

# STOREFRONT RETAIL

4632 Denton Hwy, Fort Worth, TX 76117



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**JEFFREY CARR**

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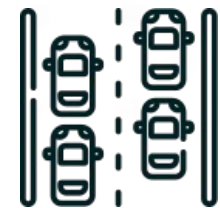
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**PROPERTY HIGHLIGHTS:**

- Located just south of I-820 on the highly trafficked Denton Highway, a main thoroughfare in Haltom City
- Dedicated turning lane fronting property with excellent visibility off Denton Highway and direct access to parking
- Recent renovations/improvements made to the center include the parking lot and Suite A
- Both available spaces are 2nd gen and white boxed
- Gross leases: No NNNs



**Denton Highway:** ±25,000 VPD  
**I-35:** ±75,000 VPD  
**I-820:** ±77,000 VPD

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	11,270	101,851	283,194
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,746	37,993	101,379
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,124	\$76,573	\$83,834
Median Household Income	\$58,257	\$61,987	\$67,004
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	37	36	36

**SPACE AVAILABLE:**

- Suite A: 1,800 SF (\$2,600/month)
  - Fronting Denton Hwy
  - White box condition
- Suite E: 1,200 SF (\$1,500/month)
  - Move in ready

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Retail Space Available  
For Lease

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The  
**JOSEPH**  
STOREHOUSE

**HOFFBRAU**  
STEAK & GRILL HOUSE

**State Farm**

THE VINE  
THRIFT STORE

**QT**

FIRST CASH PAWN

CHURCH  
1,300 SF

ZUMBA STUDIO  
1,224 SF

SUITE A  
AVAILABLE  
1,800 SF  
\$2,600/MONTH

SUITE E  
AVAILABLE  
1,200 SF  
\$1,500/MONTH

CHURCH  
900 SF

**HALTOM CHINESE**  
RESTAURANT  
SINCE 1983

**metro**  
by the mobile

**SMOKIES**

**APWU**

DENTON HWY

GLENVIEW DR

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**SUITE A: ±1,800 SF (\$2,600/MONTH)**



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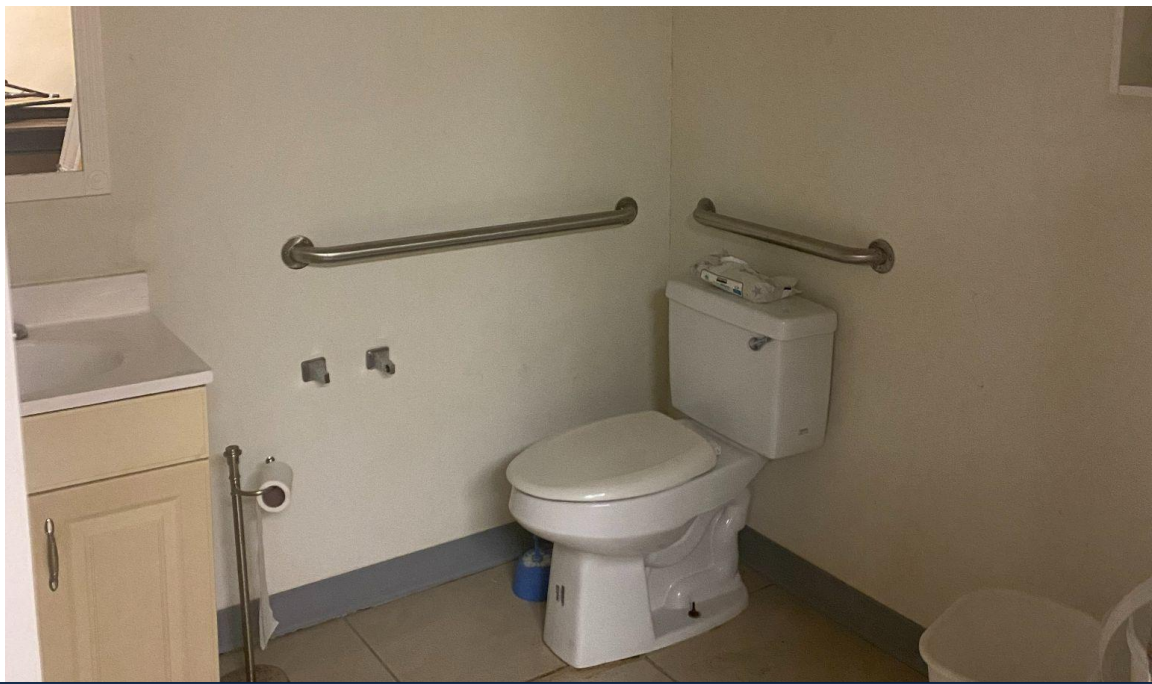
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**SUITE E: ±1,200 SF (\$1,500/MONTH)**



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Fort Worth, TX 76117



INTERSTATE 35

±75,000 VPD

INTERSTATE 820

±77,000 VPD

DENTON HWY ±25,000 VPD

**LOCKHEED MARTIN**

**HALTOM HIGH**  
2,833 STUDENTS

**BELMOND APARTMENTS**  
312 UNITS

INDUSTRIAL

**AMERICAS**  
BEST VALUE INN & SUITES

**SPRING LAKE VILLAGE APARTMENTS**  
380 UNITS

**HALTOM CITY**  
PUBLIC LIBRARY

**EMMITT LUXURY APARTMENTS**  
402 UNITS

**SUBJECT PROPERTY**

**Safelite**  
AutoGlass

INDUSTRIAL

**QT**

**FAMILY DOLLAR**

**DILLARD'S DISTRIBUTION CENTER**

**Tyson**

**D OAKS**  
COUNTRY CLUB

**Walmart**  
Neighborhood Market

**Kroger**

**LifeStorage**  
**DOLLAR GENERAL**

**Public Storage**

**Albertsons**  
**TACO BELL**  
**DOLLAR TREE**

**Albertsons**  
**McDonald's**  
**FAMILY DOLLAR**  
**TACO CABANA**

**Walmart**  
**KFC**

**CVS pharmacy**  
**BIG LOTS!**

**Tyson**

**SOUTHWEST AIR**  
**AD**

**U-HAUL**  
**Public Storage**

**FLOOR DECOR**  
**McDonald's**  
**WinCo FOODS**  
**Starbucks**  
**CHIPOTLE**

**Walmart**

**sam's club**

**THE HOME DEPOT**  
**Chick-fil-A**  
**Applebee's**  
**Burlington**

**Walmart**  
**CVS pharmacy**  
**Kroger**  
**Little Caesars**



**Information About Brokerage Services**

11-2-2015

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

Kyle Matthews/Matthews Retail Group Inc.	<u>678067</u>	<u>kyle.matthews@matthews.com</u>	<u>(310) 919-5757</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<u>678067</u>	<u>kyle.matthews@matthews.com</u>	<u>(310) 919-5757</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials      \_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Brochure contains select information pertaining to the business and affairs of **4632 Denton Hwy, Fort Worth, TX 76117** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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