

FIRST LOOK

Step off the train, Step onto your property

Serving as a welcoming spot to the City of North Richland Hills, the 3.5-acre site located at 6504 Smithfield Road is on top of the TEXRail Smithfield Station platform.

TEXRail is a 27-mile commuter rail line that connects Downtown Fort Worth to DFW Airport, with two stations in NRH. Annual ridership in 2023 exceeded 650,000, where Smithfield ridership increased by 25% over 2022. So far in 2024 ridership is up another 39%.

For passengers enjoying a leisurely weekend train adventure, weekday commuters traveling to and from work and travelers riding to and from the airport, the site is accessible and welcoming. North Richland Hills is a city on the grow, with a population of over 72,000 people and counting.

For more information, contact us and we'll be happy to assist you.



CONTACT Craig Hulse, CEcD
 Director of Economic Development
 City of North Richland Hills
 817-427-6091 | chulse@nrhtx.com

CITY-OWNED LAND FOR SALE

Unique & Exciting Opportunity

6504 SMITHFIELD ROAD



PROPERTY HIGHLIGHTS

- City-Owned Adjacent to Smithfield Station
- Approaching 100,000 Station Riders per Year*
- Centrally Located in NE Tarrant County

*Trinity Metro 2024 Year End Forecast

AVAILABILITY

DEMOGRAPHICS

	3 MILES	5 MILES
2023 Population	74,400	199,968
2023 Daytime Population	69,082	178,042
Average HH Income	\$109,108	\$120,922

TRAFFIC COUNT

Davis Boulevard: 30,000 VPD
 Mid Cities: 20,000 VPD

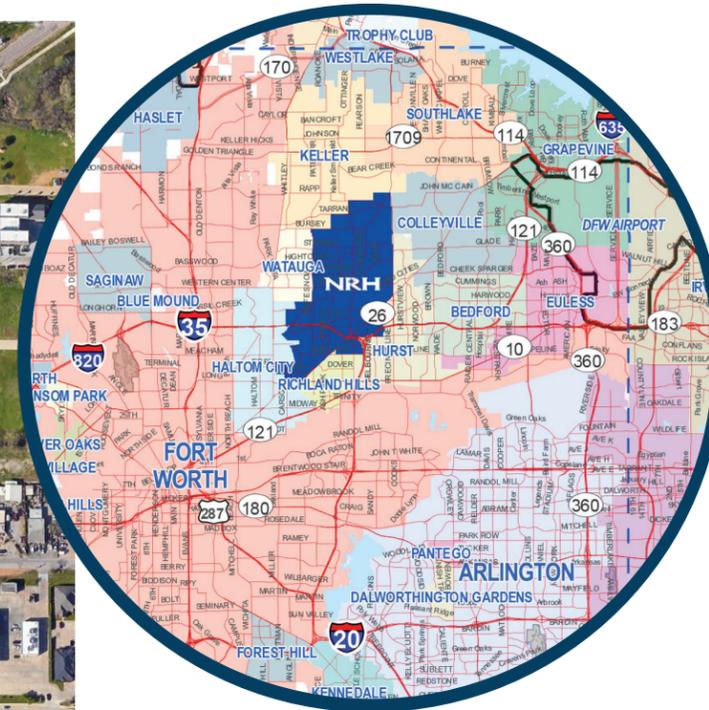
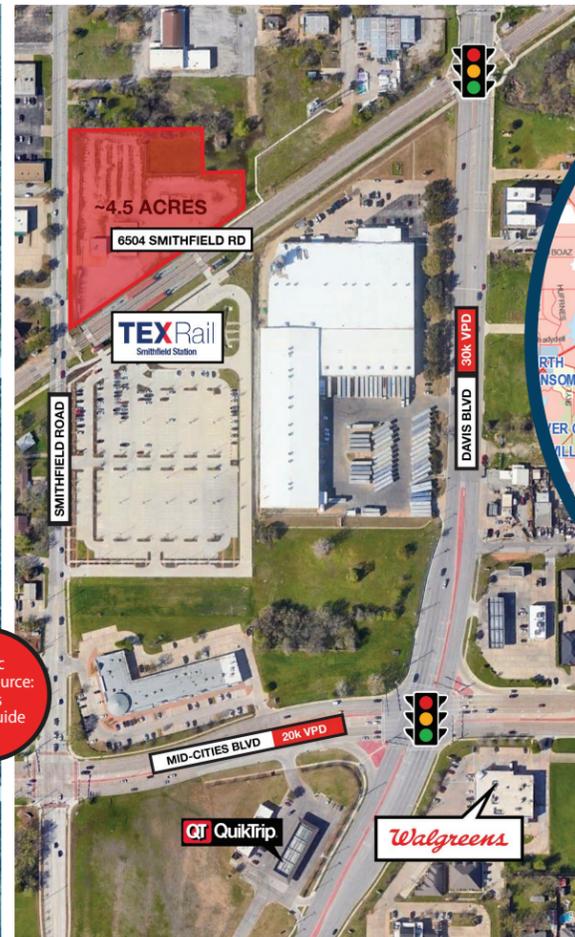
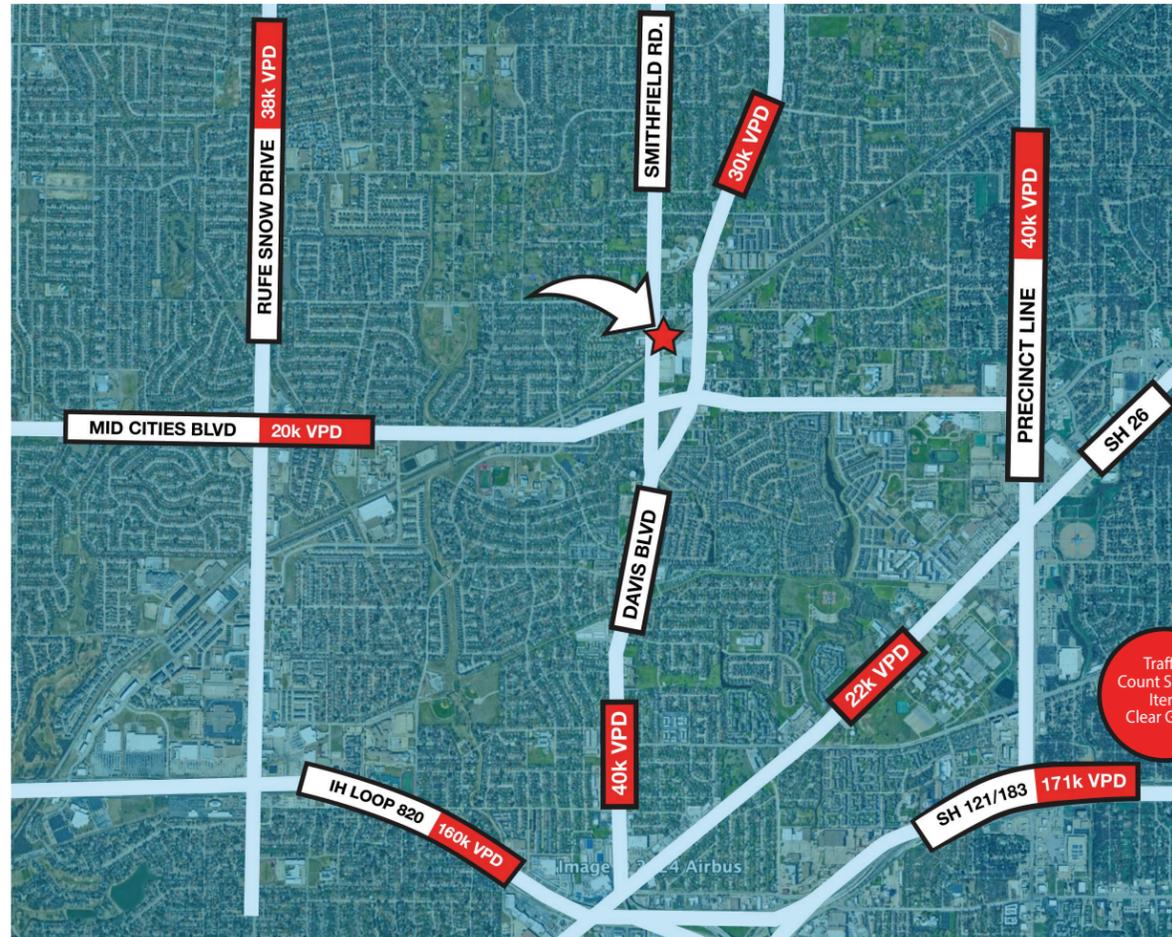
The information on this page was obtained from sources deemed reliable and accurate; Demographics: ESRI Traffic Counts: ITERIS Clear Guide

CITY-OWNED LAND FOR SALE

Unique & Exciting Opportunity

6504 Smithfield Road

For more information and videos of the site, visit www.nrhd.com/cityproperties



15
MINUTES

Centrally located, North Richland Hills is only a 15 minute drive from DFW Airport, Downtown Fort Worth and the Alliance Corridor.

100,000 Projected Station Passengers in 2024

6504 Smithfield is one of the first things passengers will see as they disembark the train at Smithfield Station. The acreage is in prime line of sight from the train or from the platform, and it has excellent proximity to the adjacent Cottonbelt hike and bike trail.

