

For Lease | Call for Pricings

**SUMIN SEO**

Agent | Commercial Leasing

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**JAY CHO**

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## PROPERTY HIGHLIGHT

4613 Denton Hwy in Haltom City, TX is a highly visible commercial property positioned along one of the area's most active retail corridors. This prime location offers strong daily traffic counts, excellent signage opportunities, and convenient access for both local residents and commuters. Surrounded by established retailers, service-oriented businesses, and dense residential neighborhoods, the property provides exceptional potential for businesses seeking a strategic, high-exposure presence in Tarrant County.

With its flexible layout and versatile zoning, this space is ideal for retail, service, medical, or office users looking to expand or establish operations in a fast-growing submarket. The site benefits from close proximity to major highways including NE Loop 820, fostering consistent customer flow and easy regional connectivity.

Prime High-Traffic Location

Anchored by Hoffbrau Steakhouse

Versatile Commercial Space

Communal Grease Trap Available

Visibility from NE loop 820

Ample parking and easy ingress/egress

## PROPERTY OVERVIEW

|               |                                 |
|---------------|---------------------------------|
| LEASE RATE    | Call for pricings               |
| BUILDING TYPE | Retail / Office                 |
| PROPERTY SIZE | 17,220 SF                       |
| LEASABLE AREA |                                 |
| Suite 5       | 1,500 SF                        |
| Suite 10      | 1,000 SF (former smoothie shop) |
| Suite 50      | 1,230 SF                        |

## AREA RETAILERS



## PROJECT OVERVIEW

### SUMIN SEO

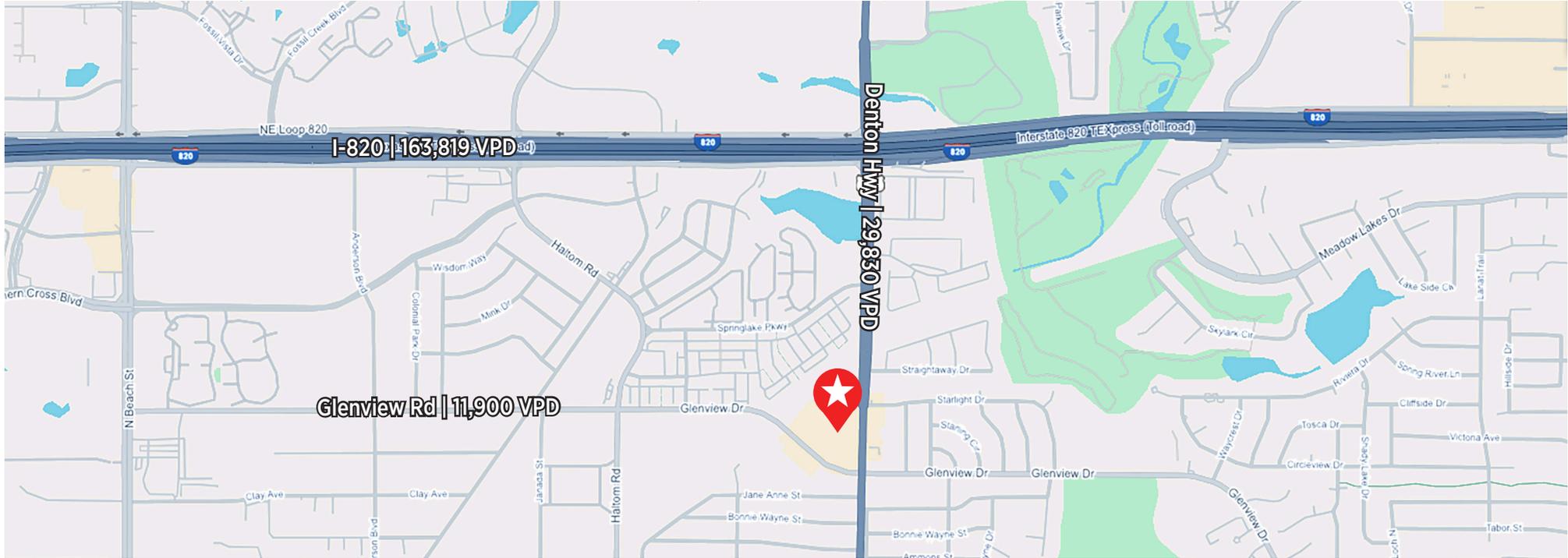
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| DEMOGRAPHICS                | 1 Miles  | 5 Miles  | 10 Miles |
|-----------------------------|----------|----------|----------|
| 2024 Population (Pop.)      | 11,536   | 106,367  | 280,831  |
| 2024 Households (HH)        | 4,788    | 39,595   | 101,228  |
| 2024 Avg. HH Income         | \$78,051 | \$78,582 | \$86,965 |
| 5-Yr. Pop. Growth (Total %) | 4.00%    | 5.24%    | 5.27%    |

| TRAFFIC COUNTS           |             |
|--------------------------|-------------|
| Denton Hwy & Glenview Dr | 11,900 VPD  |
| Denton Highway           | 29,830 VPD  |
| Haltom Rd & Glenview Dr  | 7,360 VPD   |
| Interstate 820           | 163,819 VPD |

## DEMOGRAPHICS

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AERIAL MAP

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**AERIAL PHOTOS**

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**EXTERIOR | INTERIOR PHOTOS**

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|           |           |                 |          |                        |           |                |           |                 |
|-----------|-----------|-----------------|----------|------------------------|-----------|----------------|-----------|-----------------|
| Available | Available | Iglesia Elevate | TS Salon | Yoichi Ramen & Dambury | Statefarm | Goldfish Sushi | Available | Hoffbrau Steaks |
| 1,500 SF  | 1,000 SF  | 3,120 SF        | 1,200 SF | 1,200 SF               | 1,200 SF  | 1,200 SF       | 1,230 SF  | 5,570 SF        |

**Available Spaces**

|          |          |
|----------|----------|
| Suite 5  | 1,500 SF |
| Suite 10 | 1,000 SF |
| Suite 50 | 1,230 SF |





# 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:
  - 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.

|  |             |                              |               |
|--|-------------|------------------------------|---------------|
| Texas Legacy Realty  | 9013728     | rafe.song@txlegacyrealty.com | (469)855-4430 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                        | Phone         |
| Rafe Song  | 712965      | rafe.song@txlegacyrealty.com | (469)855-4430 |
| Designated Broker of Firm  | License No. | Email                        | Phone         |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                        | Phone         |
| Jou Cho  | 770697      | jay.cho@txlegacyrealty.com   | (469)878-1654 |
| Sales Agent/Associate's Name                                       | License No. | Email                        | Phone         |

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