



WESTERN CENTER

5000 Western Center Blvd, Haltom City, TX 76137

RETAIL SPACE FOR LEASE



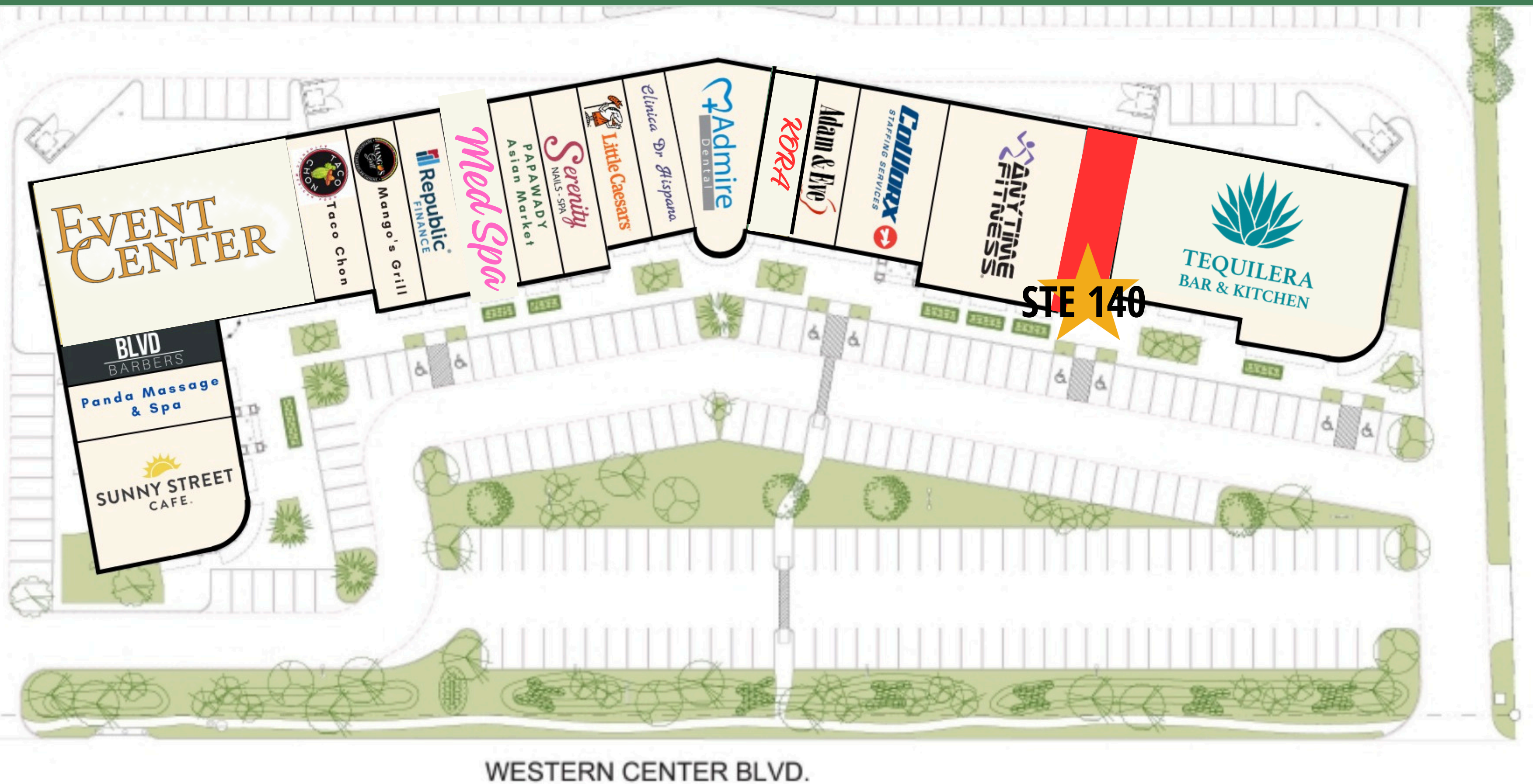
- Available SF: 1,234 SF
- Term: 5-10 Year
- Type: Commercial Retail

- Highly visible to over 27,485 VPD!
- High density population surrounding the complex.

CONTACT JOSE THANKACHAN
(214)529-4565 | josecommercial.com | jose.beam@yahoo.com



AVAILABLE SPACE



Available Spaces

Suite 140- 1,234SF \$20/sqft + NNN

Current NNN \$6.99/sqft for a monthly total
of \$2,775.47/mo

Highlights

- Second- Generation Retail/ Office
- Last Available Space in the complex
- Highly Visible from Western Center Blvd
- Abundant Parking



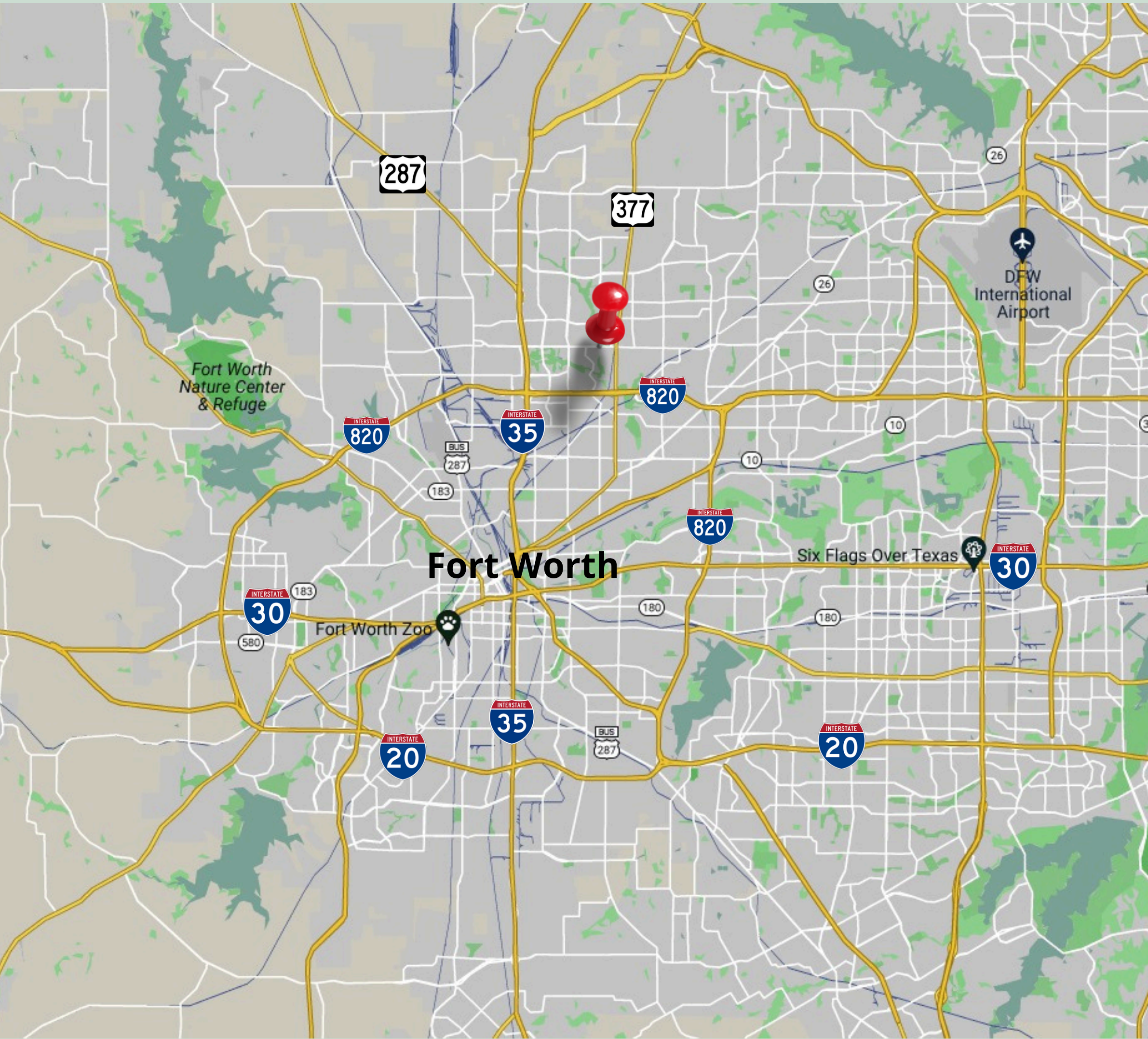
Jose (214) 529-4565 | josecommercial.com | jose.beam@yahoo.com
Or Courtney | (325) 829-0407 | Manager.josecommercial@gmail.com



SITE INFO



Demographics	2 mi	5 mi	10 mi
Population	71,147	304,416	452,601
Households	29,547	68,421	162,587
Daytime Employees	3,901	836,002	247,687
Average HH Income	\$87,711	\$99,726	\$103,086



Overview

Western Center Plaza is a Neighborhood Center conveniently located off Western Center Blvd between major thoroughfares I-35, SH-377, and I-820. The site is highly visible to over 27,485 VPD. The complex is surrounded by high density population, bringing an influx of traffic to the complex daily. There is plenty of parking for employees and customers alike with 263 parking spaces throughout the property.

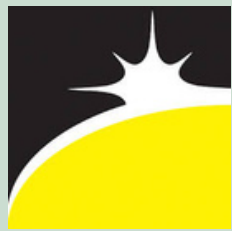
Traffic Counts

- Western Center Blvd | 27,485
- VPD-2025 Watauga Rd | 25,982 VPD-2025

Area Attractions



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Consumer Spending:

Education & Daycare	\$212,249,952
Health Care	\$162,775,073
Transportation & Maintenance	\$927,068,538
Household	\$562,423,575
Food & Alcohol	\$955,449,317
Entertainment, Hobbies & Pets	\$509,809,134
Apparel	\$193,510,191

HALTOM CITY

Haltom City is a city in Texas, located in Tarrant County. It is part of the Mid-Cities region of the Dallas-Fort Worth metroplex. Its population was 46,073 at the 2020 census. Haltom City is an inner suburb of Fort Worth, a principal city of the DFW Metroplex. The city is six miles from downtown Fort Worth, 30 miles from the American Airlines Center in Dallas, and 20 miles from the Dallas/Fort Worth International Airport. Haltom City is surrounded almost entirely by Fort Worth, North Richland Hills, Watauga, and Richland Hills. The education system for Haltom City is served by the Birdville Independent School District, which also serves neighboring cities including Fort Worth, North Richland Hills, Watauga, and as far as Hurst. It is also served in the north by Keller ISD, with high-school students exclusively feeding into Fossil Ridge High School in Fort Worth. The city is home to 10 parks, a public library, and a recreation center. Haltom City is surrounded by major highways including, Highway 26, Highway 377, SH 121, (NE 28th St) SH 183, and Interstate 820.

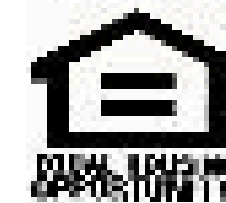




Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11- 2- 2015



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 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.

Beam Real Estate, LLC	0480204		
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date