

FOR LEASE

**Diamond Oaks Shopping Center**  
4105 Denton Hwy | Haltom City, TX 76117



**SPACE AVAILABLE**

**800 - 33,945 SF**

**PRICING INFORMATION**

**\$5.50 - \$10.00 + NNN**  
**(NNN Est. \$2.25)**

**LOCATION**

**NWC of US Hwy 377 & Stanley Keller Rd**

**AREA RETAILERS**



- 33,945 SF Anchor Space Available
- NEW OWNERSHIP
- Highly Visible Retail With Ample Parking with Easy Access to Hwy 377
- One Mile from Interstate 820
- Wide Variety of Tenants: Fresenius Dialysis, La Mexicana Meat Market, WIC, Hair Everywhere, Nutritional Products, and Money Gram

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	14,236	43,925	91,335	236,912
Employees	2,556	14,612	43,978	113,274
Average HH Income	\$55,486	\$63,894	\$66,061	\$71,248
2017-2022 Annual Growth Rate	2.25%	2.49%	2.48%	2.43%
Traffic Count	23,000 VPD at Denton Hwy & Straightway Dr			

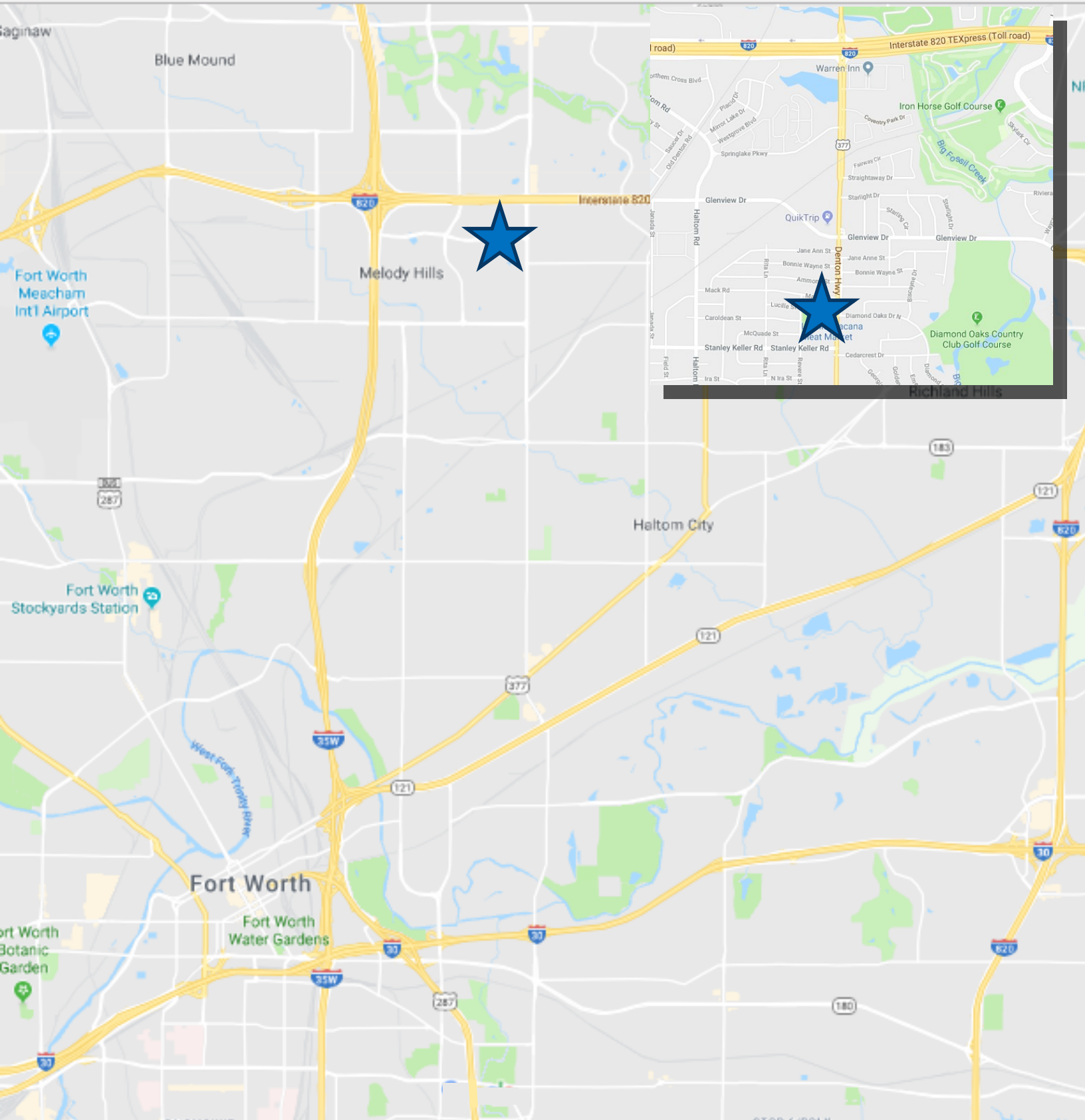
\*STDBonline.com 2017

**Mike Tran | 817-501-0024 | Mike@VisionCommercial.com | VisionCommercial.com**

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

# Diamond Oaks Shopping Center

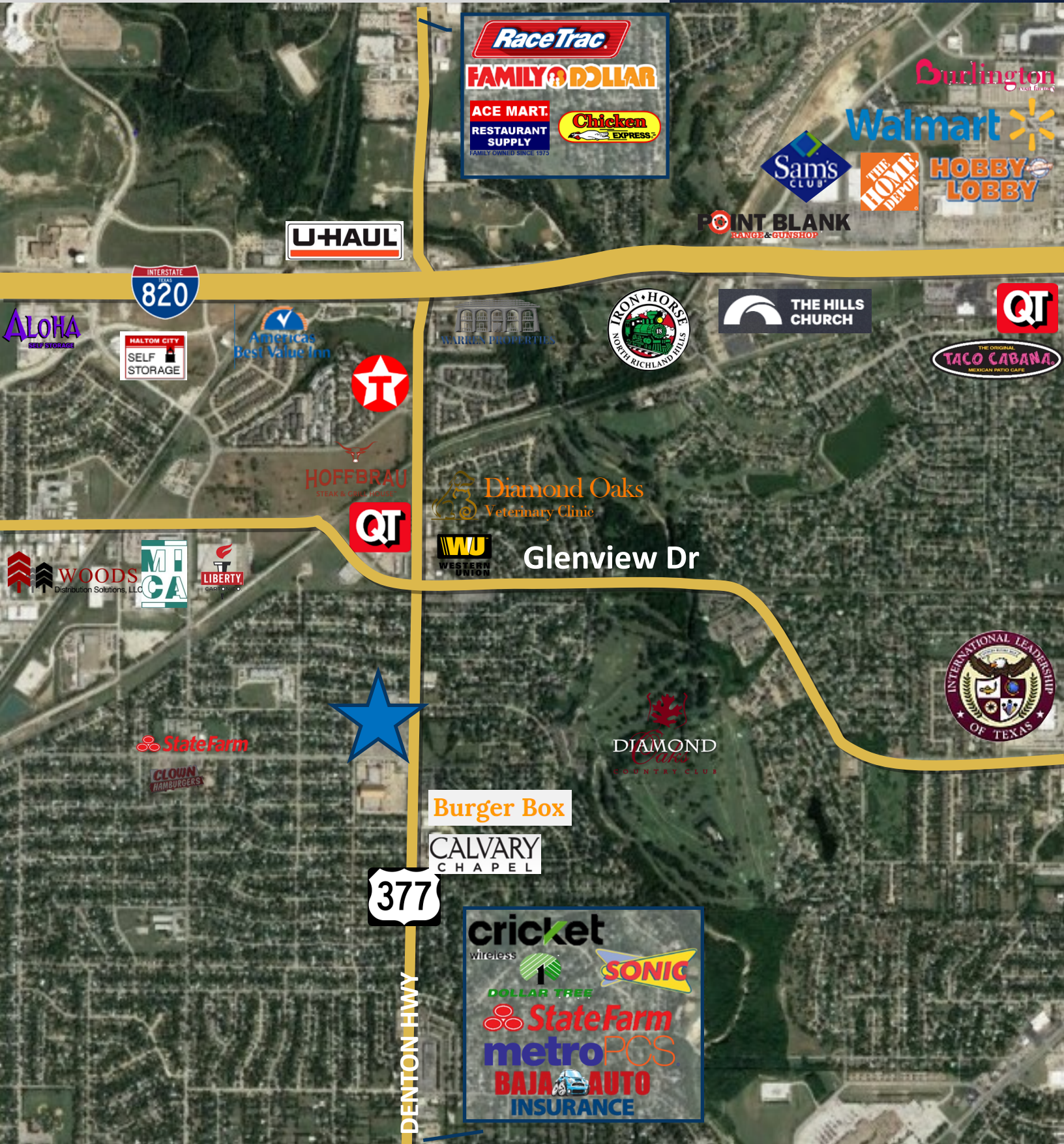
4105 Denton Hwy, Haltom City, TX 76117





# Diamond Oaks Shopping Center

4105 Denton Hwy, Haltom City, TX 76117



**RaceTrac**  
**FAMILY DOLLAR**  
**ACE MART RESTAURANT SUPPLY**  
**Chicken EXPRESS**

**Burlington**  
**Walmart**  
**Sam's CLUB**  
**THE HOME DEPOT**  
**HOBBY LOBBY**  
**POINT BLANK RANGES & GUNSHOP**

**U-HAUL**  
**ALOHA SELF STORAGE**  
**HALTOM CITY SELF STORAGE**  
**Americas Best Value Inn**  
**HOFFBRAU STEAK & CAFE HOUSE**

**WARREN PROPERTIES**  
**IRON HORSE NORTH RICHLAND HILLS**  
**THE HILLS CHURCH**  
**QT**  
**TACO CABANA THE ORIGINAL MEXICAN PATIO CAFE**

**WOODS Distribution Solutions, LLC**  
**MFG**  
**LIBERTY**

**Diamond Oaks Veterinary Clinic**  
**WU WESTERN UNION**  
**Glenview Dr**

**State Farm**  
**CLOWN HAMBURGERS**

**DIAMOND COUNTRY CLUB**  
**INTERNATIONAL LEADERSHIP OF TEXAS**

**Burger Box**  
**CALVARY CHAPEL**

**377**  
**DENTON HWY**  
**cricket wireless**  
**SONIC**  
**DOLLAR TREE**  
**State Farm**  
**metro PCS**  
**BAJA AUTO INSURANCE**

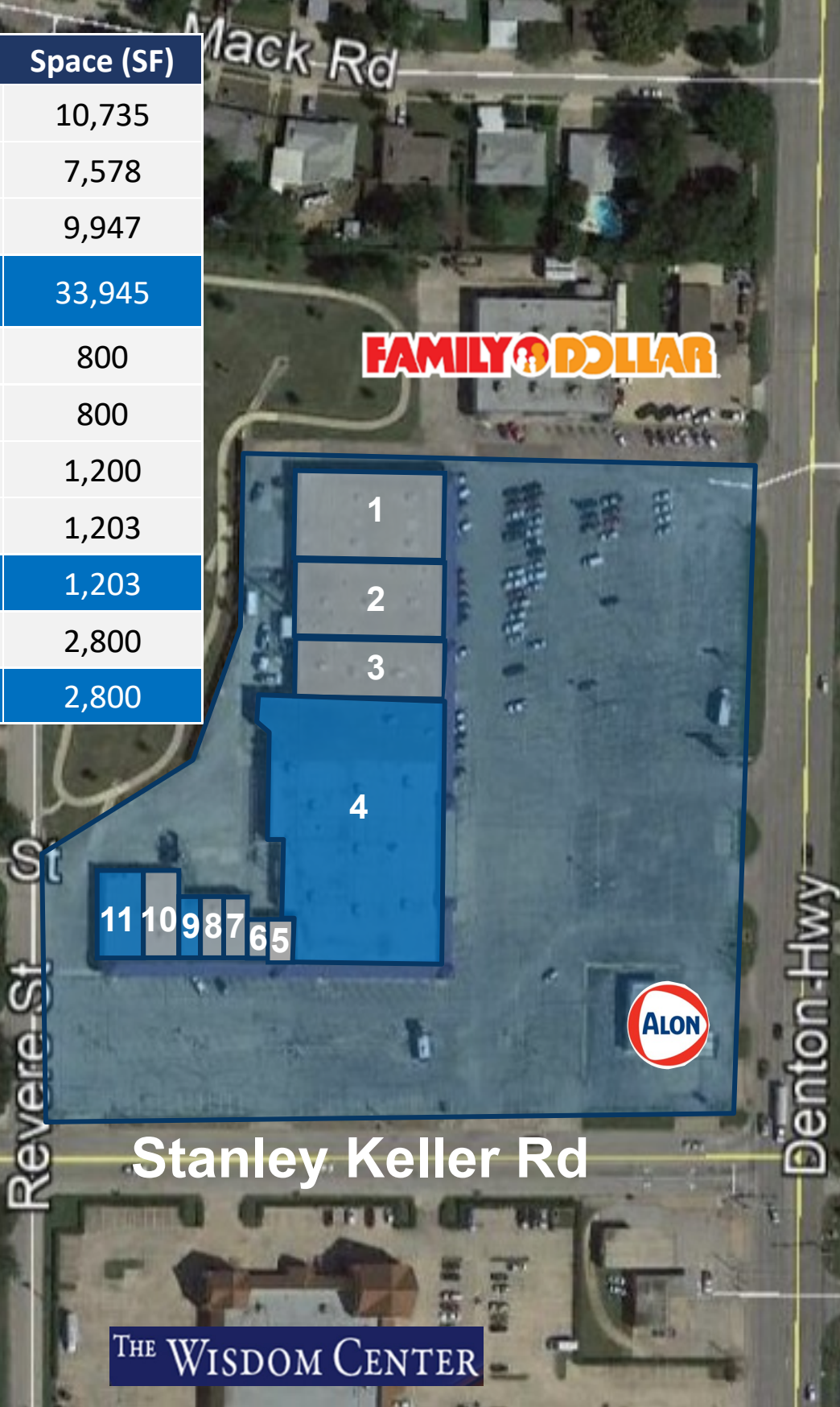


# Diamond Oaks Shopping Center

4105 Denton Hwy, Haltom City, TX 76117



#	Tenant	Space (SF)
1	Fresenius Dialysis	10,735
2	La Mexicana	7,578
3	WIC	9,947
4	AVAILABLE (RATE \$5.50 + NNN)	33,945
5	Farmers Insurance	800
6	Hair Everywhere	800
7	Nutritional Products	1,200
8	Fathom Water Mgmt.	1,203
9	AVAILABLE	1,203
10	Christ Pent. Church	2,800
11	AVAILABLE	2,800





# Diamond Oaks Shopping Center

4105 Denton Hwy, Haltom City, TX 76117



# Information On 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.

## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Vision Commercial RE DFW LLC  
Broker Firm Name

9006752  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone

Roger Smeltzer, Jr.  
Designated Broker of Firm

560209  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone