



# 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

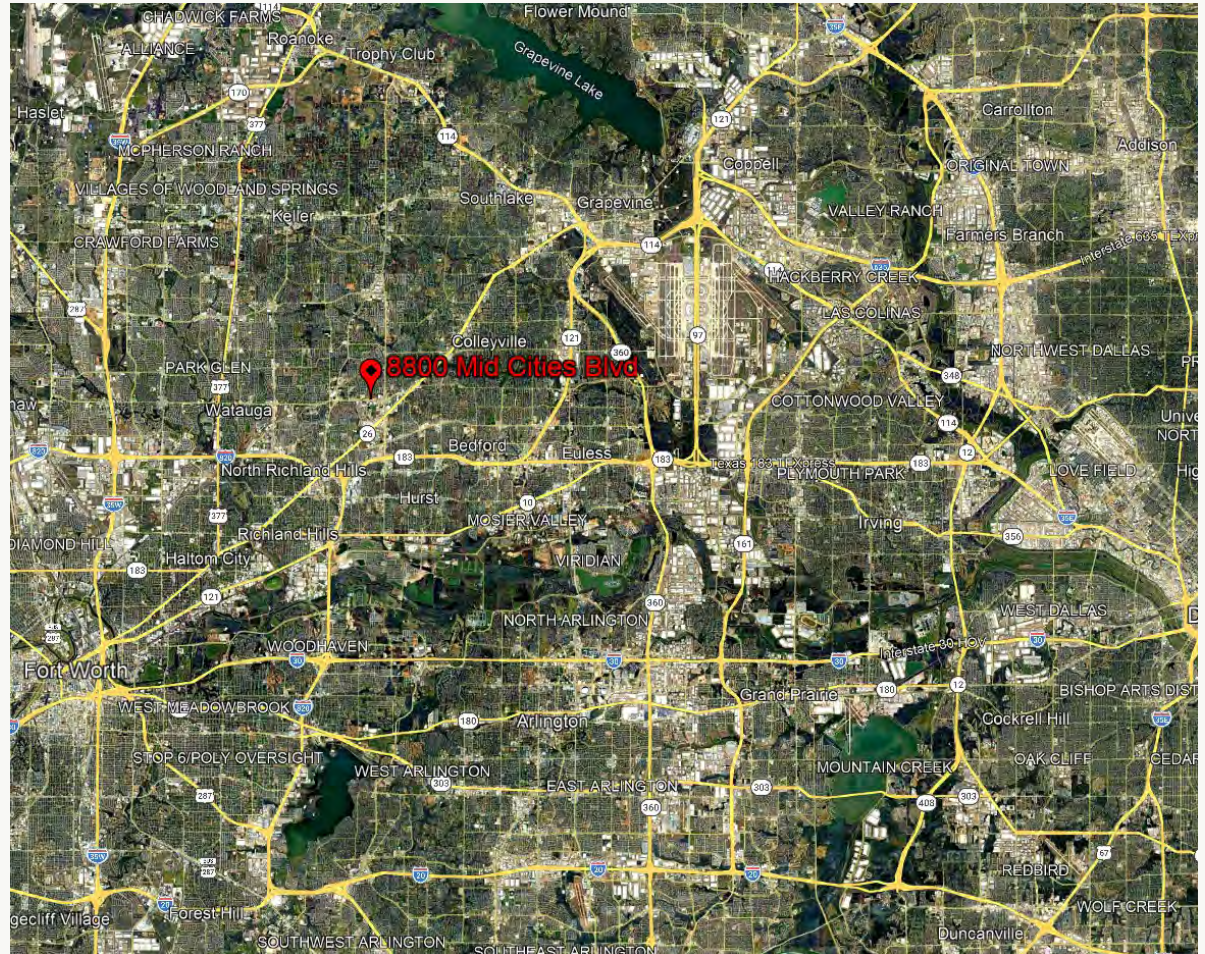
Lot 3 - Under Contract  
52,460 SF

## Available Spaces

Building 4 - Adjacent to La Madeleine  
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  
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1. City incentives available for sit down restaurants
2. Over 100,000 people with average incomes over \$140k in a 3 mile radius
3. 20,000+ VPD daily needs traffic
4. Flexible deal structure (BTS, ground lease)



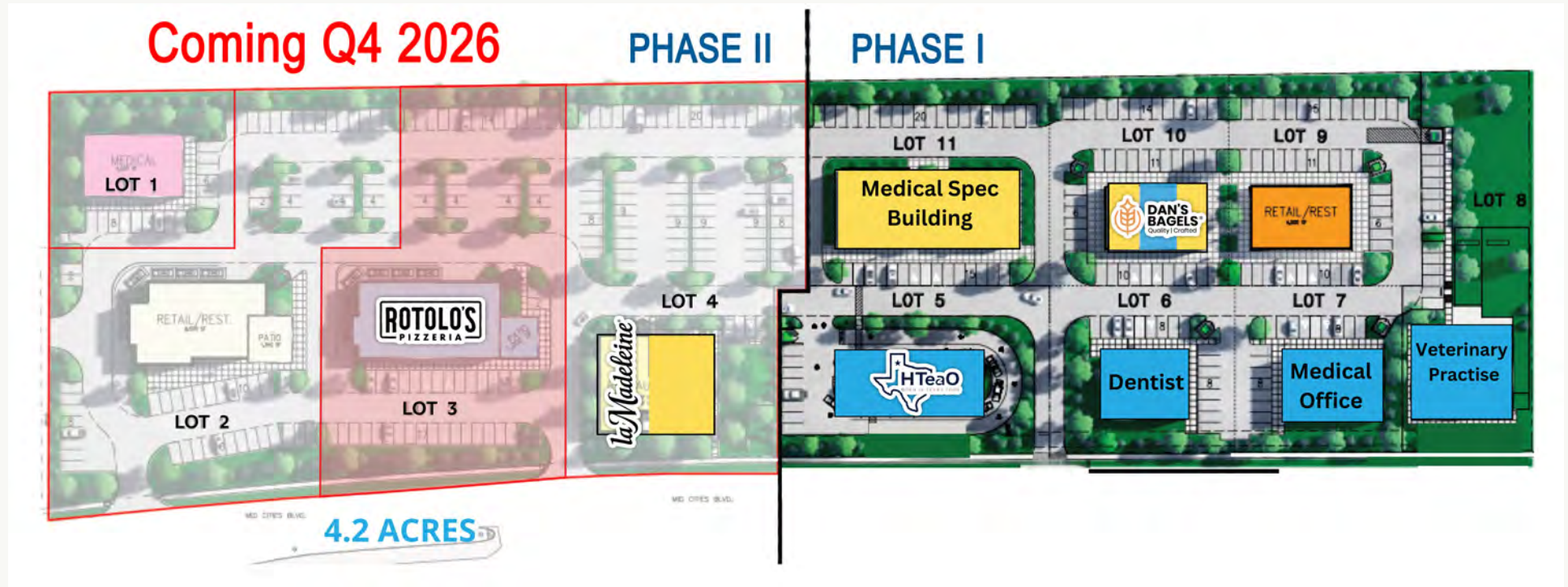
\*20,000+ students in 3-mile radius

## 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

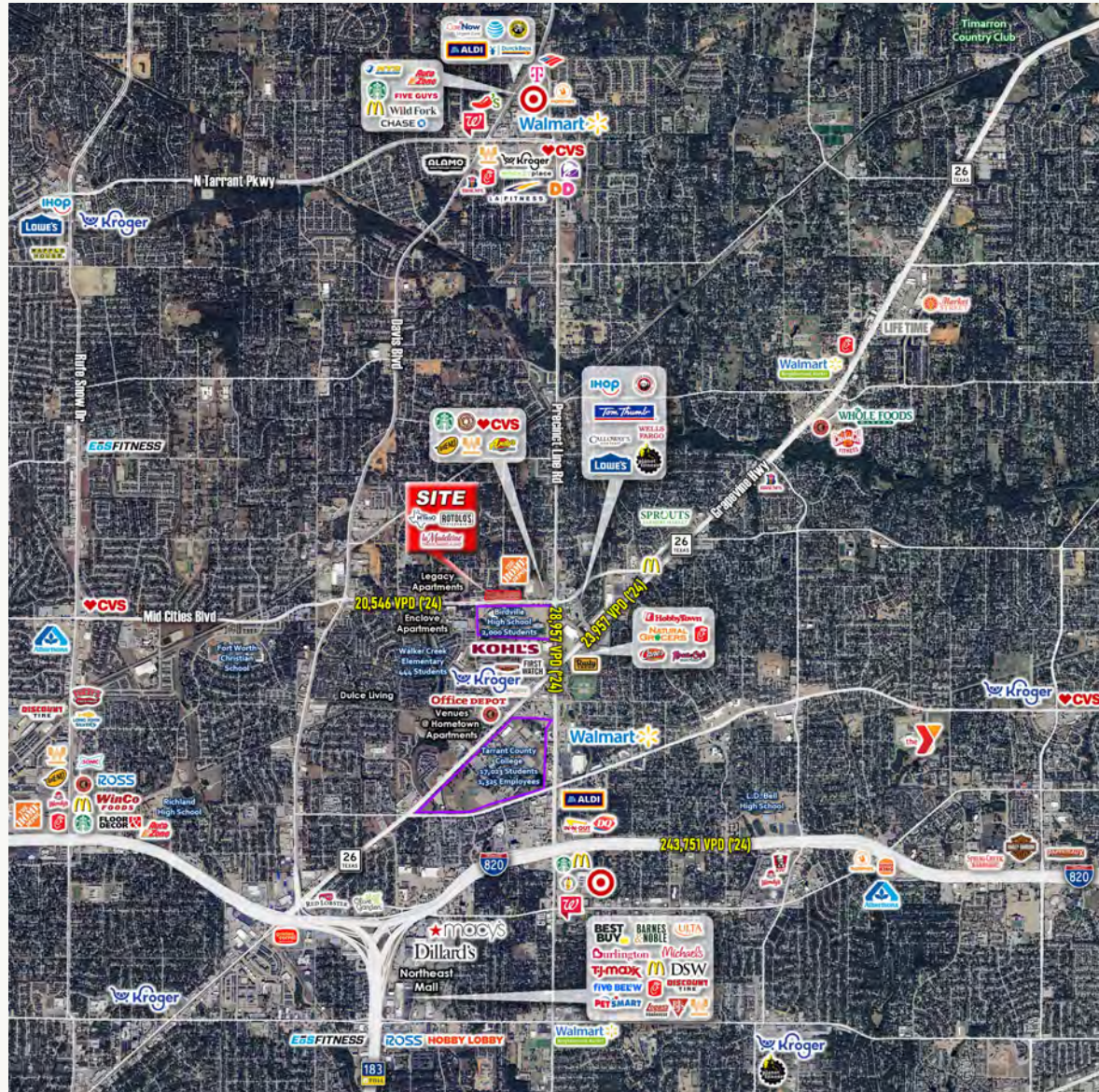
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AVAILABLE	
Lot 1: 19,590 SF	BTS or Ground Lease
Lot 2: 61,334 SF	BTS or Ground Lease
Lot 3: 52,460 SF	<b>Under Contract</b>
Building 4: 3,400 SF	For Lease
Building A: 6,844 SF	For Sale

# Far Aerial

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# Oblique

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# Berry Creek

## Phase II

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**Evan Weir**  
**Associate**

eweir@venturedfw.com

**Lynda Wolf**  
**Vice President**

lwolf@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

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