

# For Lease

## Precinct Village

### Location

NWQ Precinct Line Road and North Tarrant Parkway.  
(Adjacent to both a WAL-MART Supercenter and a Super Target)  
8245 Precinct Line Road  
**Mapsco 38D**

### Size

32,241 Square Feet of Retail  
0.902 Acre Pad Site Available

### Traffic Generators

SuperTarget, WAL-MART Supercenter, Beef O' Brady's, Payless ShoeSource, Blockbuster, EB Games, Radio Shack, Walgreens, Albertsons, Cato, Sonic.

### Retail Space Available

Available Space 1,200 sf - 6,000 sf  
(70' Bay Depths)

### Traffic Count

Precinct Line Rd.: 18,911 VPD (NCTCOG-204)  
N. Tarrant Pkwy.: 39,485 VPD (City of North Richland Hills - 2004)

## North Richland Hills, Texas



## Contact

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## Demographics

	1 Mile	3 Mile	5 Mile
<b>2006 Population</b>	3,882	64,419	203,361
<b>2006 Avg. HH Income</b>	\$137,118	\$136,882	\$112,607

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