

NORTH PARK PLAZA NORTH RICHLAND HILLS, TX



6300 RUFÉ SNOW DR
NORTH RICHLAND HILLS, TX 76180

CBRE

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The Offering

Price: Unpriced

Cap Rate: Market

NET OPERATING INCOME \$556,828

YEAR BUILT | RENOVATED 1979 | 2006

GROSS LEASABLE AREA 55,240 SF

LOT SIZE 5.06 ACRES

OCCUPANCY 100%

AVERAGE TERM REMAINING 6.76 YEARS

AVERAGE RENT PSF \$10.66



Investment Highlights

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Actionable Upside Potential – 8 tenants expire within 3-years with no options and below market rents. 47% of shop space is occupied by tenants with 10+ years of operating history at the center



Existing Rents are Substantially Below Market – North Park Plaza's average rent is \$10.66 PSF which is 54% below average market rent in North Richland Hills at \$19.60 PSF (Source: CoStar Analytics)



Directly Across from 60,000 SF Albertsons Grocery Store



100% Occupied Center with an Excellent Synergistic Tenant Lineup – Internet resistant food & service tenants that offer high-quality goods & services to the surrounding area



Anchored by Planet Fitness on a New 10-Year Lease – Planet Fitness has over 20 million members across 2,700 locations worldwide. The lease is guaranteed by Excel Fitness, a prominent Franchisee who has been recognized as Franchisee of the Year and has over 160 Planet Fitness locations across nine states



Located in the 10th Fastest Growing County in the US – Tarrant County's population surpassed 2.23 million residents and is the 4th fastest growing county in TX, growing at a rate of 1.5% per year, well above the national average of 0.4% per year (Source: US Census)



5.06-Acre Lot at Signalized Hard Corner with Excellent Visibility & Highway Accessibility – Located at the corner of Rufe Snow Dr (31,626 VPD) and Mid Cities Blvd (23,204) with easy access to I-820 (166,217 VPD)



Densely Developed Residential Market with Ideal Consumer Demographics – There are over 535,375 residents within a 7-mile radius of the property with an average household income of \$127,982



1-Mile from Richland High School with Annual Enrollment of 2,000+ Students



Texas has NO State Income Tax – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Planet Fitness	28,800 SF	52.14%	Jan-2026	Dec-2037	\$288,000	\$10.00
Second Glance Resale Shop	8,640 SF	15.64%	Feb-2005	Jan-2027	\$57,600	\$6.67
Cutz 4 Less	1,470 SF	2.66%	Mar-2016	Feb-2029	\$15,900	\$10.82
Gran Azul	2,930 SF	5.30%	Oct-2025	Sep-2030	\$36,215	\$12.36
Mathis Martial Arts	2,500 SF	4.53%	Dec-2025	Nov-2028	\$40,000	\$16.00
Tira Alterations	1,250 SF	2.26%	Jul-2024	Jun-2027	\$17,500	\$14.00
Catmando Enterprises	1,250 SF	2.26%	Nov-2023	Oct-2028	\$16,800	\$13.44
Double Edge Barbershop	750 SF	1.36%	Mar-2022	Mar-2028	\$10,200	\$13.60
The Grooming Boutique	750 SF	1.36%	Aug-2019	Jul-2029	\$9,900	\$13.20
Eastern Gray Insurance, LLC	1,000 SF	1.81%	Aug-2023	Aug-2028	\$12,047	\$12.05
NY Pizzeria	1,400 SF	2.53%	May-2020	May-2029	\$24,420	\$17.44
Soluciones Latinas	900 SF	1.63%	Oct-2023	FEB-2027	\$11,925	\$13.25
Lone Star Wash 'N Fold	2,400 SF	4.34%	Dec-1979	Apr-2029	\$31,191	\$13.00
Titan Collector Gaming LLC	1,200 SF	2.17%	Sep-2025	Sep-2028	\$16,933	\$14.11
Totals:	55,240 SF	100%			\$588,631	\$10.66

Site Plan

RUFE SNOW DR - 31,626 VPD

MID CITIES BLVD - 23,204 VPD



Surrounding Area

0.5 Miles



AutoZone

Domino's

LESLIE'S

CROSSFIT
EST. 2012

TACO A CASA

PAPA JOHN'S

BROOKS CROSSING

Albertsons

DOLLAR GENERAL

DOLLAR TREE

GameStop

CHASE

RBC

Jack in the Box

Schlotzsky's
IT'S A MOUTHFUL

TEX'S STAR GRILL

LISA'S CHICKEN & SEAFOOD

EAGLE TRANSMISSION & AUTOMOTIVE
The One to Trust

gerber COLLISION & GLASS

DISCOUNT TIRE

Dirt Cheap

cricket verizon

BR
BASKIN-ROBBINS

BANK OF AMERICA

LIGHTING ETC.
North Richard Hills, TX

FirstCash

ServiceKing

PRESTIGE AMERITECH

Watauga MS
Students: 706

Richfield Park

Fort Worth Christian School
Students: 810

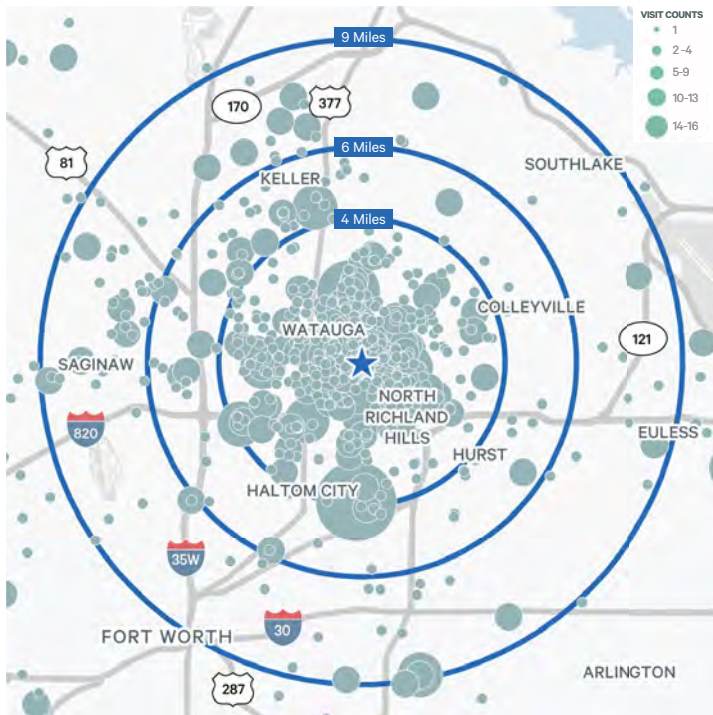
North Park Plaza | Mass Mobile Data

6300 Rufe Snow Dr. North
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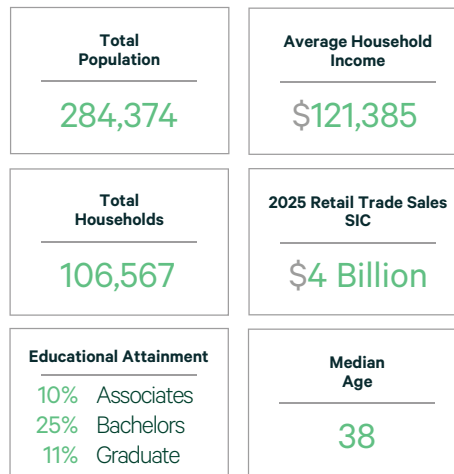
Study Period: March 2025 to March 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

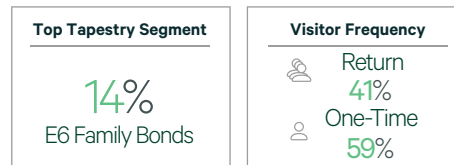
Common Evening Radius



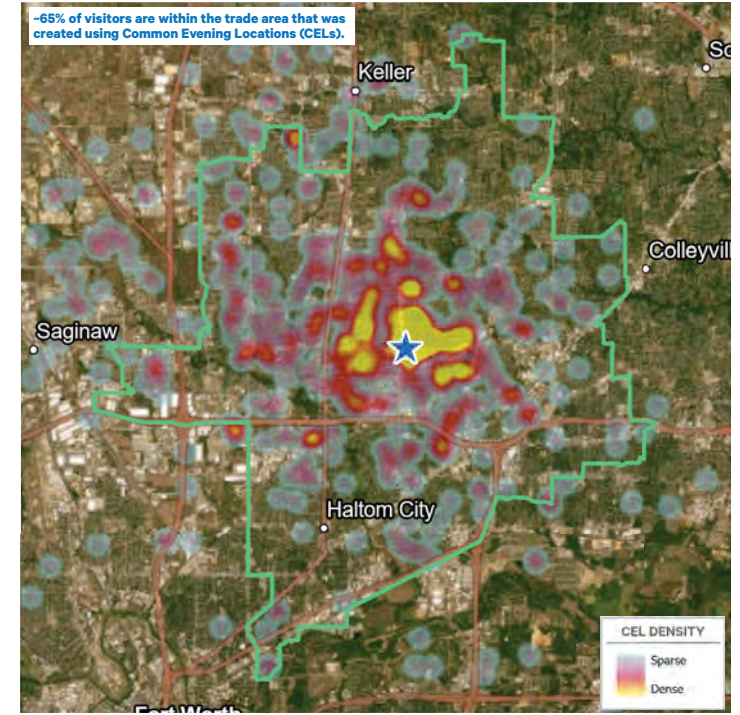
Trade Area Demographics



Site Demographics



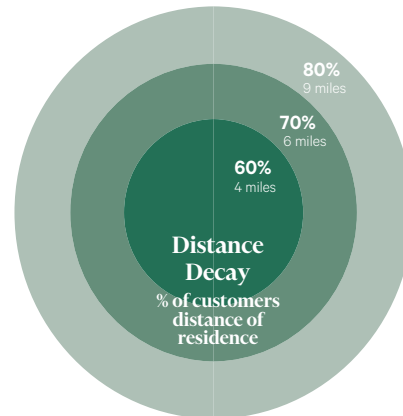
Trade Area



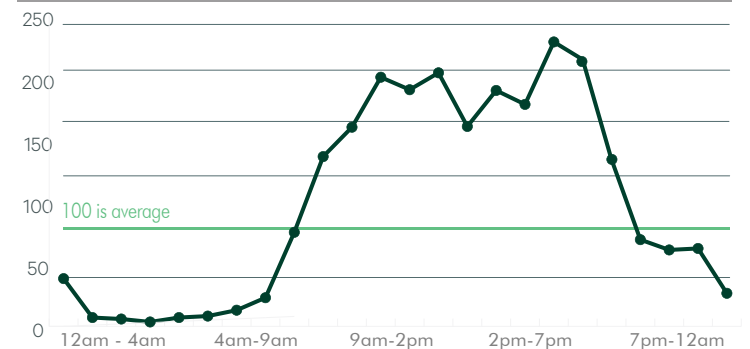
Percent Daytime Locations



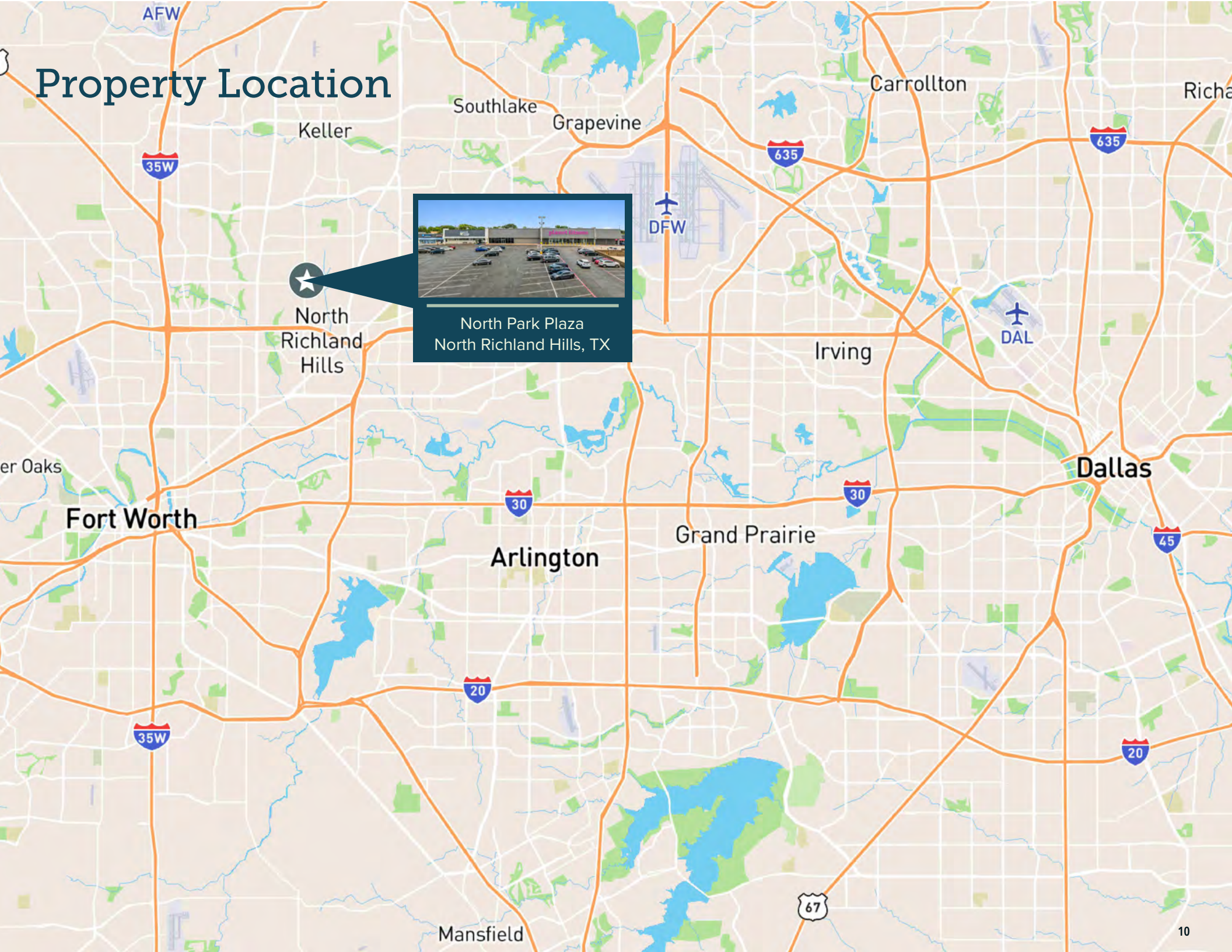
Percent Evening Locations



Traffic By Hour



Property Location



North Richland Hills



North Park Plaza
North Richland Hills, TX



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	16,318	126,771	308,209	535,375
2030 Population - Current Year Estimate	16,419	128,182	309,234	541,399
2020-2025 Annual Population Growth Rate	0.41%	0.43%	0.25%	0.53%
2025-2030 Annual Population Growth Rate	0.12%	0.22%	0.07%	0.22%
HOUSEHOLDS				
2025 Households - Current Year Estimate	6,205	48,802	116,830	198,477
2030 Households - Current Year Estimate	6,349	50,304	119,562	204,287
2020-2025 Compound Annual Household Growth Rate	0.82%	1.09%	0.87%	1.04%
2025-2030 Annual Household Growth Rate	0.46%	0.61%	0.46%	0.58%
HOUSEHOLD INCOME				
2025 Average Household Income	\$101,853	\$115,658	\$124,281	\$127,982
2030 Average Household Income	\$110,882	\$126,392	\$135,066	\$138,964
TRAFFIC COUNTS				
	RUFE SNOW DR	MID CITIES BLVD	I-820	
Vehicles Per Day	31,626 VPD	23,204 VPD	166,217 VPD	



Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 12

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

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