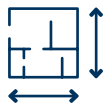


RETAIL FOR LEASE

# DIAMOND LOCH PLAZA

6350 Glenview Drive | North Richland Hills, Texas 76180



FOR LEASE

**1,700-2,145 SF**



PRICE

**CONTACT BROKER**

(NNN EST. \$3.00)

## CONTACT

Tracy Gray | 972.880.8098 | tgray@holtlunsford.com

Reilly Clark | 817.632.6157 | rclark@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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## PROPERTY HIGHLIGHTS

- Great Visibility at Lighted Intersection
- Prominent Location in High Growth Residential Area
- Directly Across the Street from Beautiful Park with Ponds and Trails

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,899	91,887	276,499
Total Households	4,401	35,060	102,576
Average Household Income	\$90,024	\$74,906	\$82,193



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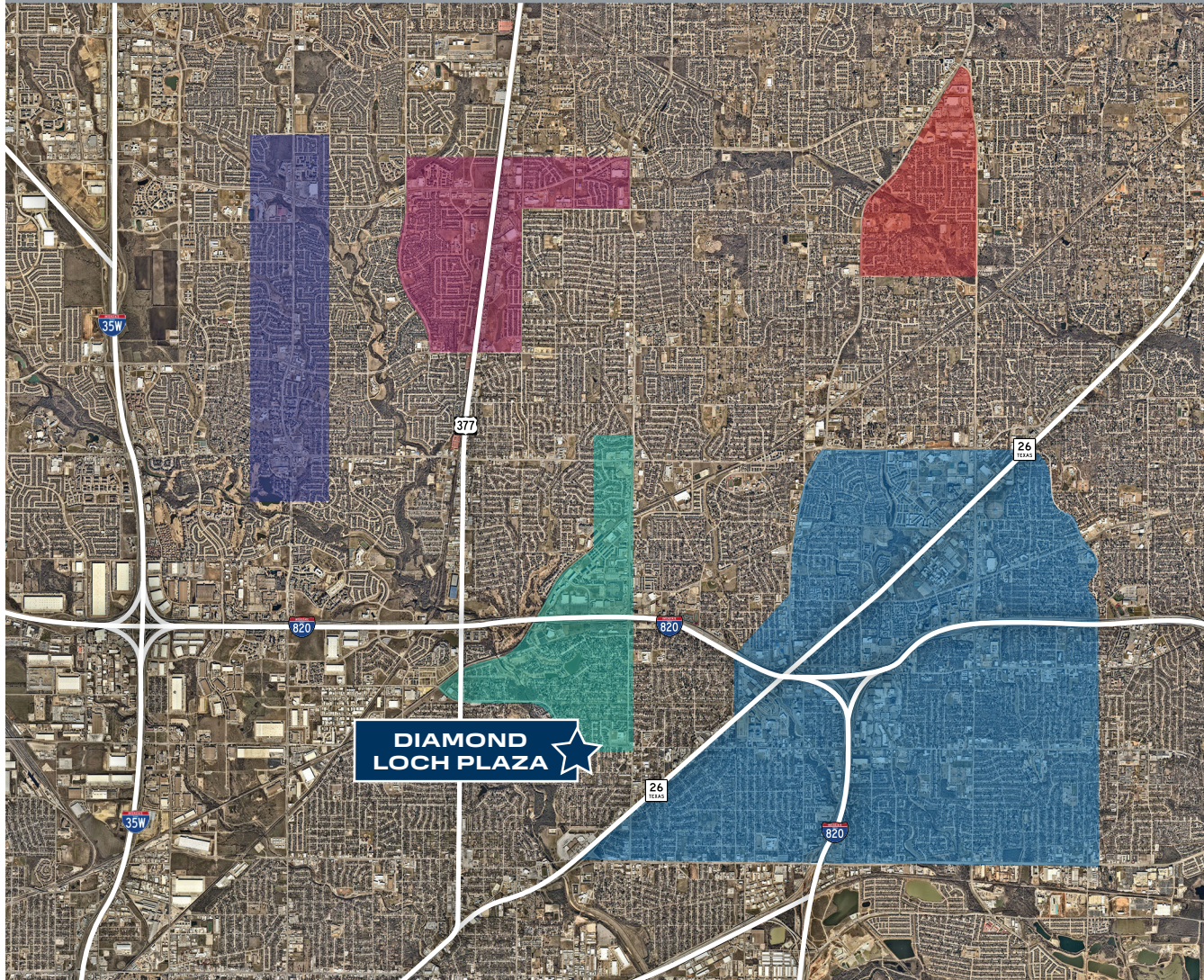
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# DIAMOND LOCH PLAZA

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Ace Hardware  
Albertsons  
Fitness 2000  
Gateway Church  
Kroger  
Walmart

Academy  
Aldi  
Bed Bath & Beyond  
Dollar Tree  
H-E-B  
Half Price Books  
Home Depot  
Kohl's  
Kroger  
LA Fitness  
Lowe's  
Marshalls  
Michaels  
Natural Grocers  
Office Depot  
Party City  
Petco  
PetSmart  
Ross  
Sprouts  
Staples  
Target  
Walmart

24 Fitness  
Albertsons  
Big Lots  
Burlington  
Diamond Oaks  
Country Club  
Dirt Cheap  
Floor Decor  
Hobby Lobby  
Home Depot  
QT  
Sam's Club  
TruFit  
Walmart  
WinCo Foods

Aldi  
Dollar Tree  
Gateway Church  
Kroger  
Ross  
Target  
Walmart

Academy  
Barnes & Noble  
Best Buy  
Buy Buy Baby  
Car-Toys  
Cavender's  
Chick-fil-A  
Cinemark  
Dick's Sporting Goods  
DSW

Fitness Now  
Five Below  
Five Guys  
Freebirds  
Harbor Freight Tools  
Home Depot  
HomeZone  
JCPenney  
Kohl's  
Kroger  
Lane Bryant  
Logans  
Roadhouse  
Lowe's  
Macy's  
McDonalds  
Medical City  
Men's Warehouse  
Michaels  
Nordstrom  
Old Navy  
Pet Smart  
Public Storage  
QT  
Ross  
Shell  
Sonic  
T-J-Maxx  
Target  
The UPS Store  
TSS  
Valvoline  
Walmart

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

01-08-2024



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date