

# HARWOOD CROSSING

RECENTLY EXPANDED KROGER  
& SHOPPING CENTER RENOVATION

EULESS, TEXAS

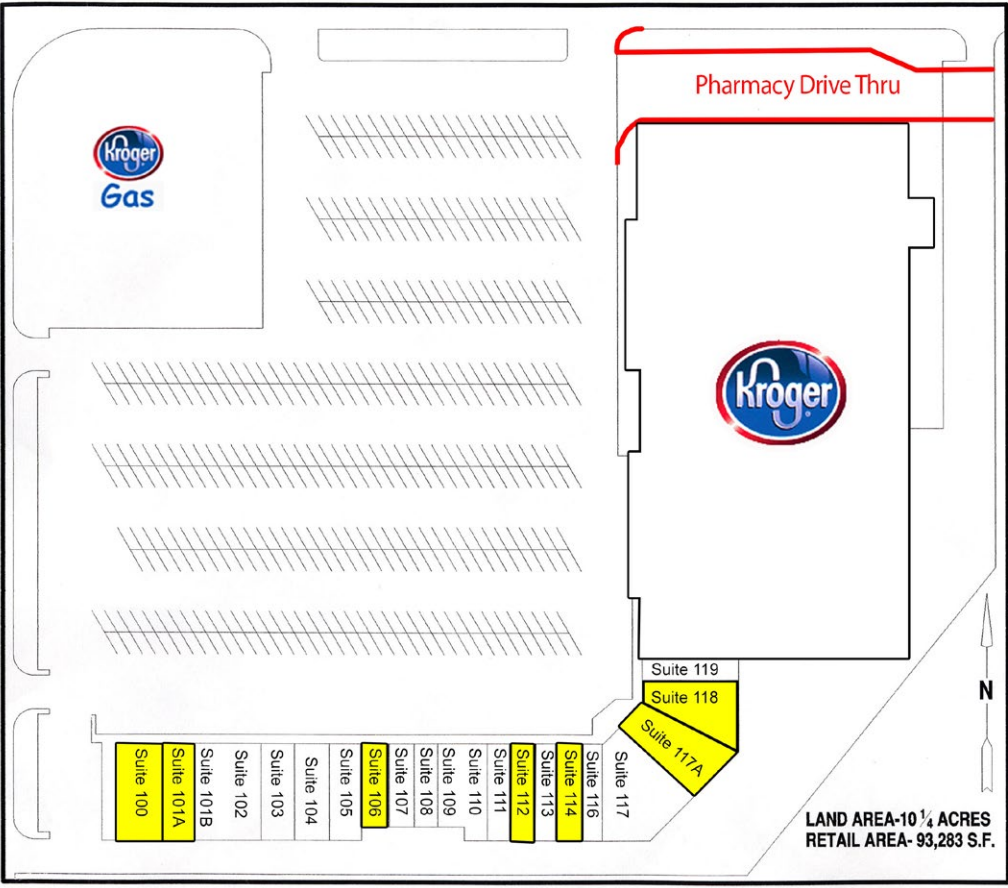
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# HARWOOD CROSSING



TENANT ROSTER		
Suite	Tenant	Sq. Ft.
100	AVAILABLE	3,500
101A	AVAILABLE (AUGUST 2017)	1,262
101B-102	WING STOP	2,532
103	ZOETIC DENTAL	1,930
104	RODNEY D YOUNG	1,580
105	MS. NAILS	1,589
106	AVAILABLE	1,039
107	SASHA'S BEAUTY SALON	1,050
108	504 SALON	1,050
109-110	H&R BLOCK	2,295
111	SUBWAY	1,225
112	AVAILABLE	1,225
113	ACE CASH EXPRESS	1,225
114	AVAILABLE	1,225
116	NIKKI'S SPA	1,190
117	JOY WASH WORLD	3,414
117A	AVAILABLE	2,396
118	AVAILABLE	2,240
119	METROPCS	1,241

### PROPERTY INFORMATION

**LOCATION**  
SEC Harwood Rd & Main St  
Eules, Texas

**AVAILABLE**  
3,500 SF      1,225 SF  
1,262 SF      1,225 SF  
1,039 SF      2,396 SF  
2,240 SF

**NNN**  
Taxes \$2.01 PSF  
CAM \$2.39 PSF  
Ins. \$0.42 PSE  
**\$4.82 PSF**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	22,189	94,043	202,830
2017 EST AVG HH INCOME	\$72,316	\$83,222	\$85,512

TRAFFIC COUNTS	
MAIN STREET	13,882 VPD (2014 TXDOT)
HARWOOD ROAD	11,013 VPD (2014 TXDOT)



DALLAS/FORT WORTH INTERNATIONAL AIRPORT

HAL JOHNSON RD

360 TEXAS

121 TEXAS

29,133 VPD (2012)

21,933 VPD (2012)

GLADE RD

63,000 VPD (2012)



14,869 VPD (2012)

MID CITIES BLVD

18,306 VPD (2012)



29,000 VPD (2012)

MAIN ST

360 TEXAS

22,766 VPD (2009)

16,468 VPD (2012)

HARWOOD RD

15,092 VPD (2012)



16,326 VPD (2012)

SITE

100 AC Residential

100 AC Commercial

121 TEXAS

INDUSTRIAL BLVD

183 TEXAS

122,000 VPD (2012)

183 TEXAS





