




For Sale
5,368 SF



3400 Denton Highway
Haltom City, Texas 76117

Property Features

- Excellent Corner Lot With Great Visibility on Busy Denton Highway
- Directly Adjacent to   
- Office or Retail
- Pole Signage - Excellent For Retail, Antique Store, Landscaping Company
- All New Electrical
- Storage Room
- Interior Needs TLC
- Great Corner Location
- Motivated Seller; Owner Will Finance
- Sale Price: \$375,000



Monika Guzman

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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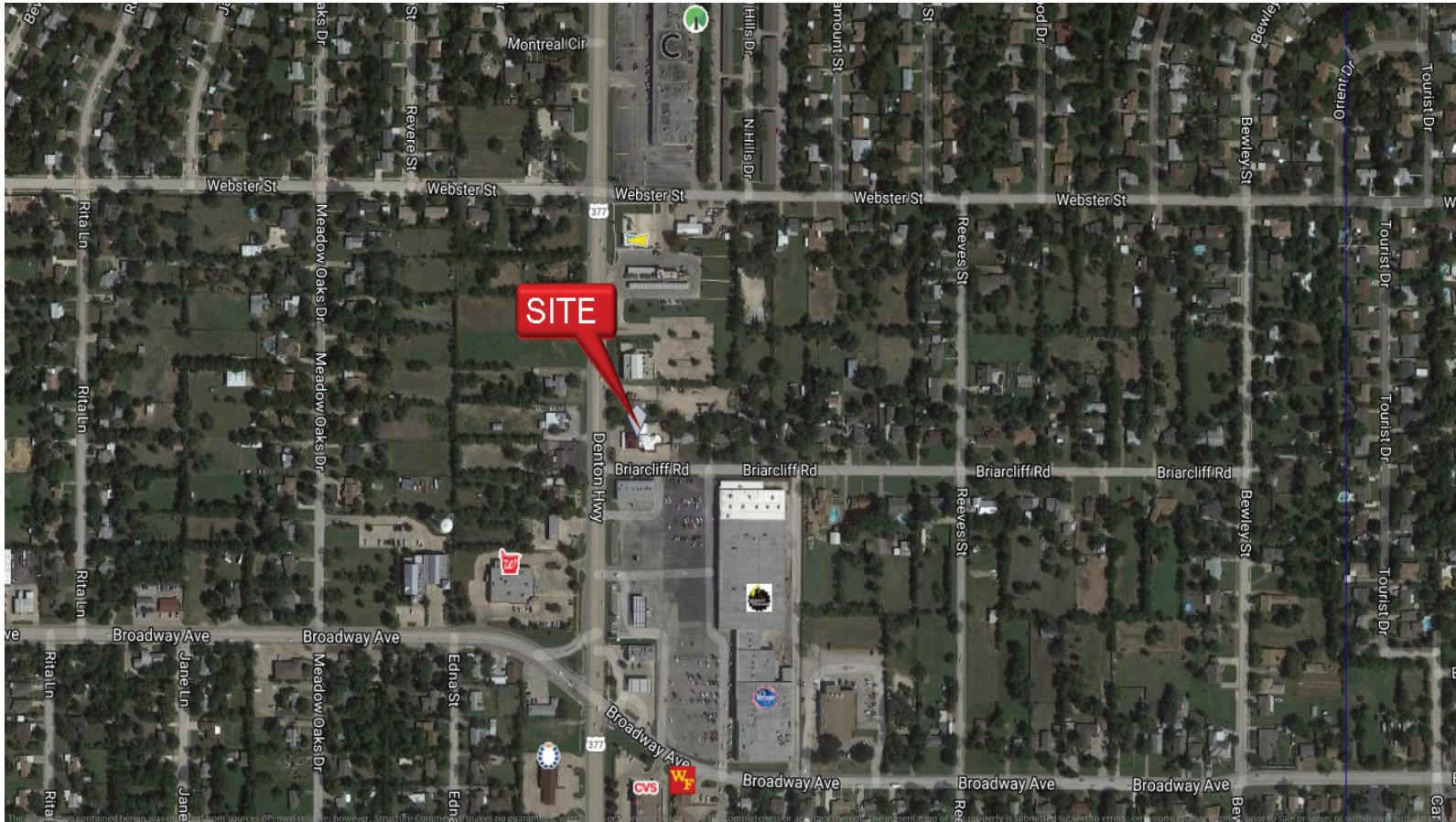
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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	12,492	74,961	258,043
Total Households	4,429	27,408	94,229
Average Household Size	2.80	2.70	2.70
Average Household Income	\$60,631	\$64,437	\$69,212

Source: CoStar 2018

Traffic Counts

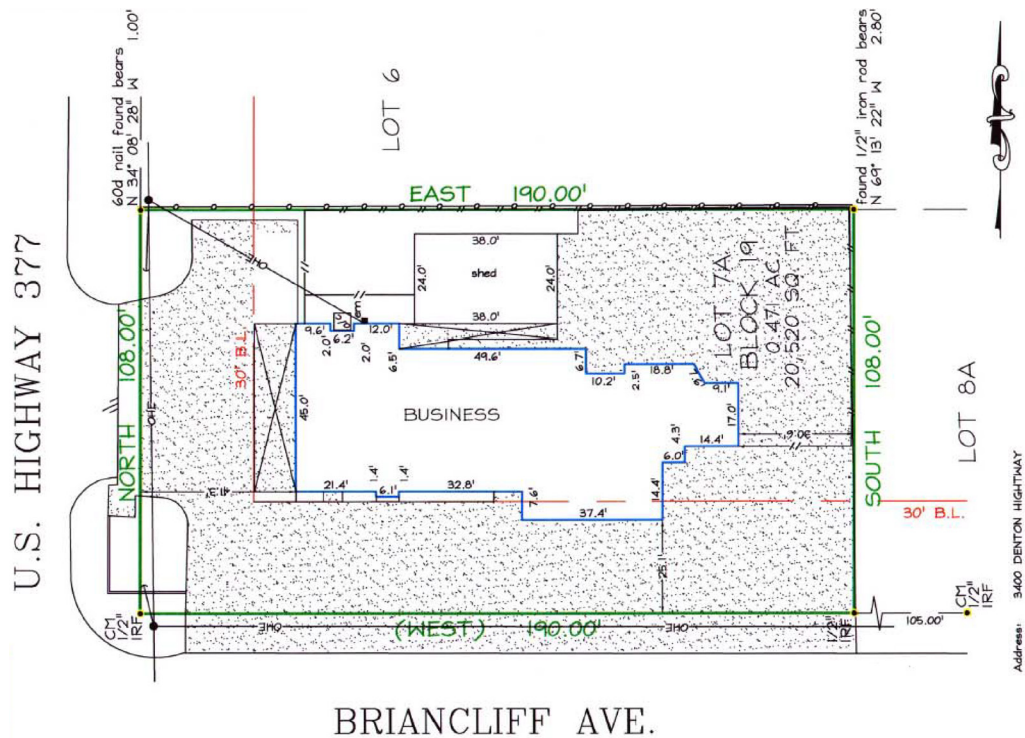
- Denton Highway 21,640 VPD

Source: CoStar2017

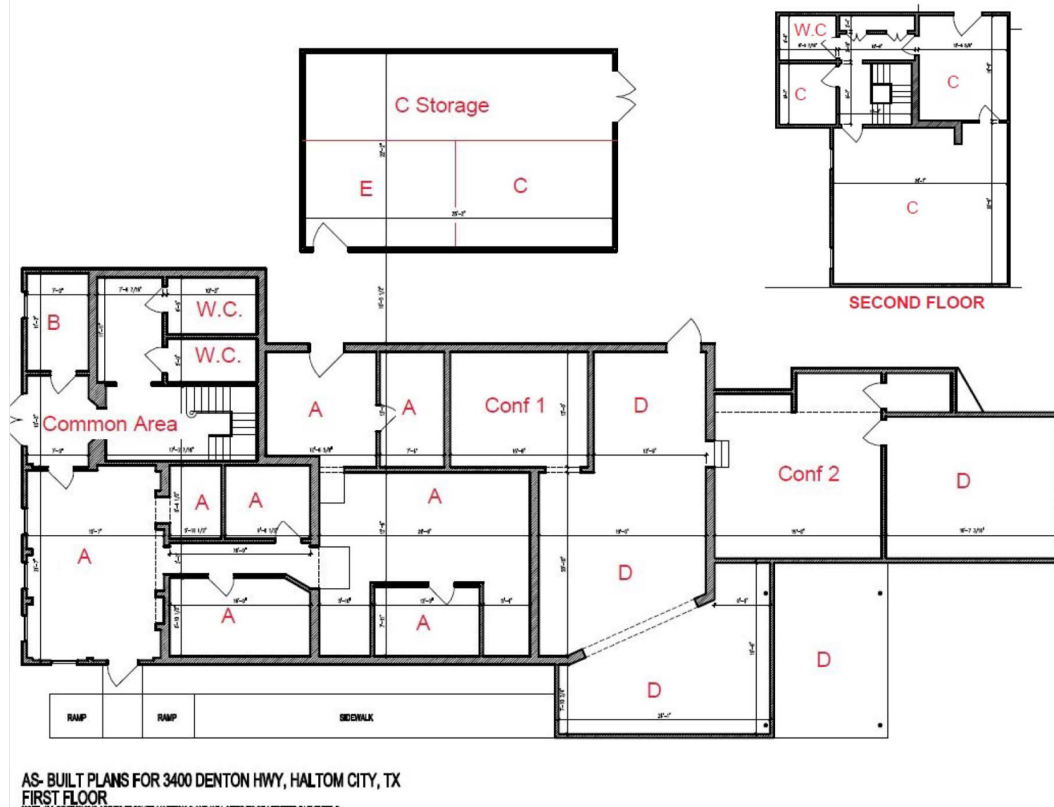
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Survey



Floor Plan



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View of the Subject (Main Building) Looking
East from Denton Highway



View of Front Parking Area



View of the Subject (Main Building) Looking
Northeast from Briarcliff Avenue



View of the Subject (Main Building) Looking
Northwest from Briarcliff Avenue

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Up and Coming to Haltom City

Haltom City estimates over **\$300,000,000** in capital investments will be made within our local economy over the next **2 to 5 years**.

High Pointe Development, just north of Loop 820 along Haltom Road, will bring **225 quality homes** on the west side of Haltom Road and approximately **900 luxury apartments** on the east side of Haltom Road.

The Grand on Beach, located on Northern Cross Boulevard, just east of Beach Street, is a multi-family complex that will consist of approximately 340 luxury apartment units.

The Huddle House Restaurant, Gas and Convenience Store is being built at the Southeast corner of Haltom Road and Western Center Boulevard. Huddle House was founded in 1964 by John Sparks.

Life Storage, located on Haltom Road near Western Center Boulevard, has demolished the old storage facility and are building a new, self-contained (indoor) storage facility.

El Tejas Mexican restaurant is making improvements to the building on Denton Highway where Oscar's Mexican restaurant formerly resided. This business is leaving a neighboring city and relocating to Haltom City. The El Tejas owners have been making improvements to the interior and exterior of the building.



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date