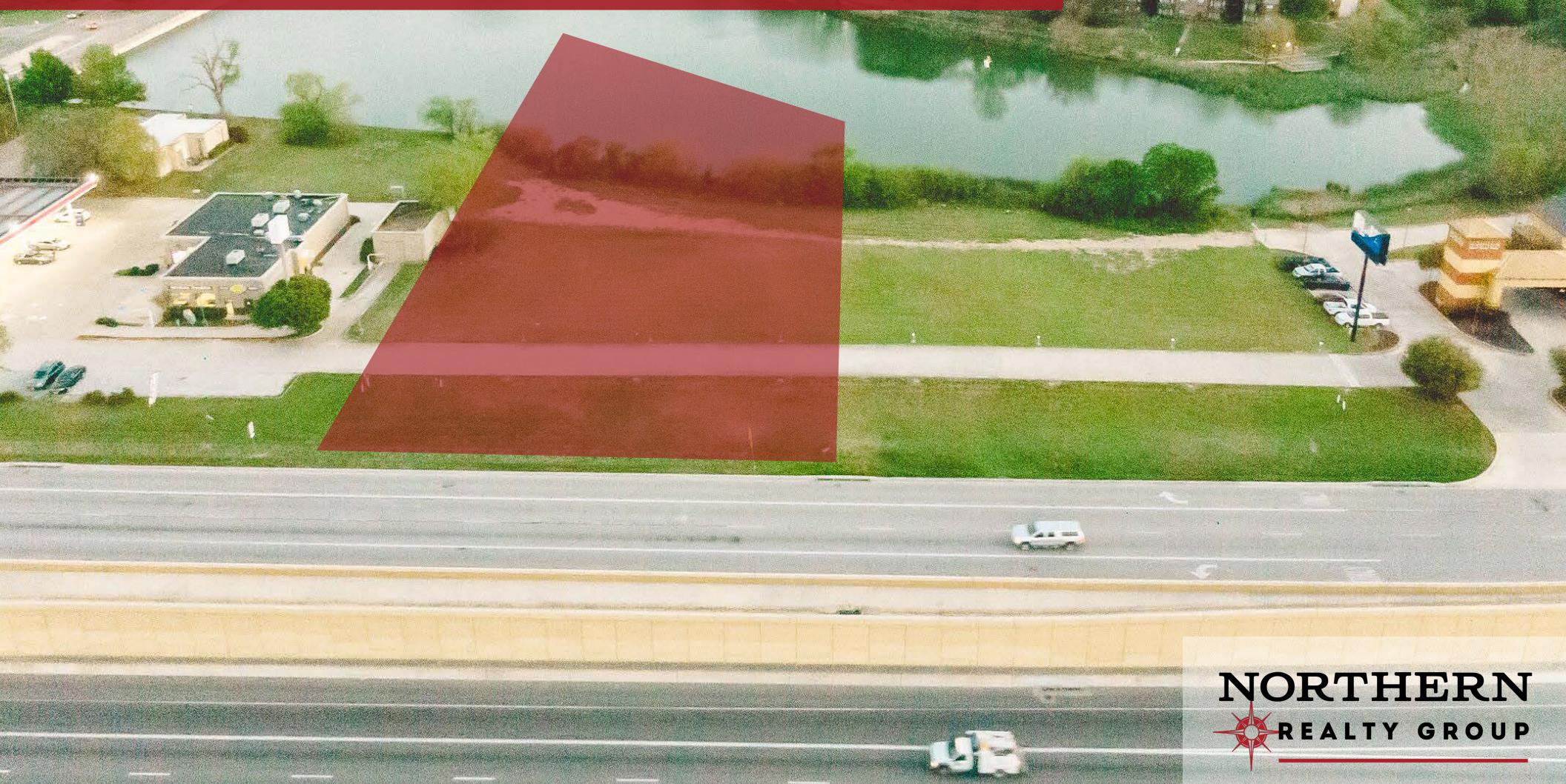


OFFERING MEMORANDUM

5540 NE LOOP 820

Haltom City, TX 76117



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Excellent Development site with frontage on NE Loop 820 in Haltom City. Nearly 2 acres of land. Perfect location for restaurant or retail development.

217' of frontage on NE Loop 820. Assemblage opportunity with 5520 NE Loop 820 for a combined 3.17 acres.

Location	5540 NE Loop 820 Haltom City, TX 76117
Sale Price	Undisclosed
Acreage	1.897
Total SF	74,213
Zoning	C2



PROPERTY DETAILS

PROPERTY DETAILS

Assemblage Opportunity- this parcel can be combined with the adjacent property at 5520 NE Loop 820 to create a 3+ acre development site containing 393' of frontage on 820. Ideal location for hotel or restaurant/retail pad site.

Location: 5520 NE Loop 820
Parcel Number: 07217315
I-820 Frontage: 174 feet

Location: 5540 NE Loop 820
Parcel Number: 07217307
I-820 Frontage: 219 feet



LOCATION



LOCATION

Wichita Falls

Durant

Denison

Paris

Denton

Denton

McKinney

Graham

Lewisville

Greenville

Sulphur
Springs

Weatherford

Fort Worth

Arlington

Dallas

Waxahachie

Tyler

Cleburne

Corsicana

Stephensville

Brownwood

Waco



LOCATION

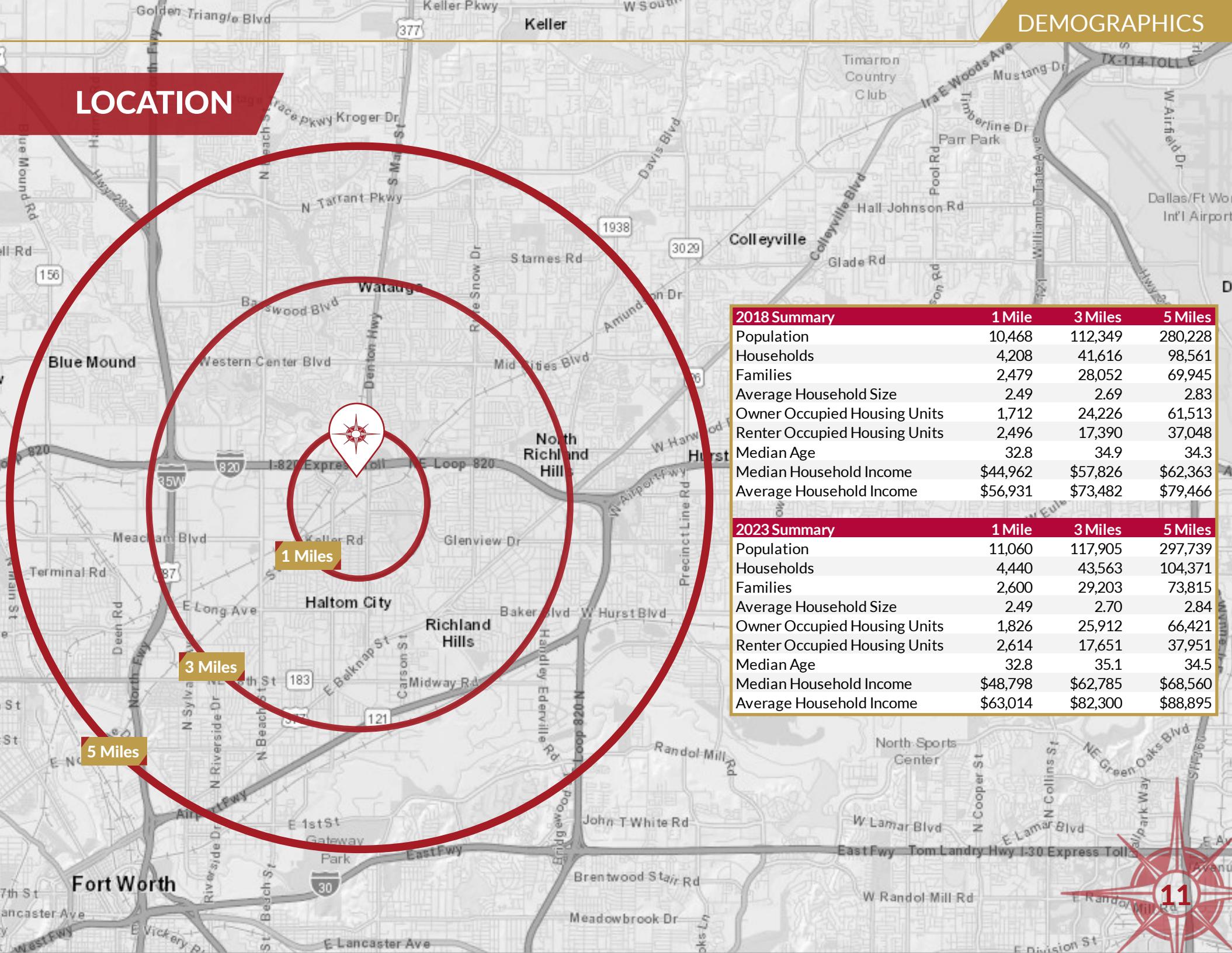


I-820 / Texas 183 TEXpress - 100,410 VPD

LOCATION



LOCATION



2018 Summary	1 Mile	3 Miles	5 Miles
Population	10,468	112,349	280,228
Households	4,208	41,616	98,561
Families	2,479	28,052	69,945
Average Household Size	2.49	2.69	2.83
Owner Occupied Housing Units	1,712	24,226	61,513
Renter Occupied Housing Units	2,496	17,390	37,048
Median Age	32.8	34.9	34.3
Median Household Income	\$44,962	\$57,826	\$62,363
Average Household Income	\$56,931	\$73,482	\$79,466

2023 Summary	1 Mile	3 Miles	5 Miles
Population	11,060	117,905	297,739
Households	4,440	43,563	104,371
Families	2,600	29,203	73,815
Average Household Size	2.49	2.70	2.84
Owner Occupied Housing Units	1,826	25,912	66,421
Renter Occupied Housing Units	2,614	17,651	37,951
Median Age	32.8	35.1	34.5
Median Household Income	\$48,798	\$62,785	\$68,560
Average Household Income	\$63,014	\$82,300	\$88,895

DISCLAIMERS

DISCLAIMERS

All material and information received or derived from Northern Realty Group, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Realty Group makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Realty Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS

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:
 - 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.

Northern Realty Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Will Northern

Designated Broker of Firm

Will Northern

Licensed Supervisor of Sales Agent/Associate

Zach Penn

Sales Agent/Associate's Name

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License No.

0587357

License No.

0587357

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License No.

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ABOUT

Northern Realty Group's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Realty Group team consists of forward-thinking REALTORS who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.



FEATURED IN





5540 NE Loop 820

Haltom City, TX 76117

ZACH PENN

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