

8380 DAVIS BLVD

NORTH RICHLAND
HILLS, TX 76182





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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.

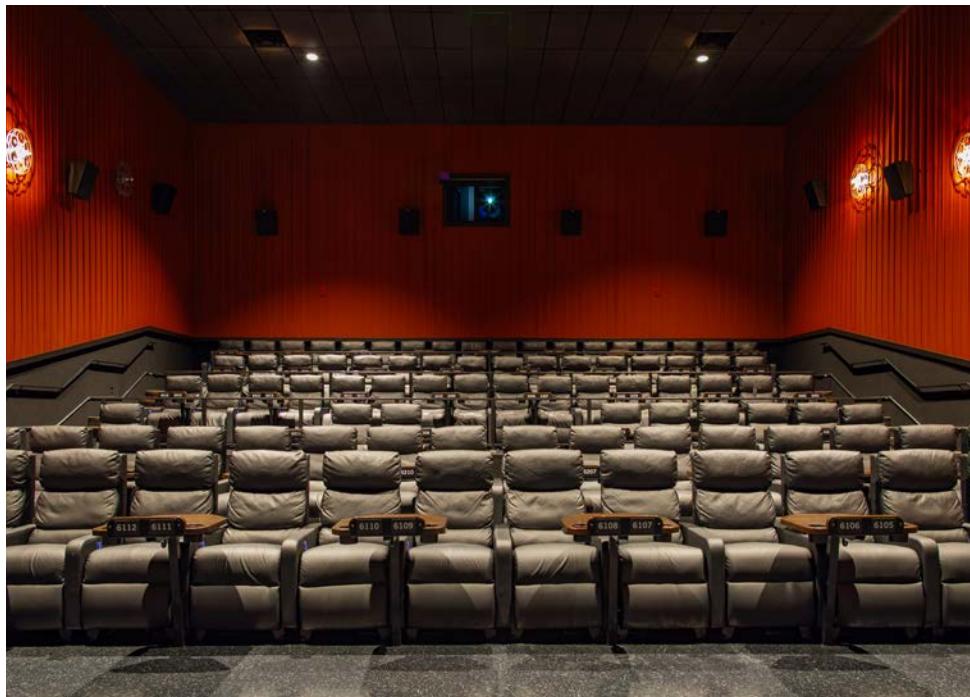
NEIGHBORING DEVELOPMENTS & TRAFFIC DRIVERS

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	ZONING	Commercial (C-1) - City of North Richland Hills
PROPERTY TYPE	Special Purpose – Movie Theater	TOTAL BUILDING SIZE	42,191 SF
CURRENT USE	Single-tenant movie theater	THEATER CONFIGURATION	<ul style="list-style-type: none"> • Screens: 8 • Total Seats: 927
YEAR BUILT	2018	TOTAL LAND AREA	5.53 ACRES
CONSTRUCTION TYPE	Steel and masonry	TOTAL LAND AREA (SF)	240,713 SF
CEILING HEIGHT	28' to 35'	PARKING TYPE	Surface
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 	TOTAL SPACES	333
		PARKING RATIO	8/1,000 SF



Interior Photos



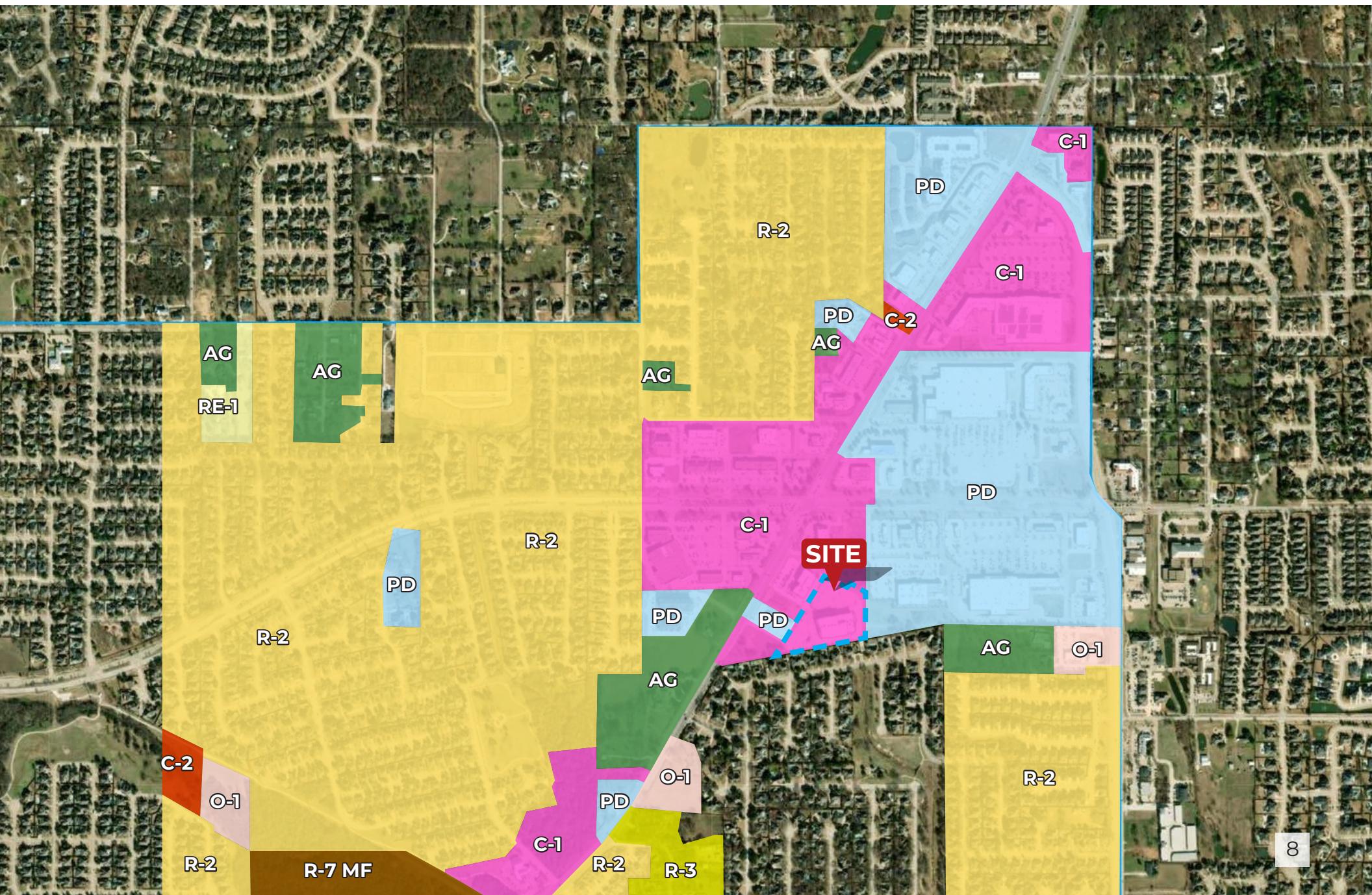
Site Plan



Zoning Map

C1 Neighborhood Commercial

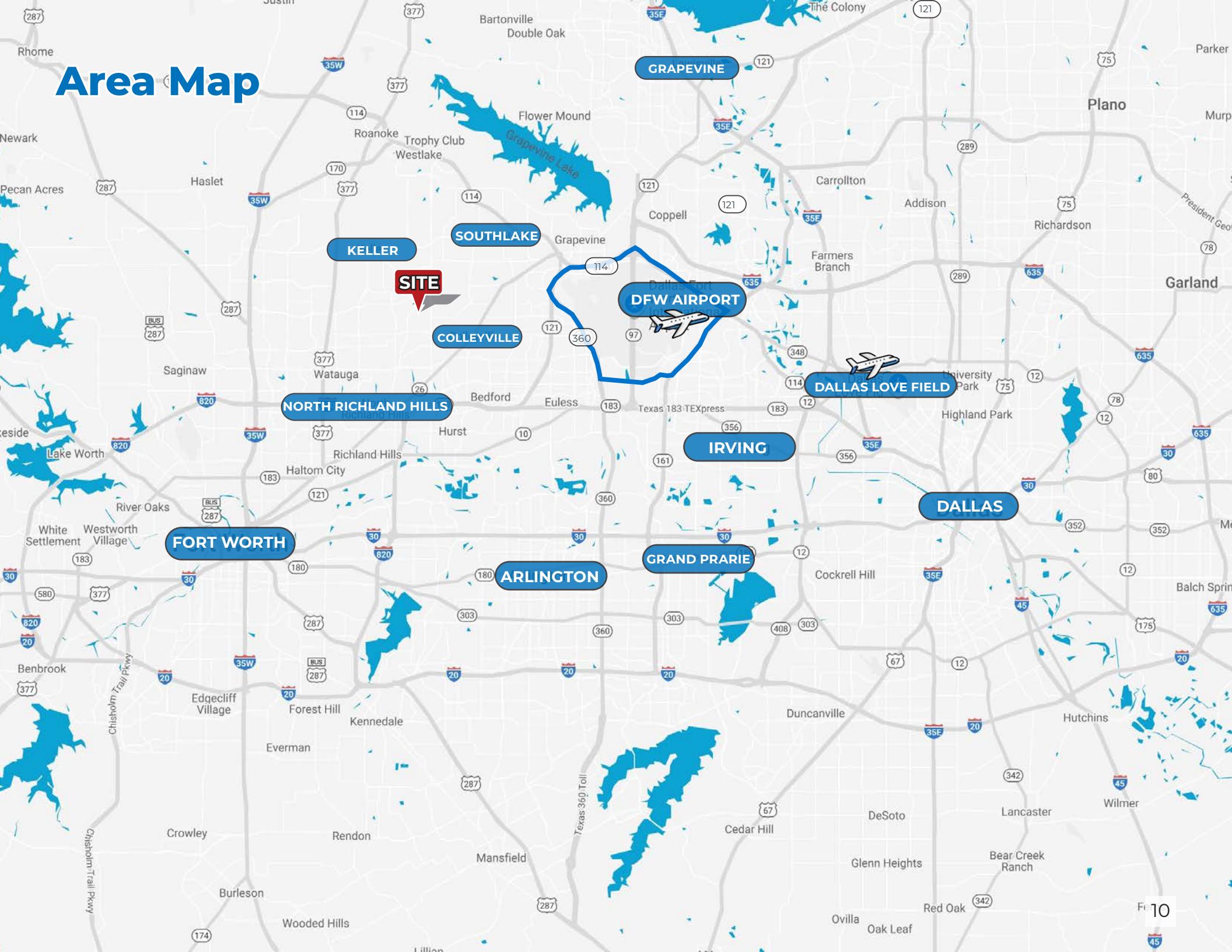
Permitted uses include: Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, health care, retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service.



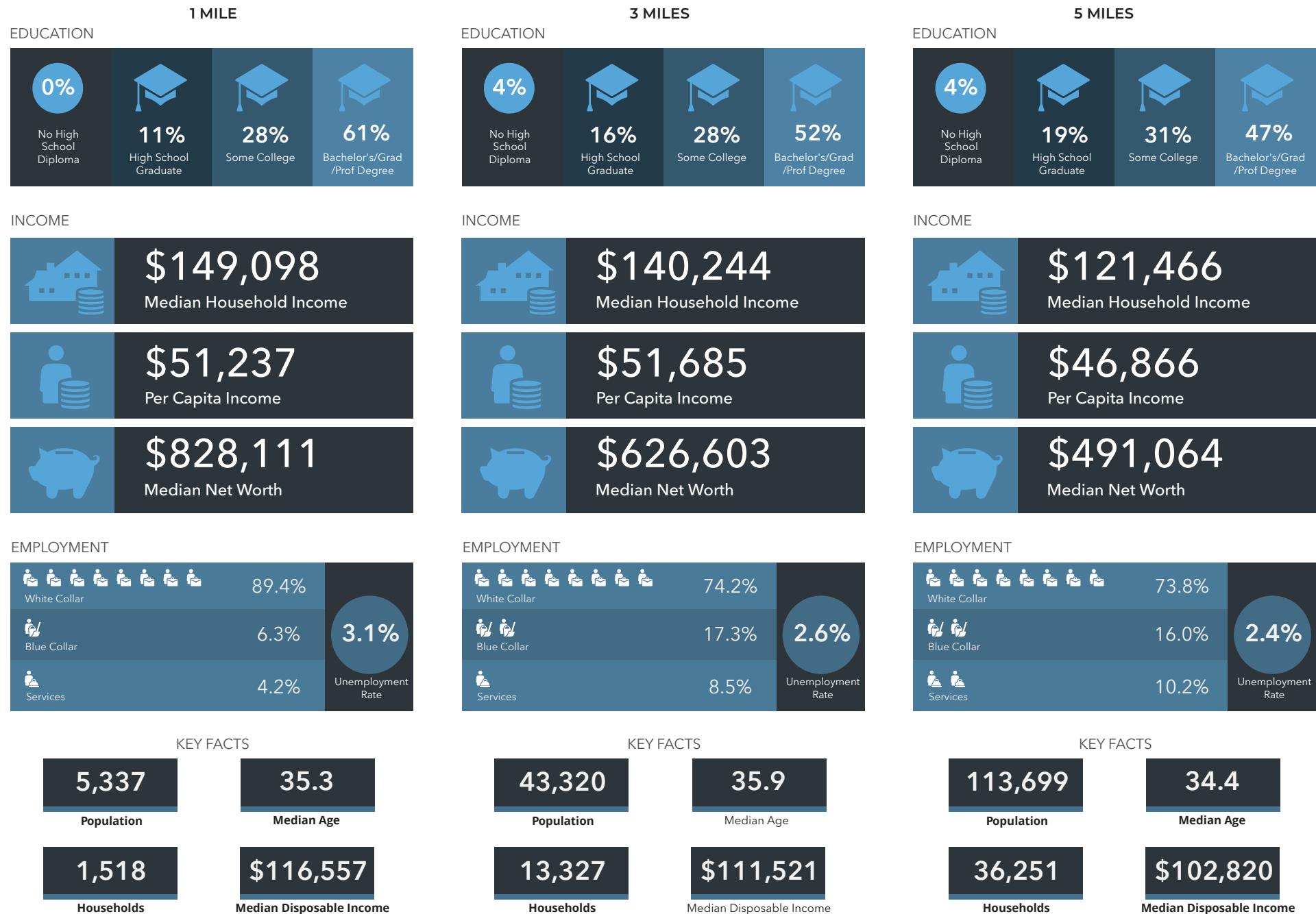
Retail & Amenities



Area Map



Demographics



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