



FOR LEASE BERRY CREEK PHASE II

8800 Mid Cities Boulevard
North Richland Hills, TX 76180

VENTURE

EVAN WEIR
EWEIR@VENTUREDFW.COM

LYNDA WOLF
LWOLF@VENTUREDFW.COM

Metrics

8800 Mid Cities Blvd
North Richland Hills, TX 76180

Location

8800 Mid Cities Blvd, North Richland Hills, TX

Pad Sites

Lot 1 Lot 2
19,590 SF 61,334 SF

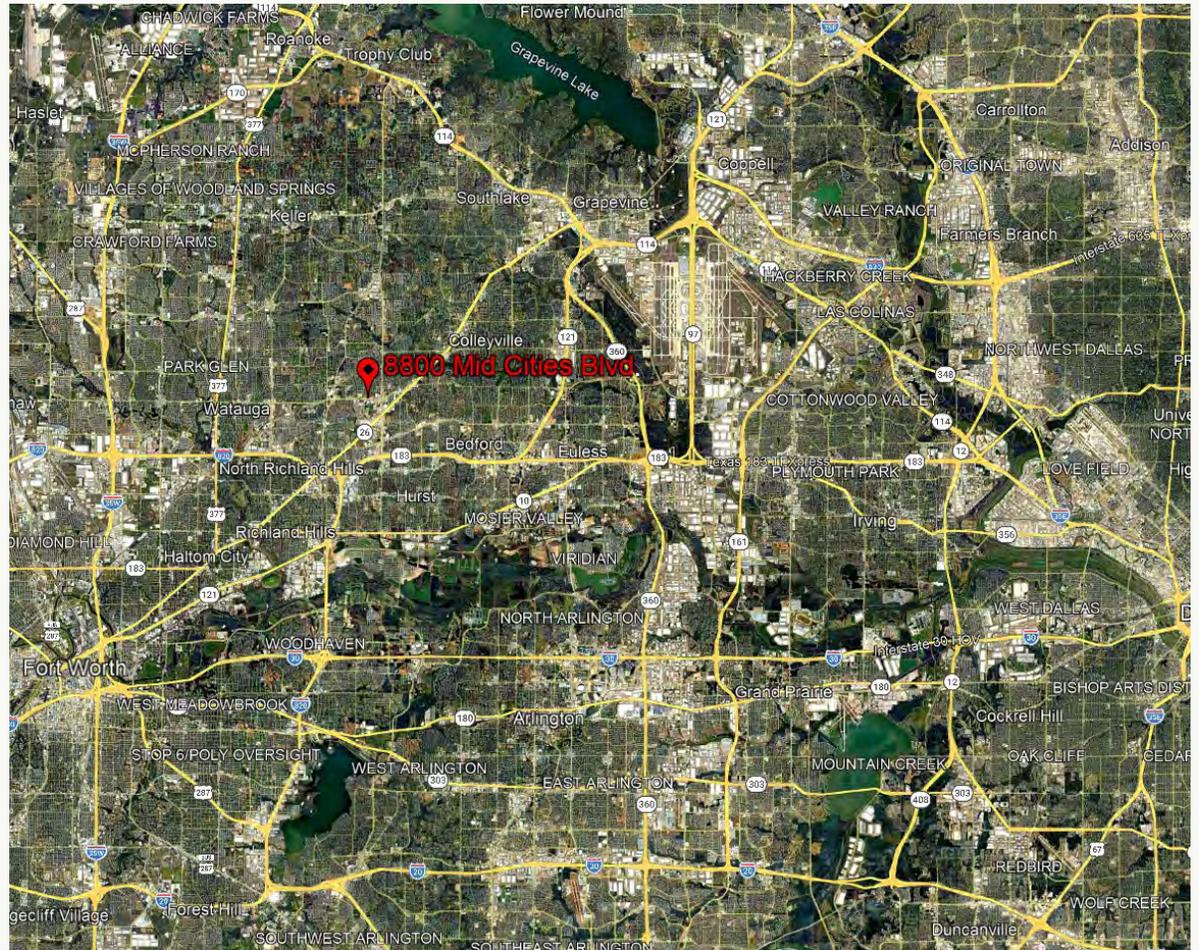
Lot 3
52,460 SF

Available Spaces

Building 4
3,400 SF

Traffic Counts

Mid Cities Blvd	Precinct Line RD
20,546 VPD	28,957 VPD
2024	2024



Area Attractions



Property Highlights

8800 Mid Cities Blvd
North Richland Hills, TX 76180

1. Over 100,000 people with average incomes over \$140k in a 3 mile radius
2. 20,000+ students in 3 mile radius
3. 20,000+ VPD daily needs traffic
4. Flexible deal structure (BTS, ground lease)

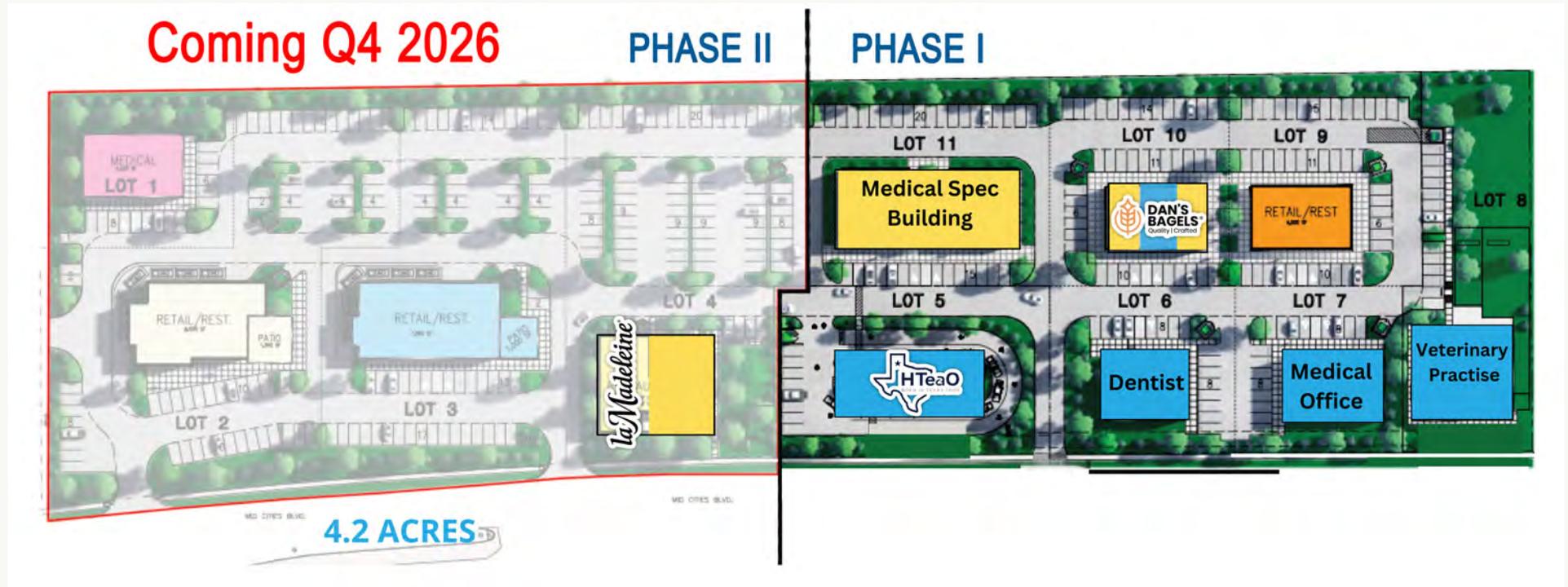


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,513	105,051	291,213
EST. DAYTIME POPULATION	4,732	39,145	100,040
EST. AVG. HH INCOME	\$147,165	\$140,724	\$145,113

Site Plan

8800 Mid Cities Blvd
North Richland Hills, TX 76180



AVAILABLE	
Lot 1: 19,590 SF	BTS or Ground Lease
Lot 2: 61,334 SF	BTS or Ground Lease
Lot 3: 52,460 SF	BTS or Ground Lease
Building 4: 3,400 SF	For Sale or Lease

Oblique

8800 Mid Cities Blvd
North Richland Hills, TX 76180



Berry Creek

Phase II

8800 Mid Cities Blvd

North Richland Hills, TX 76180

Evan Weir
Associate

eweir@venturedfw.com

Lynda Wolf
Vice President

lwolf@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

