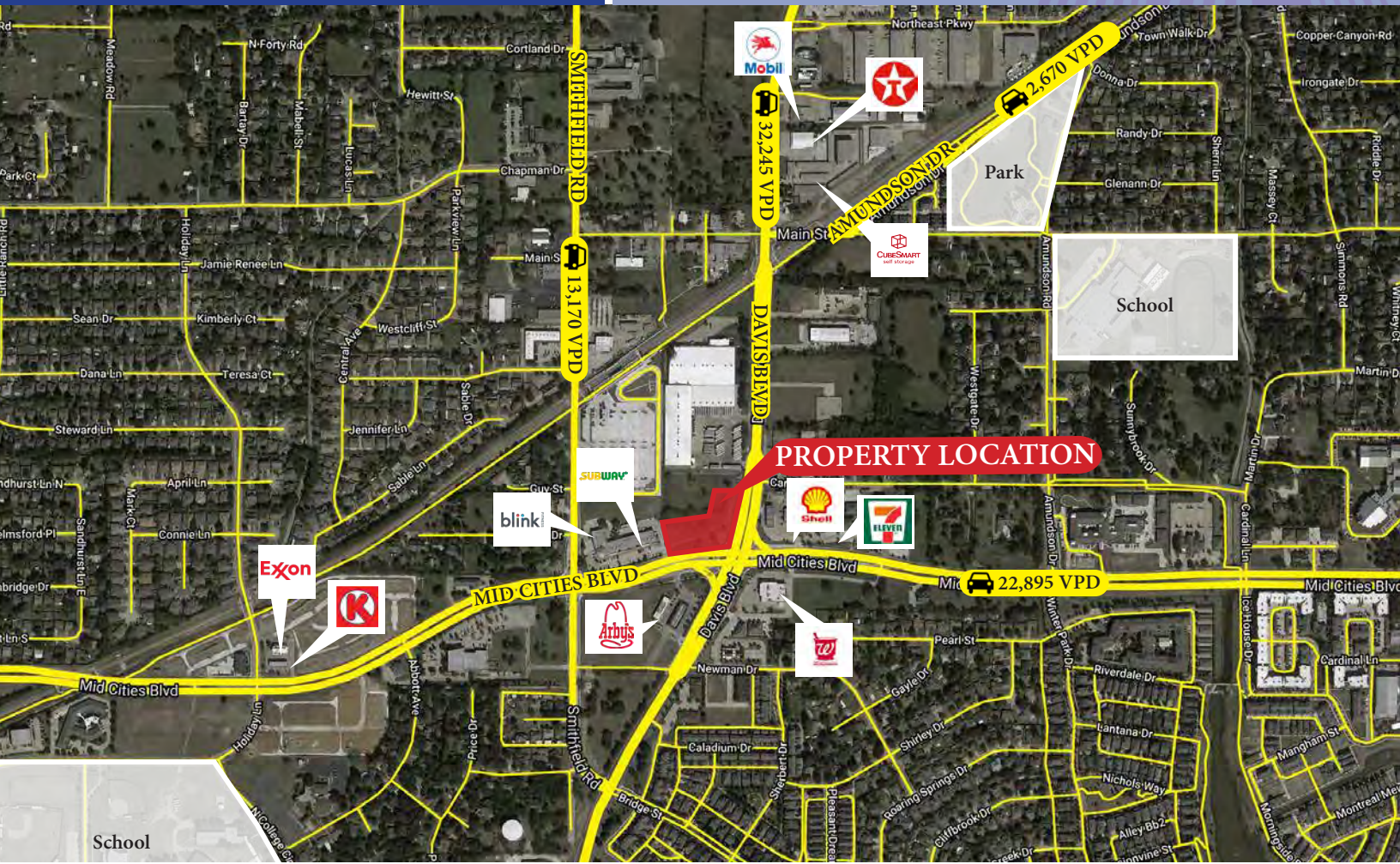




**WOODCREST  
CAPITAL, LLC**

# 1.28 Acres Davis & Mid Cities

Mid Cities Blvd | N Richland Hills TX



### Traffic Counts

|                 |            |
|-----------------|------------|
| Mid Cities Blvd | 22,895 VPD |
| David Blvd      | 32,245 VPD |
| Smithfield Rd   | 13,170 VPD |

### Demographics

|                   | 1-mile   | 3-mile   | 5-mile    |
|-------------------|----------|----------|-----------|
| Population        | 13,329   | 112,541  | 304,812   |
| Households        | 5,304    | 42,659   | 113,644   |
| Average HH Income | \$90,098 | \$97,940 | \$101,711 |

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR  
SALE**

**(817) 927-0050**

**ACRES:  
+/- 1.28**

**WILL SUBDIVIDE**

**ZONING:**

**“TOD\*” Transit  
Oriented Dev: Arterial  
Mixed Use**

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

www.woodcrestcapital.com

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

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 3113 South University Drive, Suite 600  
 Fort Worth, TX 76109

1.28 Acres Davis & Mid Cities | North Richland Hills, Texas

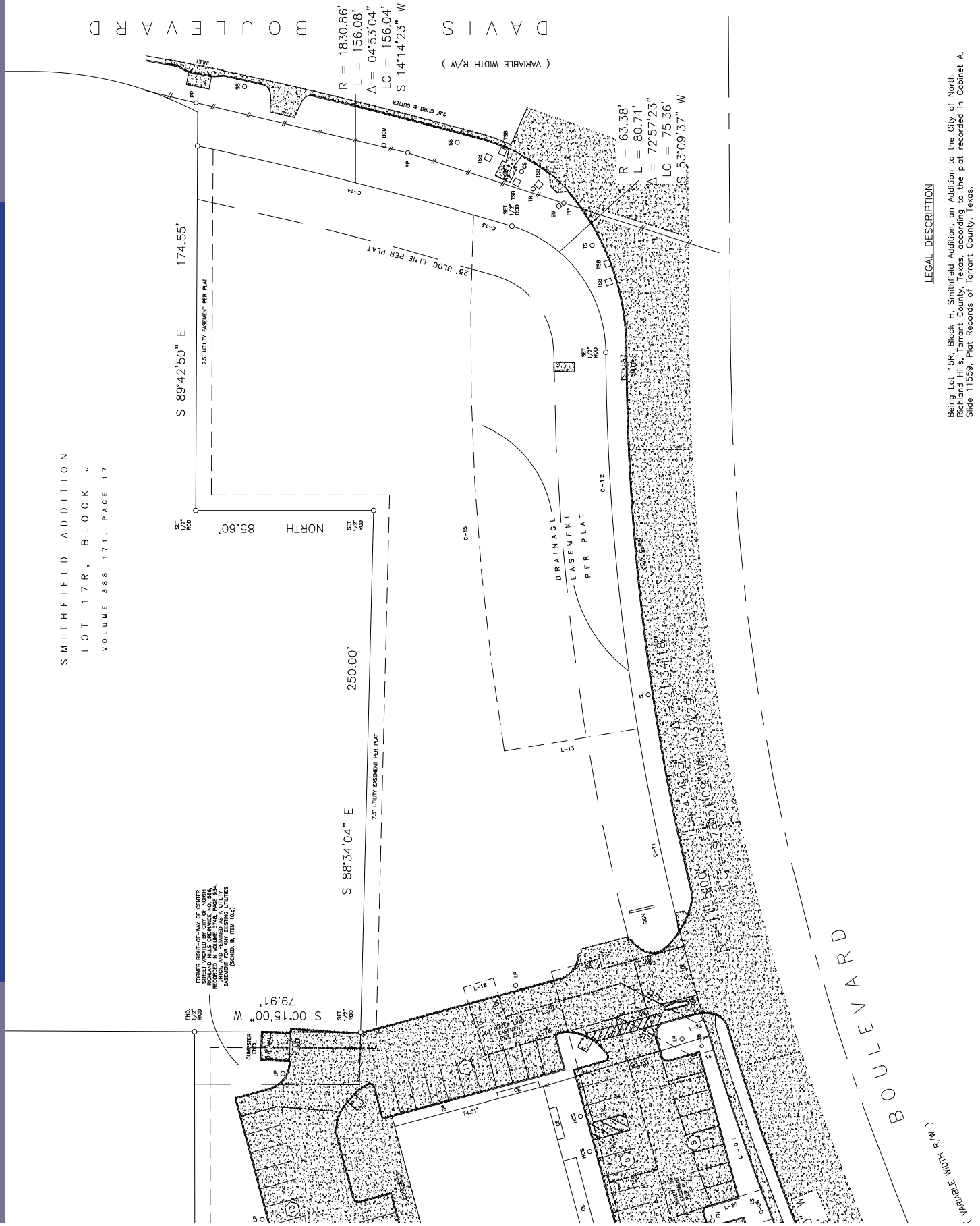
SMITHFIELD ADDITION  
 LOT 17R, BLOCK J  
 VOLUME 388-171, PAGE 17

FORMER BACK-OF-WAY OF CENTER STREET, WAIVED BY CITY OF NORTH RICHLAND HILLS, TEXAS, AS RECORDED IN VOLUME 388, PAGE 33A, EASEMENT FOR ANY EXISTING UTILITIES (SOURCE: ITEM 103)

DAVIS BOULEVARD  
 (VARIABLE WIDTH R/W)  
 $R = 1830.86'$   
 $L = 156.08'$   
 $\Delta = 04^{\circ}53'04''$   
 $LC = 156.04'$   
 $S 14^{\circ}14'23'' W$

$R = 63.38'$   
 $L = 80.71'$   
 $\Delta = 72^{\circ}57'23''$   
 $LC = 75.36'$   
 $S 53^{\circ}09'37'' W$

85.60' NORTH  
 $S 89^{\circ}42'50'' E$  174.55'  
 $S 88^{\circ}34'04'' E$  250.00'  
 7.5' UTILITY EASEMENT PER PLAT  
 25' BLDG. LINE PER PLAT



**LEGAL DESCRIPTION**

Being Lot 15R, Block H, Smithfield Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 115559, Plat Records of Tarrant County, Texas.

Street Address: 7901 Mid-Cities Blvd. North Richland Hills, Texas 76180

All easements and building lines shown hereon and denoted "Per Plat" refer to the plat recorded in Cabinet A, Slide 115559, Plat Records of Tarrant County, Texas.