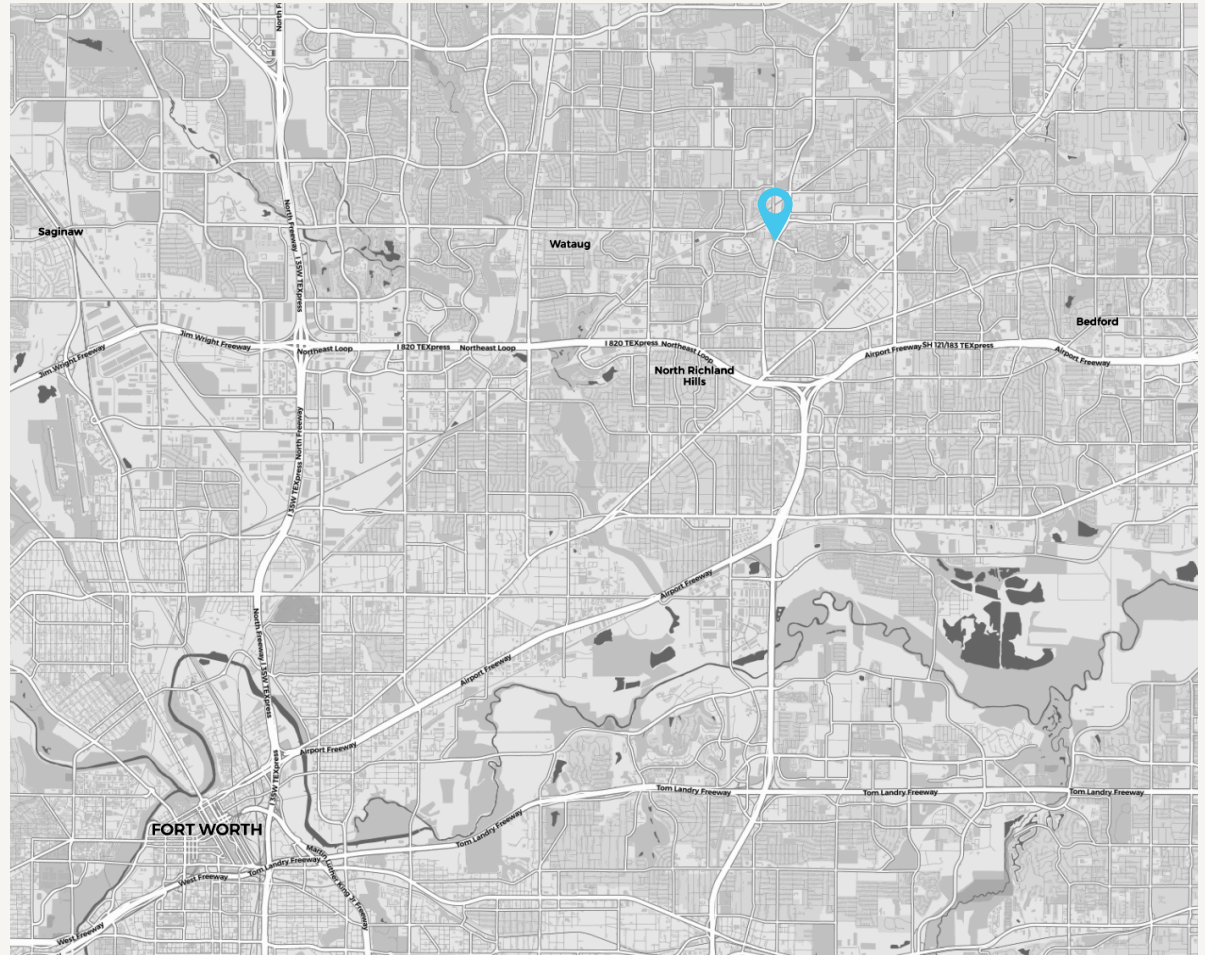
10,000 SF (Divisible)

Traffic Counts

Davis Blvd
34,724 VPD

Mid Cities Blvd
21,692 VPD

Smithfield Rd
8,347 VPD



Area Attractions



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Property Highlights

6205 Davis Blvd
North Richland Hills, TX 76180

1. Up to 10,000 SF of retail space available
2. Adjacent to Starbucks & QuikTrip

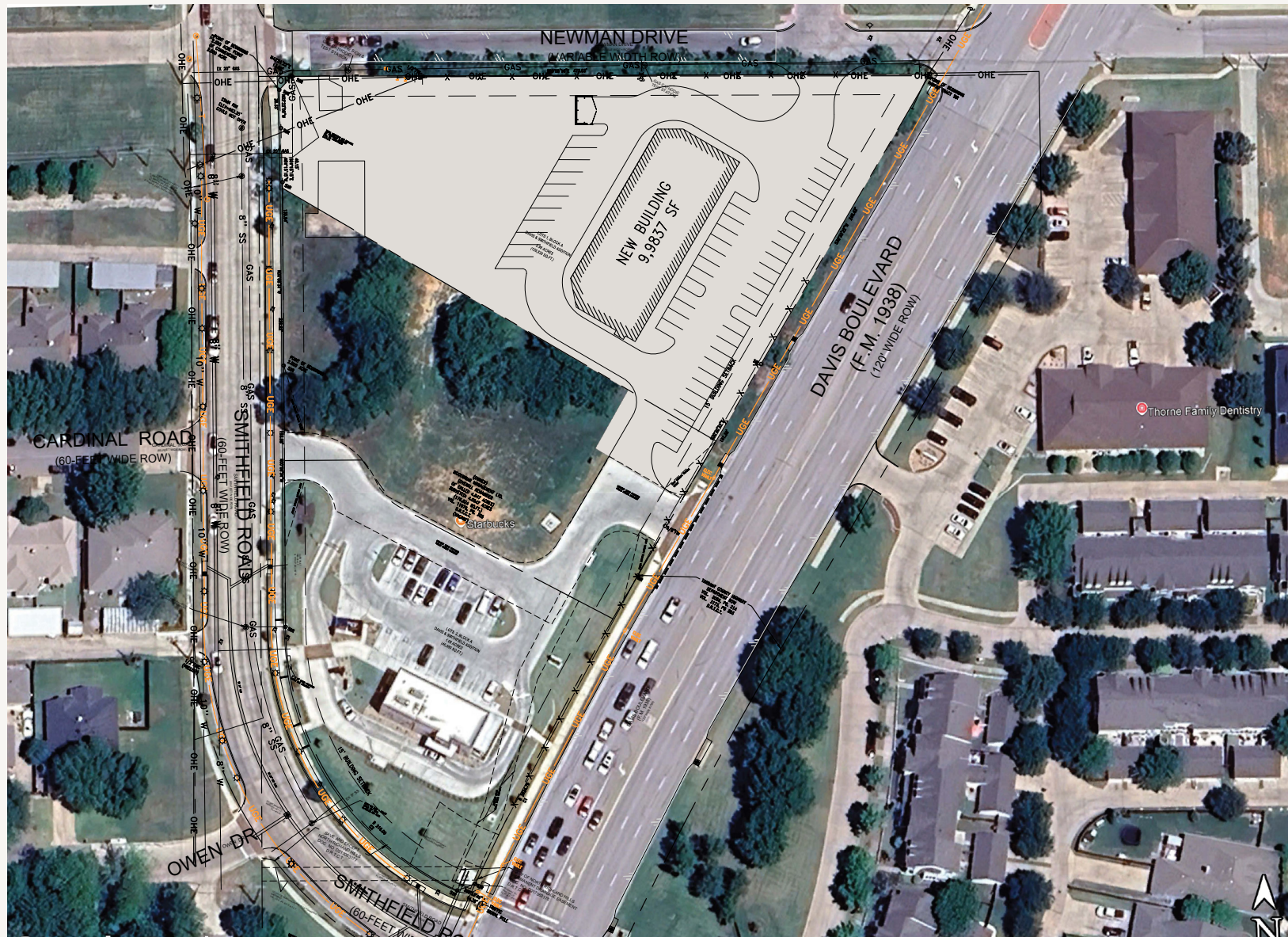


2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,643	115,315	301,545
EST. DAYTIME POPULATION	2,852	37,589	98,070
EST. AVG. HH INCOME	\$128,231	\$128,253	\$137,470

Site Plan

6205 Davis Blvd
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Aerial

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VENTURE

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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.

2-10-2025



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:

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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.**

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- 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.

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