

Haltom City Vacant Commercial Land

FOR SALE +/- 1.2 AC

5710 Western Center Blvd
Haltom City, TX 76137



John Torres
Preeminent CRE Group
Managing Broker
(469) 520-1198
john.torres@precregroup.com

OFFERING SUMMARY

ADDRESS	5710 Western Center Blvd Haltom City TX 76137
COUNTY	Tarrant
PRICE	\$465,000
PRICE PSF	\$8.78
LAND SF	52,959 SF
LAND ACRES	1.2158
ZONING TYPE	C-3
LOT DIMENSION	200' x 265'
TRAFFIC COUNT	27,485 per day



PROPERTY HIGHLIGHTS

- Zoned Commercial
- Easy access to I-35W, Loop 820, and Hwy 377
- Centrally located to North Fort Worth, Keller and Haltom City
- 27,485 vehicles per day

PROPERTY DESCRIPTION

Unique opportunity to acquire a commercially zoned lot in the heart of the rapidly growing North Fort Worth/South Keller area. Current Haltom City zoning is C-3 commercial, which allows for numerous uses including Day Care Center, School, Professional Office, Dental/Medical, Animal Hospital/Clinic and a wide variety of Retail uses. With easy access to I-35W, Hwy 377, and Loop-820, a business at this location will be able to draw customers from North Fort Worth, South Keller and Haltom City.

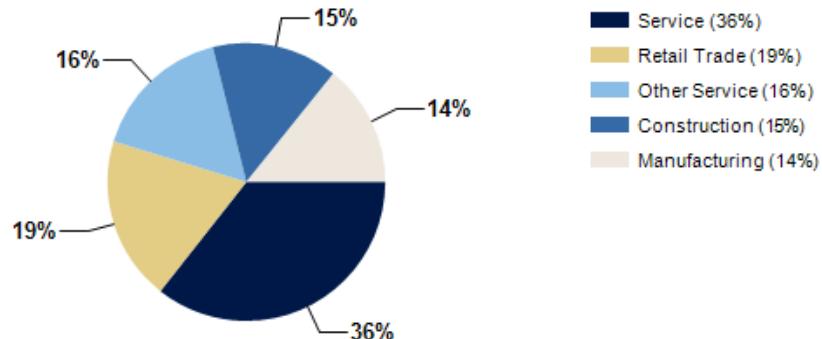


John Torres
Preeminent CRE Group
Managing Broker
(469) 520-1198
john.torres@precregroup.com

Preeminent CRE Group
312 Northwest Highway #125, Grapevine, TX 76051

Investment Summary | Haltom City Vacant Land - 1.2 AC 2

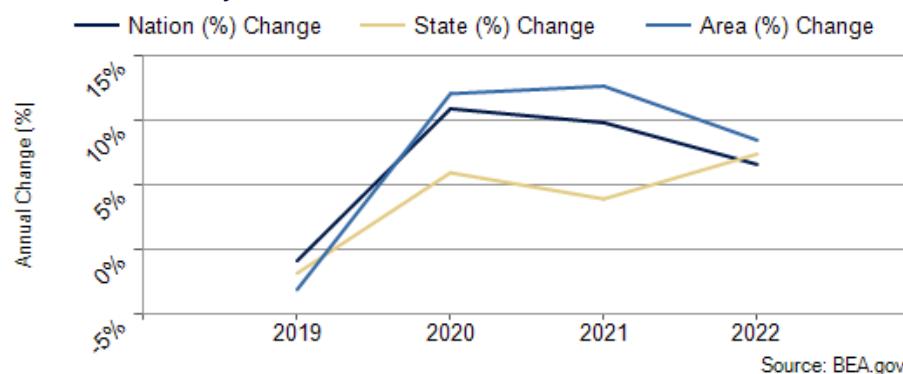
Major Industries by Employee Count



Largest Employers

Birdville ISD	3,300
Tyson Foods	813
Medtronic Midas Rex	342
City of Haltom City	304
GST Manufacturing	216
MICA Corporation	198
Liberty Carton Company	154
Unifirst	137

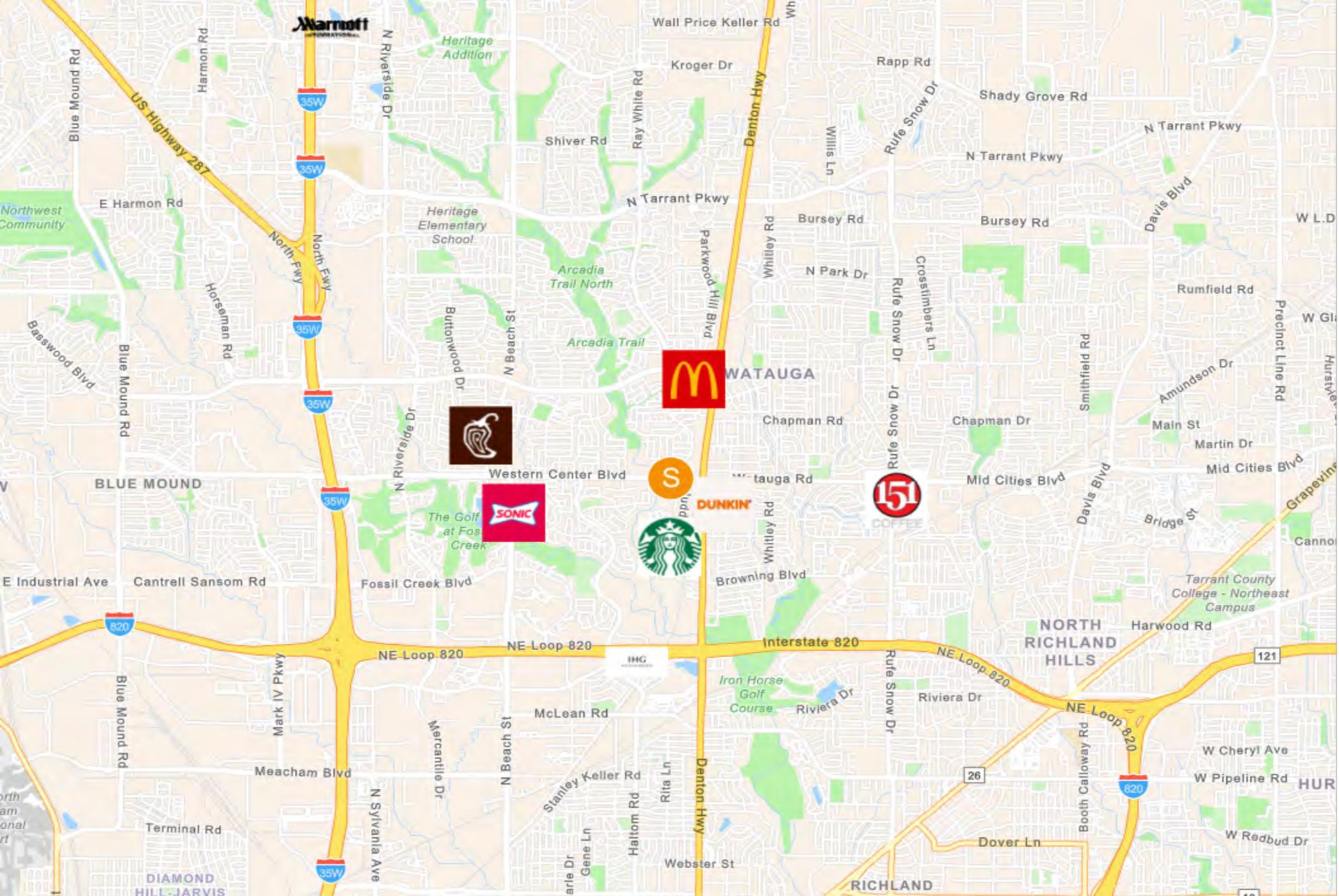
Tarrant County GDP Trend



John Torres
 Preeminent CRE Group
 Managing Broker
 (469) 520-1198
 john.torres@precregroup.com

Preeminent CRE Group
 312 Northwest Highway #125, Grapevine, TX 76051

Location Summary | Haltom City Vacant Land - 1.2 AC 3



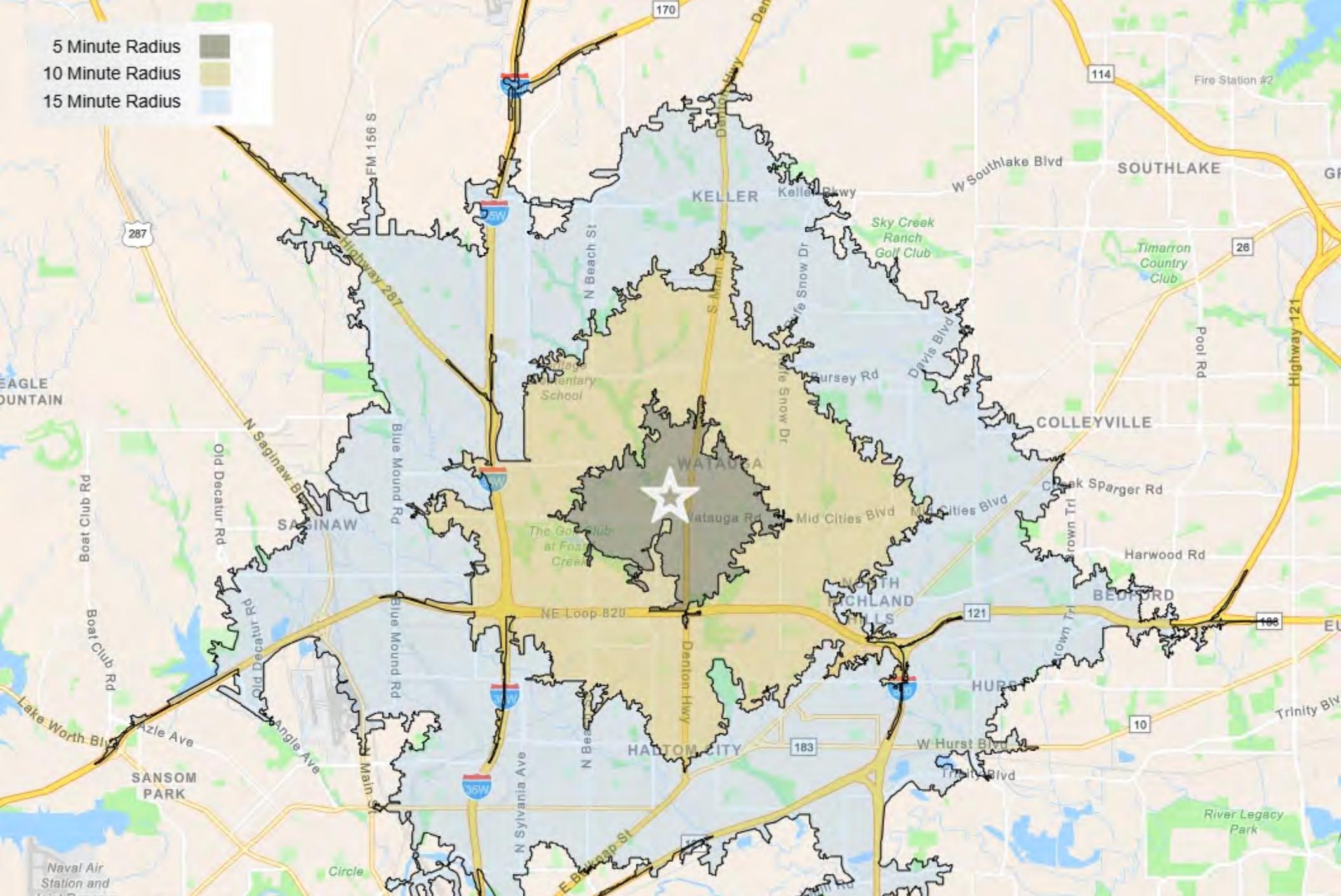
PREEMINENT
CRE
GROUP

John Torres
Preeminent CRE Group
Managing Broker
(469) 520-1198
john.torres@precregroup.com

Preeminent CRE Group
312 Northwest Highway #125, Grapevine, TX 76051

Local Business Map | Haltom City Vacant Land - 1.2 AC 4

5 Minute Radius
10 Minute Radius
15 Minute Radius



PREEMINENT
CRE
GROUP

John Torres
Preeminent CRE Group
Managing Broker
(469) 520-1198
john.torres@precregroup.com

Preeminent CRE Group
312 Northwest Highway #125, Grapevine, TX 76051

Drive Times (Heat Map) | Haltom City Vacant Land - 1.2 AC 5



Western Center Blvd





Property Images | Haltom City Vacant Land - 1.2 AC 7



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. **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.**

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.

Preeminent CRE Group LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Designated Broker of Firm	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Haltom City Commercial Vacant Land - 1.2 AC



DISCLAIMER

The information contained in this marketing brochure has been obtained from sources we believe reliable; however, Preeminent CRE Group has not verified, and will not verify, any of the information contained herein, nor has Preeminent CRE Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

John Torres
Preeminent CRE Group
Broker
(469) 520-1198
john.torres@precregroup.com

