

SALE

PRIME 0.58-ACRE COMMERCIAL CORNER LOT

3900 Mercury St Haltom City, TX 76111



SALE PRICE

\$295,000

[CLICK TO VIEW VIDEO](#)

Cristie Coles
Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark
(940) 367-9624

Darrin Coles CCIM
Commercial Sales and Leasing
(469) 794-6080
TX #755167

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION

3900 Mercury Street is located in Haltom City, Texas, within Tarrant County and the Dallas–Fort Worth Metroplex. The property sits just off North Beach Street, a major commercial corridor that provides convenient access to SH-121, TX-183, and I-820, allowing efficient connectivity throughout the region. Positioned approximately 7 miles northeast of Downtown Fort Worth, the site benefits from its central location in an established commercial and light industrial area surrounded by residential neighborhoods, retail centers, and service-related businesses, making it well suited for a variety of commercial uses.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	0.58 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,311	4,494
Total Population	880	3,424	12,730
Average HH Income	\$52,368	\$61,033	\$67,244

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PROPERTY DESCRIPTION

3900 Mercury Street offers a prime 0.58-acre corner site positioned just off N. Beach Street within a growing commercial corridor of Haltom City. Zoned C-3 Commercial, the property supports a wide range of uses including retail, office, light industrial, service businesses, restaurant, contractor shop, warehouse/office, and numerous commercial services, as outlined in the Haltom City Use Matrix and C-3 district regulations.

The site is fully vacant and provides an efficient rectangular layout suitable for both single-tenant and multi-tenant development.

This location benefits from strong nearby traffic, with N. Beach Street carrying 20,140+ vehicles per day (TxDOT 2024), enhancing visibility and accessibility.

Surrounded by established neighborhoods, small businesses, and commercial redevelopment activity, the site delivers solid demographic support, with more than 43,800 residents within a five-minute radius.

With no floodplain encumbrances, flexible zoning, and proximity to major arterials, 3900 Mercury St is an exceptional opportunity for owner-users, commercial builders, or investors seeking a versatile infill development site in Tarrant County.

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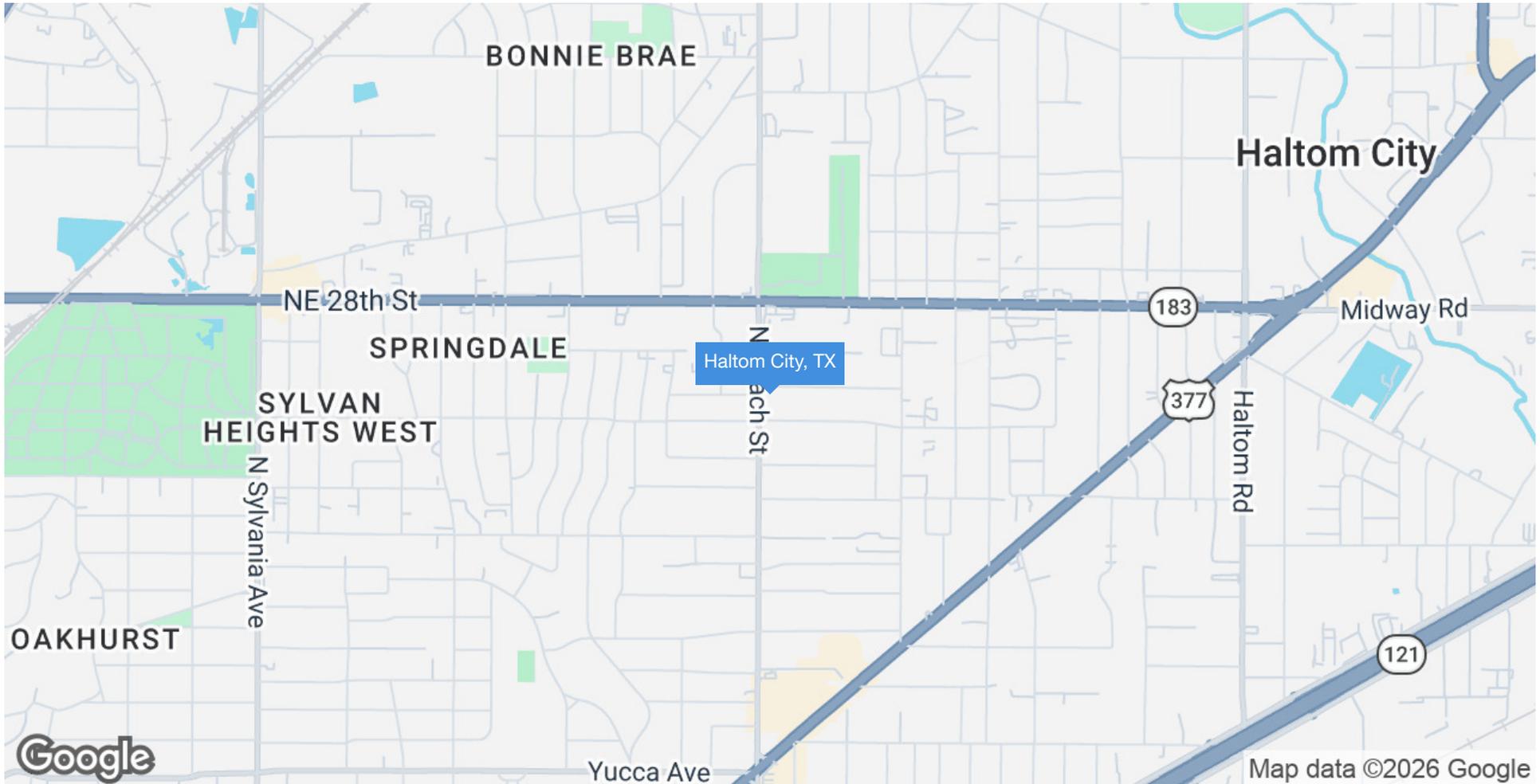


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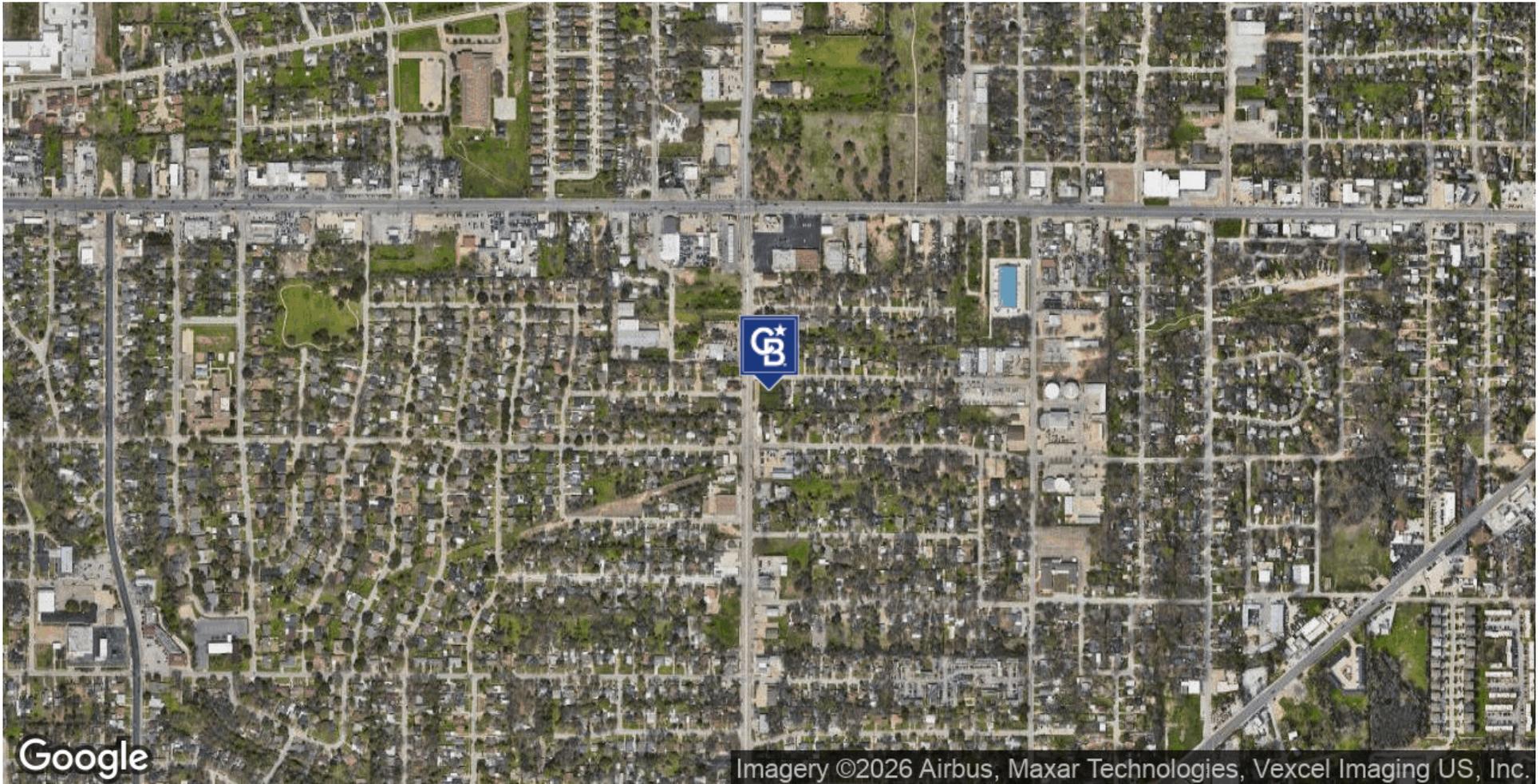


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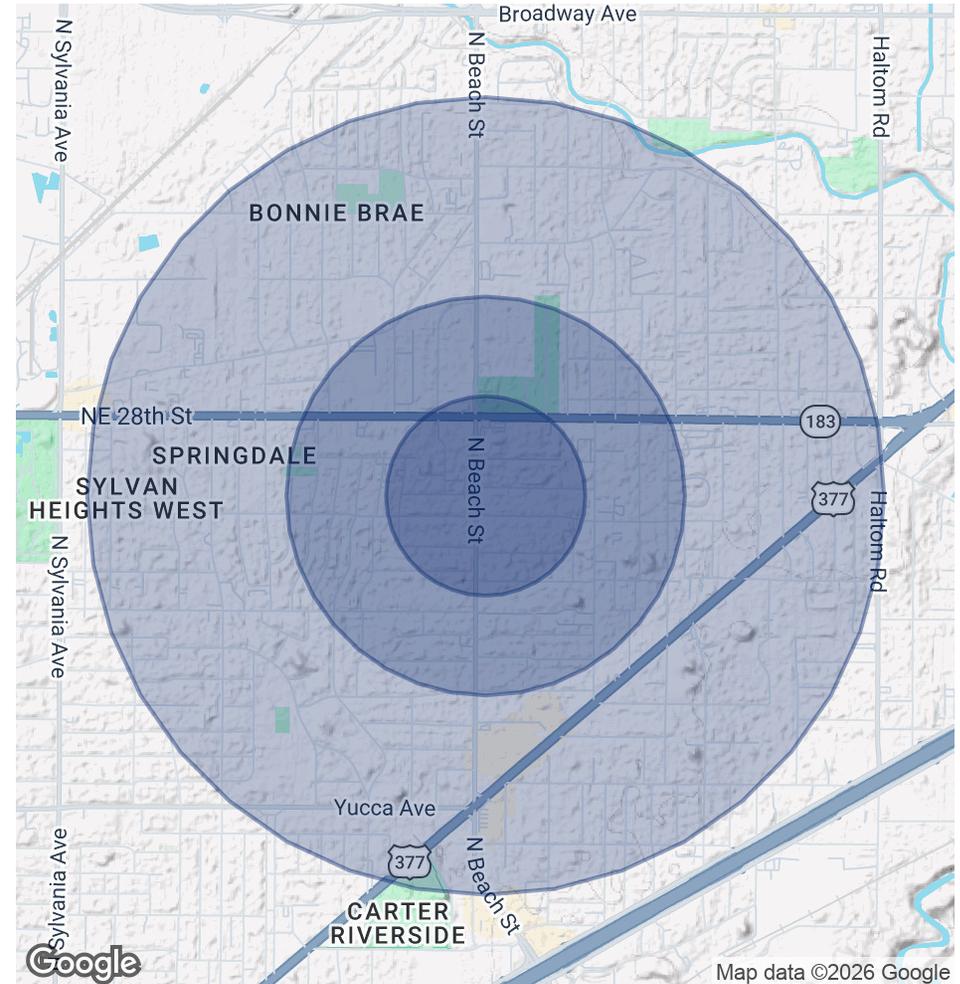
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	880	3,424	12,730
Average Age	39.1	38.7	36.6
Average Age (Male)	39.1	39	36.6
Average Age (Female)	39.3	38.1	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,311	4,494
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$52,368	\$61,033	\$67,244
Average House Value	\$186,718	\$195,348	\$195,414

2023 American Community Survey (ACS)



Map data ©2026 Google

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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.

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- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Coldwell Banker Realty	0420132	joanne.justice@cbrealty.com	972-906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	972-906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	972-599-3451
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Hayden Clark	0832036	hayden.clark@cbrealty.com	940-367-9624
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Buyer/Tenant/Seller/Landlord Initials

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	159793-B	joanne.justice@cbrealty.com	(972) 906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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