

8380 DAVIS BLVD

NORTH RICHLAND
HILLS, TX 76182





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KIRK KELLY
Principal
817.259.3533
kirk.kelly@transwestern.com

CHRIS CORBIN
Vice President
817.259.3503
chris.corbin@transwestern.com

BLAKE GRABLE
Senior Associate
817.259.3502
blake.grable@transwestern.com

Executive Summary



Transwestern Commercial Real Estate is pleased to exclusively offer the opportunity to acquire or lease this 42,191 SF eight-screen first-run movie theater located at 8380 Davis Blvd in North Richland Hills, Texas ("the Property").

The Property's proximity to other first-run theaters in the market, strategic visibility, and abundance of on-site parking create a compelling opportunity for an owner-user or tenant seeking a large, highly flexible commercial footprint. Situated at the prominent southeast quadrant of Davis Blvd and North Tarrant Parkway, the site offers a relatively new, freestanding building with flexible commercial zoning and strong access throughout the DFW metroplex.

In addition to continued entertainment use, the Property presents a compelling adaptive reuse opportunity, with existing infrastructure well-suited for conversion to a variety of alternative uses. The Property is conveniently located near DFW International Airport and a wide range of surrounding residential and commercial developments throughout northeast Tarrant County, further enhancing its long-term repositioning potential.

Property Highlights

STRATEGIC LOCATION

The Property is located at 8380 Davis Blvd. in North Richland Hills, Texas, in Northeast Tarrant County. Positioned just minutes from I-35W, Loop 820 and Southlake Blvd., the site offers exceptional accessibility and visibility to and from Davis Blvd. Its proximity to major thoroughfares provides exposure to significant daily traffic and makes it ideal for additional commercial or residential developments. The surrounding area continues to experience accelerated growth, driven by expanding residential communities, high-performing schools, and proximity to major employment corridors.

NEIGHBORING DEVELOPMENTS & TRAFFIC DRIVERS

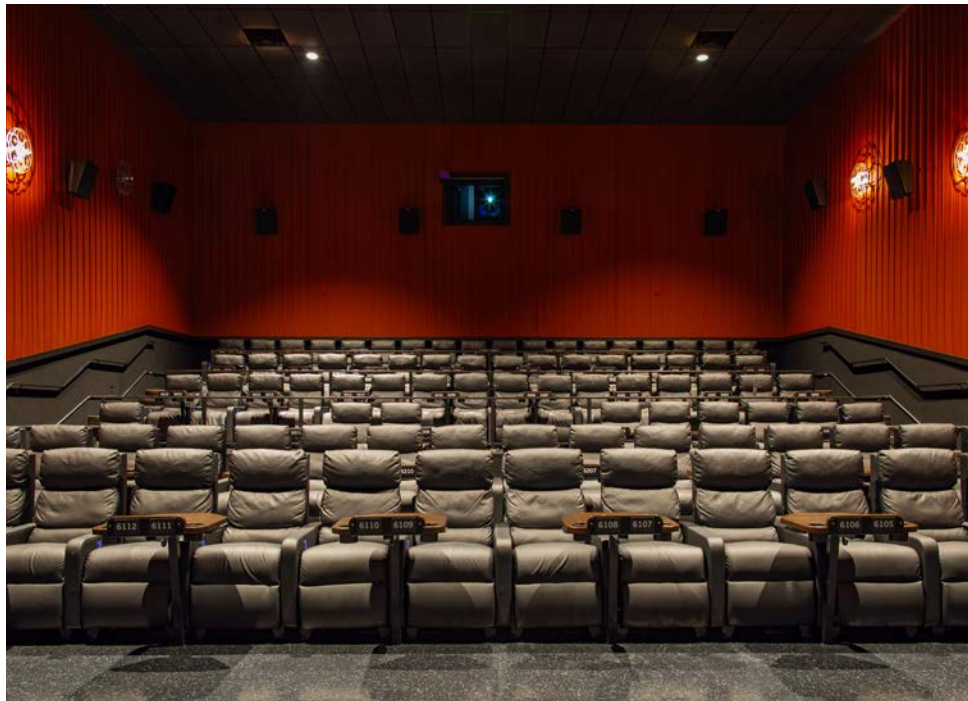
The Property is positioned within an established cluster of national retailers, restaurants and service providers along the Davis Blvd. & Precinct Line Rd corridors. Nearby businesses include Kroger Marketplace, Walmart, Super Target, LA Fitness, Walgreens, Crumbl Cookie, Chick Fil A, Chili's, and Starbucks, along with numerous schools and affluent residential communities. The area continues to attract new commercial developments due to its strong demographics and steady population growth.



Property Overview

ADDRESS	8380 Davis Blvd, North Richland Hills, TX 76182
PROPERTY TYPE	Special Purpose – Movie Theater
CURRENT USE	Single-tenant movie theater
YEAR BUILT	2018
CONSTRUCTION TYPE	Steel and masonry
CEILING HEIGHT	28' to 35'
PERMITTED USES (SELECT EXAMPLES)	<ul style="list-style-type: none"> • Movie theaters • Entertainment and recreation uses • Retail, office, medical, fitness • Banks, restaurants, and service uses

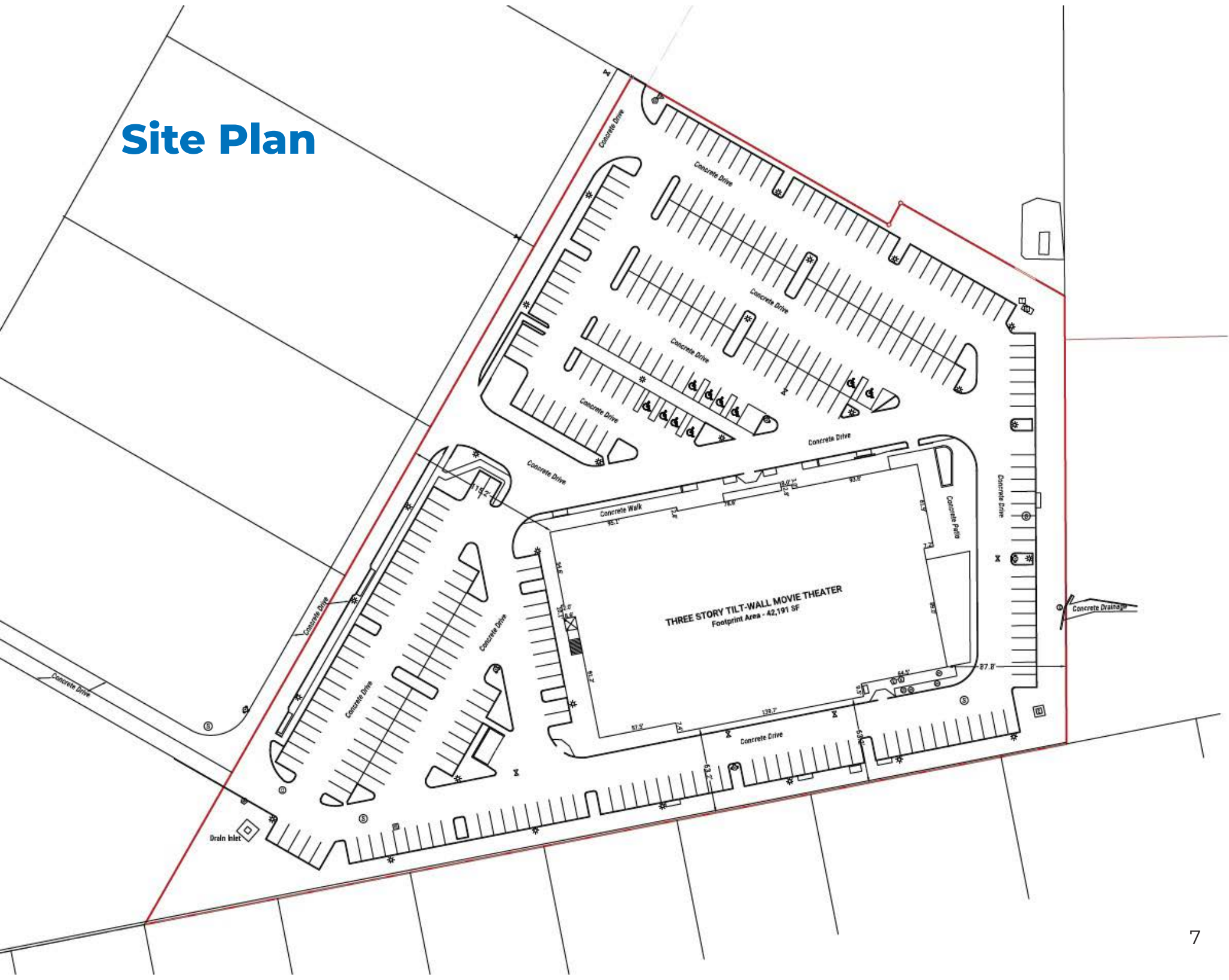
ZONING	Commercial (C-1) - City of North Richland Hills
TOTAL BUILDING SIZE	42,191 SF
THEATER CONFIGURATION	<ul style="list-style-type: none"> • Screens: 8 • Total Seats: 927
TOTAL LAND AREA	5.53 ACRES
TOTAL LAND AREA (SF)	240,713 SF
PARKING TYPE	Surface
TOTAL SPACES	333
PARKING RATIO	8/1,000 SF



Interior Photos



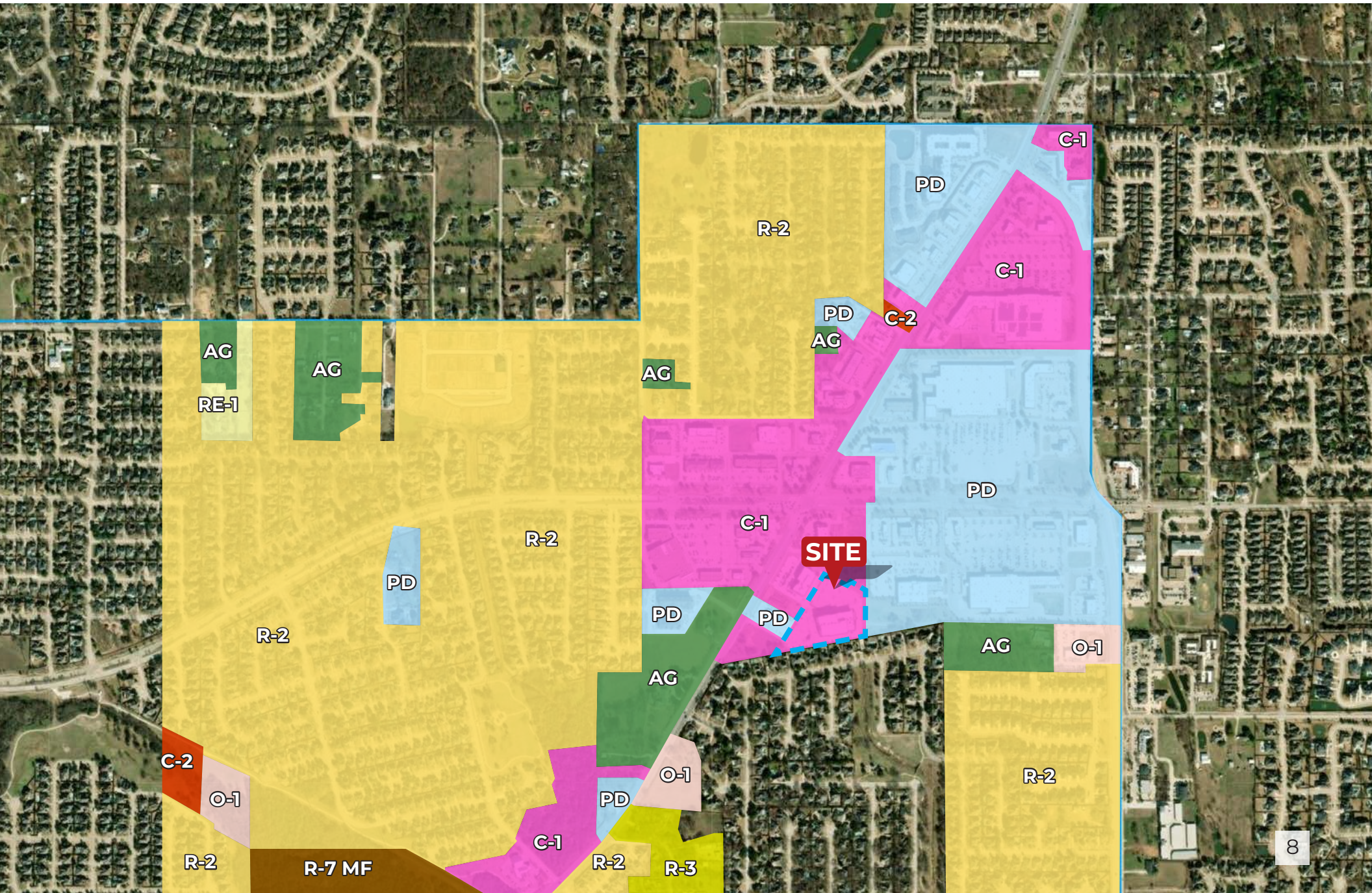
Site Plan



Zoning Map

C1 Neighborhood Commercial

Permitted uses include: Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, health care, retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service.



Retail & Amenities



Walmart 
Save money. Live better.

 **TARGET.**

 **CVS**
pharmacy

 **WELLS FARGO**

 **WING STOP**

POPEYES
LOUISIANA KITCHEN

 **chili's**

Great Clips
IT'S GONNA BE GREAT™

 **SONIC**

 **SMOOTHIE KING**



 **Kroger**



 **Jersey Mike's**
SUBS

 **WHATABURGER**

 **Chick-fil-A**

LA|FITNESS.

This map provides a detailed view of the Dallas-Fort Worth metropolitan area. Major cities are labeled in blue rounded rectangles: FORT WORTH, NORTH RICHLAND HILLS, KELLER, SOUTH LAKE, COLLEYVILLE, DFW AIRPORT, IRVING, GRAND PRARIE, ARLINGTON, DALLAS, and DALLAS LOVE FIELD. The DFW Airport is highlighted with a blue outline and an airplane icon. A red pin labeled 'SITE' is located near Keller. The map shows a network of highways, including Interstates 30, 35W, 35E, 635, 20, 287, 121, 114, 183, 161, 12, 303, 408, 67, 342, 45, and 75. Other roads shown include US-287, US-377, US-75, and US-78. Water bodies like Grapevine Lake and Lake Worth are depicted in blue. The map also shows various smaller cities and towns such as Grapevine, Coppell, Carrollton, Addison, Richardson, Garland, Saginaw, Watauga, Bedford, Hurst, Euless, Haltom City, Richland Hills, River Oaks, White Settlement, Westworth Village, Benbrook, Edgecliff Village, Forest Hill, Kennedale, Everman, Crowley, Rendon, Mansfield, Wooded Hills, Burleson, Lillian, Cedar Hill, Duncanville, DeSoto, Glenn Heights, Bear Creek Ranch, Red Oak, Wilmer, Hutchins, Lancaster, Balch Spring, and The Colony. The map is titled 'Area Map' in the top left corner.

SITE

DFW AIRPORT

DALLAS LOVE FIELD

IRVING

DALLAS

FORT WORTH

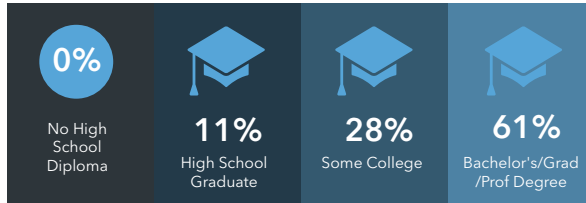
ARLINGTON

GRAND PRARIE

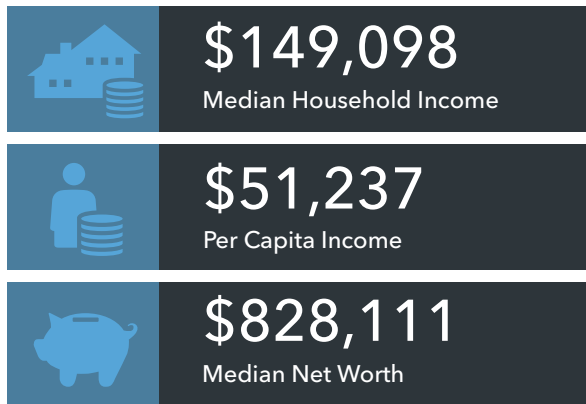
Demographics

1 MILE

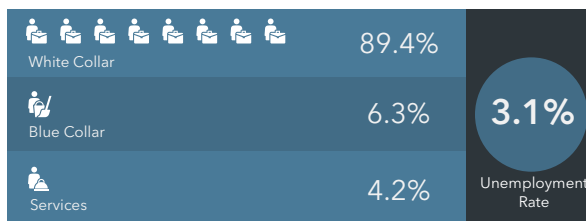
EDUCATION



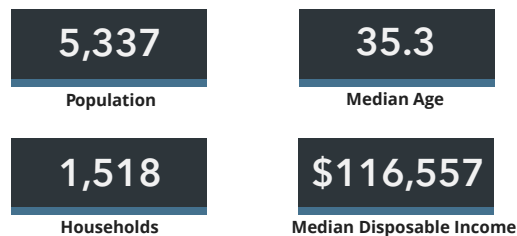
INCOME



EMPLOYMENT

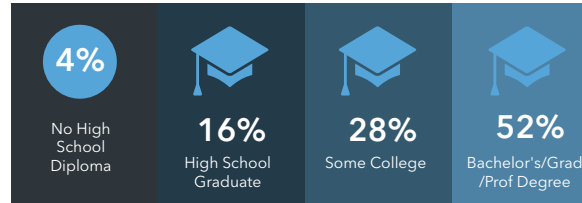


KEY FACTS

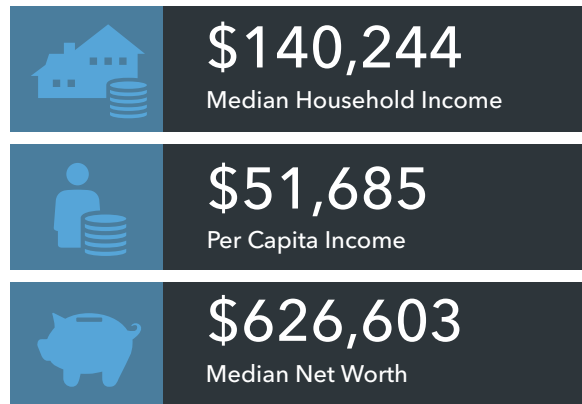


3 MILES

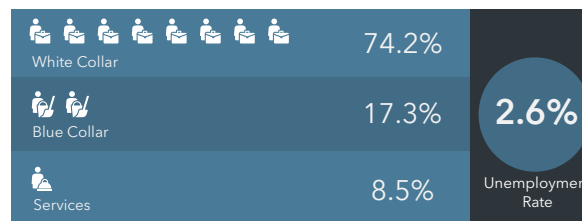
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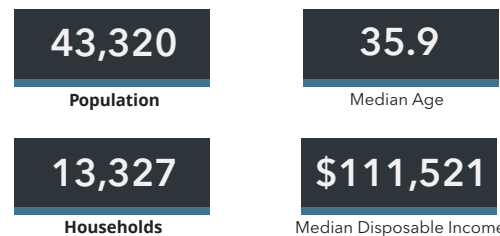
INCOME



EMPLOYMENT

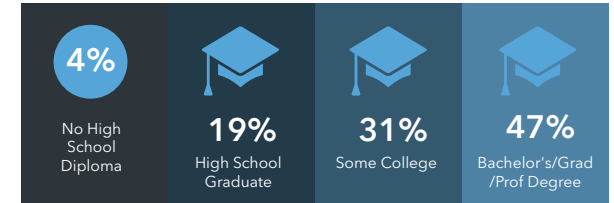


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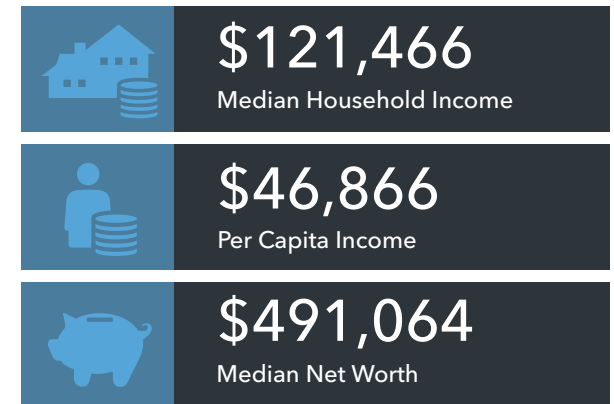


5 MILES

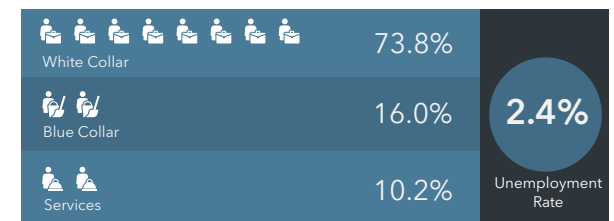
EDUCATION



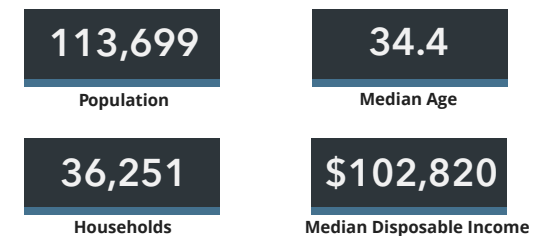
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