



CONVERGENCE CAPITAL



BERRY CREEK VILLAGE

NORTH RICHLAND HILLS, TEXAS

BERRY CREEK VILLAGE

Timeless Historic Elevation

100,000 Square Feet Available



PROPERTY OVERVIEW

Berry Creek Village consists of 10.5 acres situated in a highly desirable, key growth corridor along Mid-Cities Blvd. at Precinct Line in the city of North Richland Hills.

This will be a distinctive destination with timeless architectural designs that will include a strong mix of new Class A professional office, medical, retail, and restaurants.

Public spaces for community interconnectedness is our top priority. Construction will begin on two office specs in the 1st quarter of 2019.

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Development Manager

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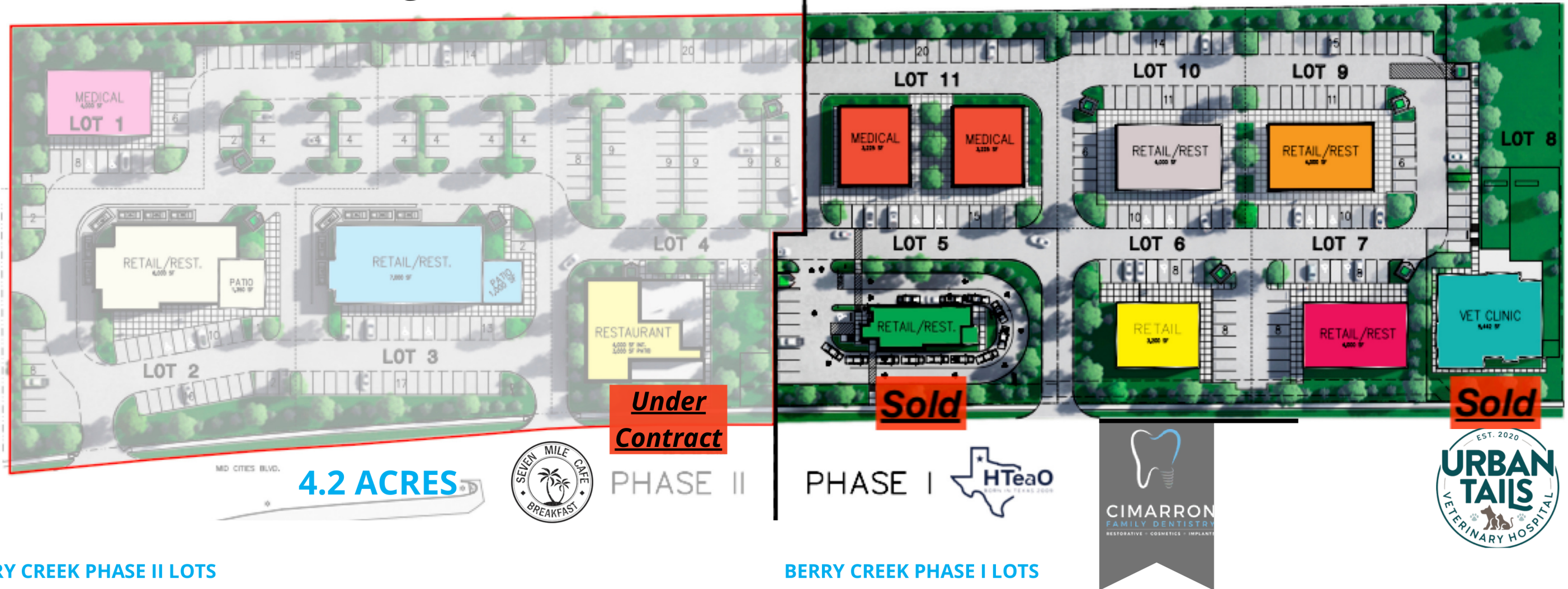
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DESTINATIONS NEAR BERRY CREEK VILLAGE

Near Berry Creek Village	Draw	Description
NRH20	250,000 Attendees Ea Summer	2nd Largest Muni Waterpark in US
NYTEX Sports Center	300,000 Attendees Ea Year	120,000 SF, Home to Texas Brahmas
NRH Public Library	62,000 Registered Borrowers	59,000 SF, 75 Public Computers
NRH Recreation Center	850,000 Attendees Ea Year	80,000 SF, Gym, Aquatics, Track
NRH Grand Hall	150 Annual Events	9,500 SF, Meeting Rooms
Birdville High School	1,822 Students Daily	Across from Berry Creek Village
Tarrant County College	17,000 Students Daily	Largest Tarrant Cty College Campus

Coming Oct 2023 PHASE II PHASE I



BERRY CREEK PHASE II LOTS

Lots	Address Number	Lot Size	Description
Lot 1	(9005)	19,590 SF	North West of the Development
Lot 2	(9001)	61,334 SF	Borders Two Entrances
Lot 3	(9009)	52,460 SF	Borders Two Entrances
Lot 4	(9013)	54,013 SF	Under Contract

BERRY CREEK PHASE I LOTS

Lot	Address Number	Lot Size	Description
Lot 5	(9021)	Sold	HTea0 location
Lot 6	(9037)	Sold	Cimarron Family Dentistry
Lot 7	(9045)	17,964 SF - Available	Borders Lot 6 & the Veterinarian
Lot 8	(9057)	Sold	Urban Trails Animal Hospital
lot 9	(9049)	26,472 SF - Available	Borders Lot 10 & the Veterinarian
Lot 10	(9041)	24,228 SF - Available	Borders Lot 9 & Lot 11
Lot 11	(9029)	32,249 SF - Available	Borders Lot 10

DESIRABLE LOCATION

Highly Visible & High Traffic Count



TRAFFIC COUNTS

Mid Cities Blvd.
22,047 (TXDOT 2016)
Precinct Line Road
31,313 (TXDOT 2016)

RETAILERS & BUSINESSES

- Birdville High School
- Birdville ISD Stadium
- Carino's
- Chick-Fil-A
- Cook Children's Medical
- CVS Pharmacy
- Frost Bank
- Health Markets
- Home Depot
- IHop
- Kohl's
- Kroger
- Lowe's
- NRH City Library
- NYTex Sports Centre
- Panda Express
- Raising Cane's
- Rosa's Cafe
- Starbucks
- Wells Fargo Bank
- Walker Creek Elementary
- Whataburger
- XPO Logistics