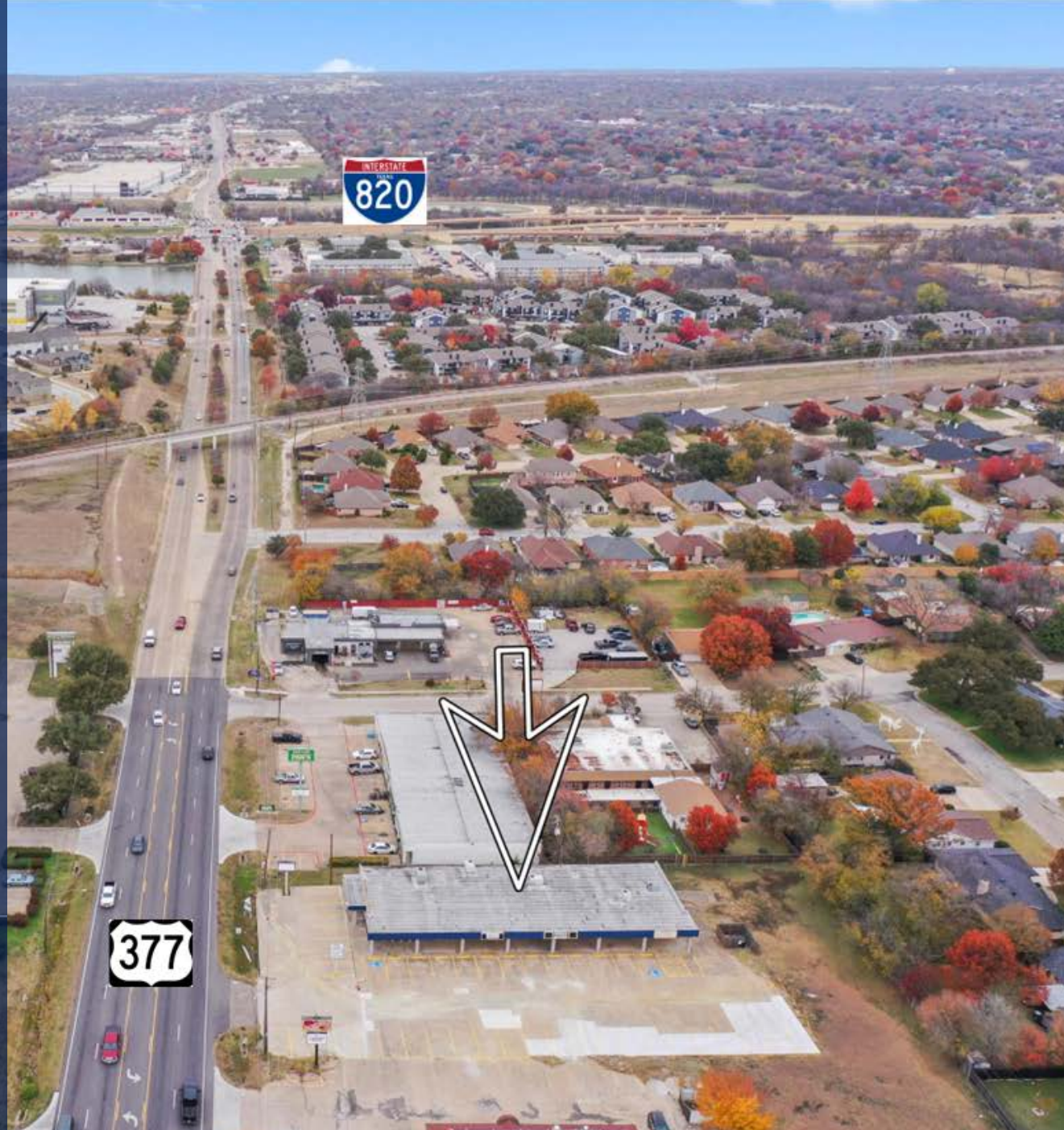


# Highway 377 Neighborhood Retail Center

FOR SALE

OFFERING MEMORANDUM

4632 Denton Highway  
Haltom City, TX 76117



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



## INVESTMENT SUMMARY

4632 Denton Highway represents a stabilized, value-add commercial retail investment opportunity in the high-growth North Fort Worth submarket. The asset balances immediate cash flow with near-term lease-up potential. Two new Double Net (NN) leases were executed within the past 90 days at current market rates and with significant inbound activity on the remaining vacant spaces.

The property features newly applied exterior paint and parking lot resurfacing and striping. In addition, three of the five rental units were remodeled within the past 18 months. The structural core systems are in good functional condition, minimizing near-term capital expenditure exposure for an incoming buyer.

## FINANCIAL SUMMARY

OFFERING PRICE	\$995,000
PRICE PSF	\$162.26

## OFFERING SUMMARY

ADDRESS	4632 Denton Highway Haltom City TX 76117
COUNTY	Tarrant
CROSS STREET	Glenview Dr
TRAFFIC COUNT	11,900
GLA (SF)	6,132 SF
LAND ACRES	0.9256
LAND SF	40,320 SF
YEAR BUILT	1972
YEAR RENOVATED	2025
ZONING TYPE	C-3
NUMBER OF PARKING SPACES	41
PARKING RATIO	6:1000

## PROPERTY DESCRIPTION

This neighborhood strip center, located just south of Loop 820, is only minutes from North Fort Worth, North Richland Hills, Richland Hills, and Watauga. It offers excellent frontage on Denton Highway, a primary north-south thoroughfare connecting the Mid-Cities to the Alliance corridor. Potential uses include barber shop, hair and nail salon, aesthetician, insurance and tax office, mobile phone sales, specialty grocery, and numerous other retail businesses.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,232	107,436	282,846
2025 Median HH Income	\$61,595	\$70,979	\$77,799
2025 Average HH Income	\$84,442	\$88,867	\$100,915

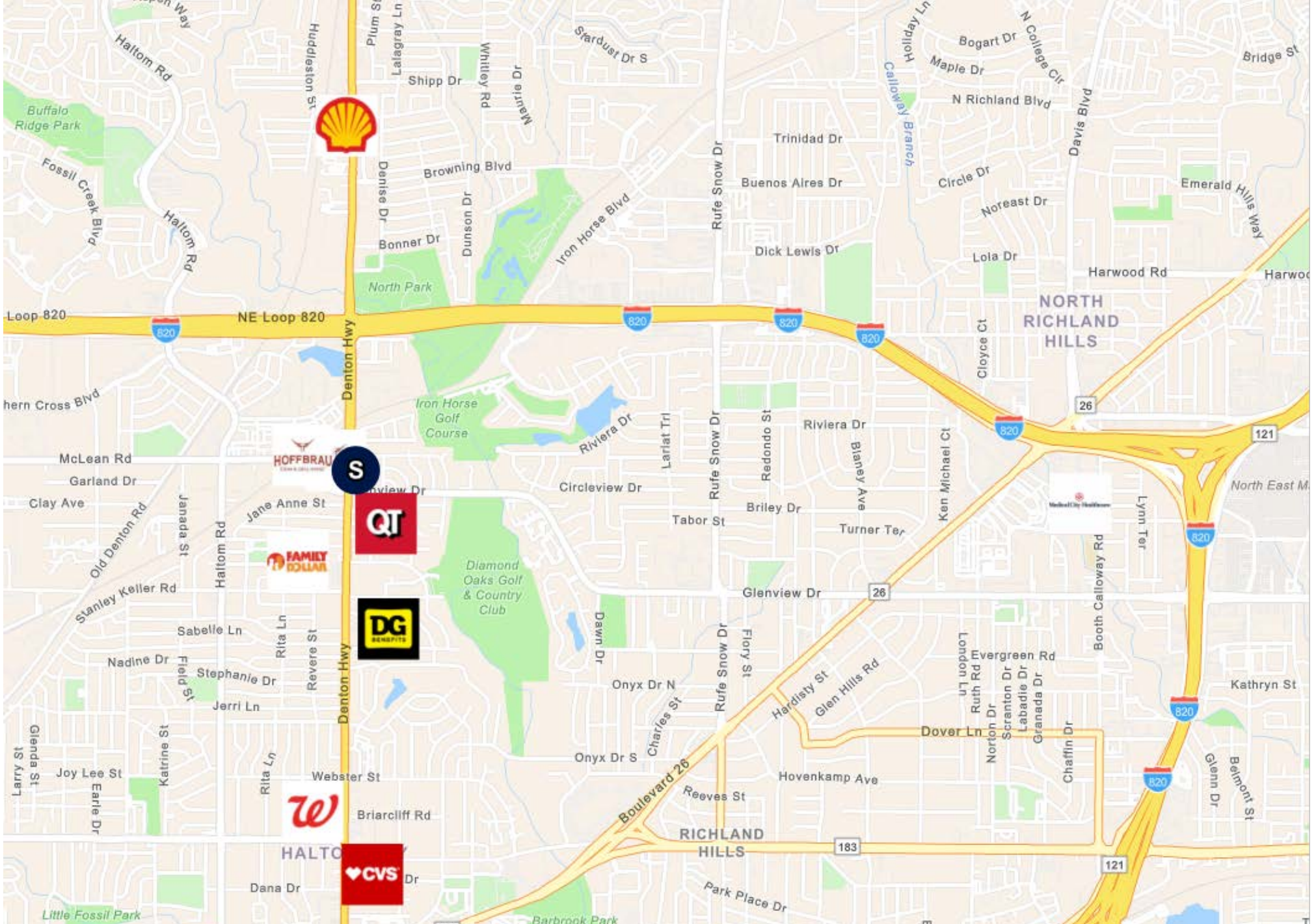
## TENANT INFORMATION

LEASE TYPE	NN
NUMBER OF TENANTS	5



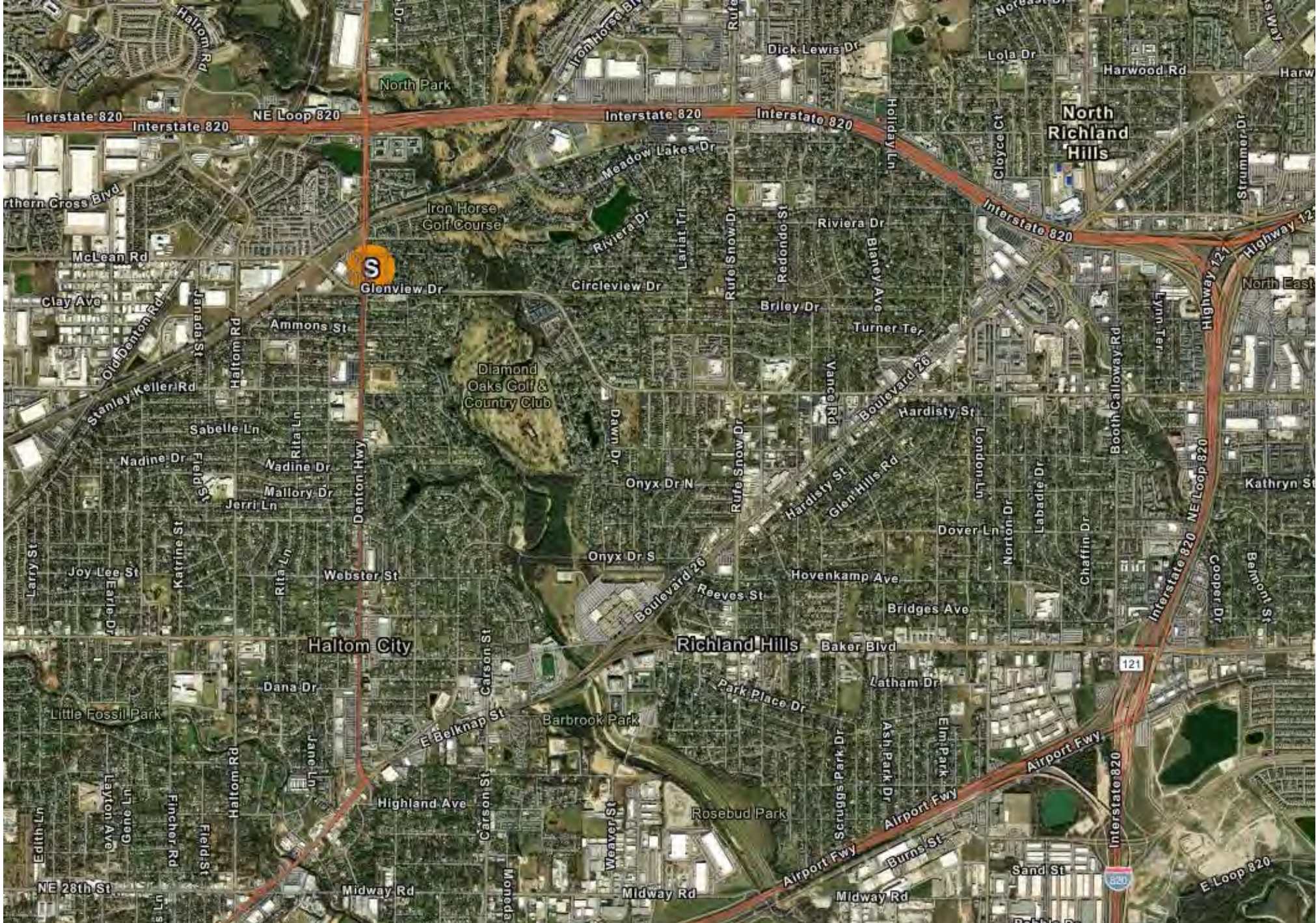
John Torres  
Preeminent CRE Group  
Managing Broker  
(469) 520-1198  
john.torres@precregroup.com

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



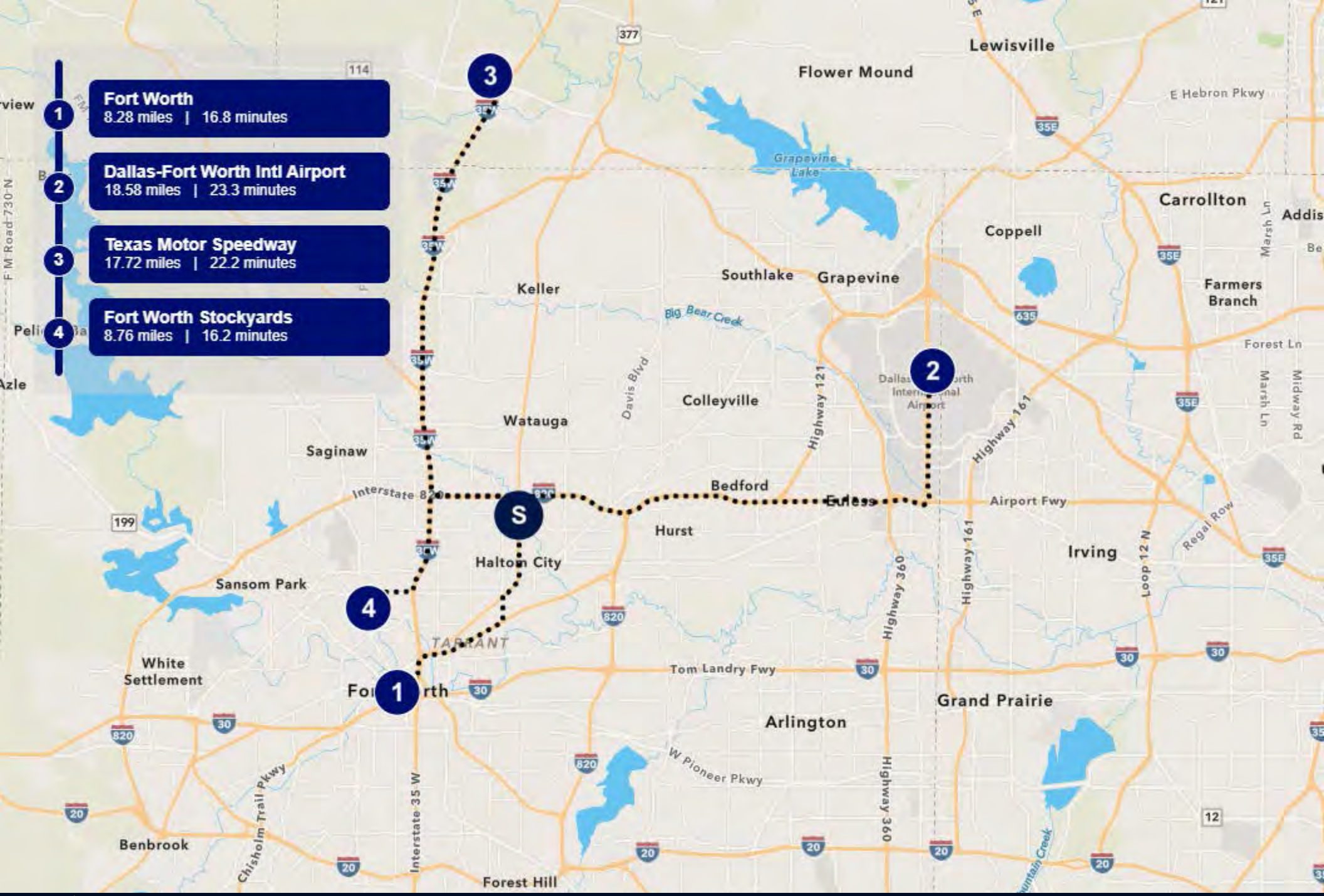
John Torres  
 Preminent CRE Group  
 Managing Broker  
 (469) 520-1198  
 john.torres@precregroup.com

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



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

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



- 1
- 2
- 3
- 4

**Fort Worth**  
8.28 miles | 16.8 minutes

**Dallas-Fort Worth Intl Airport**  
18.58 miles | 23.3 minutes

**Texas Motor Speedway**  
17.72 miles | 22.2 minutes

**Fort Worth Stockyards**  
8.76 miles | 16.2 minutes



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

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

# FLOOR PLANS

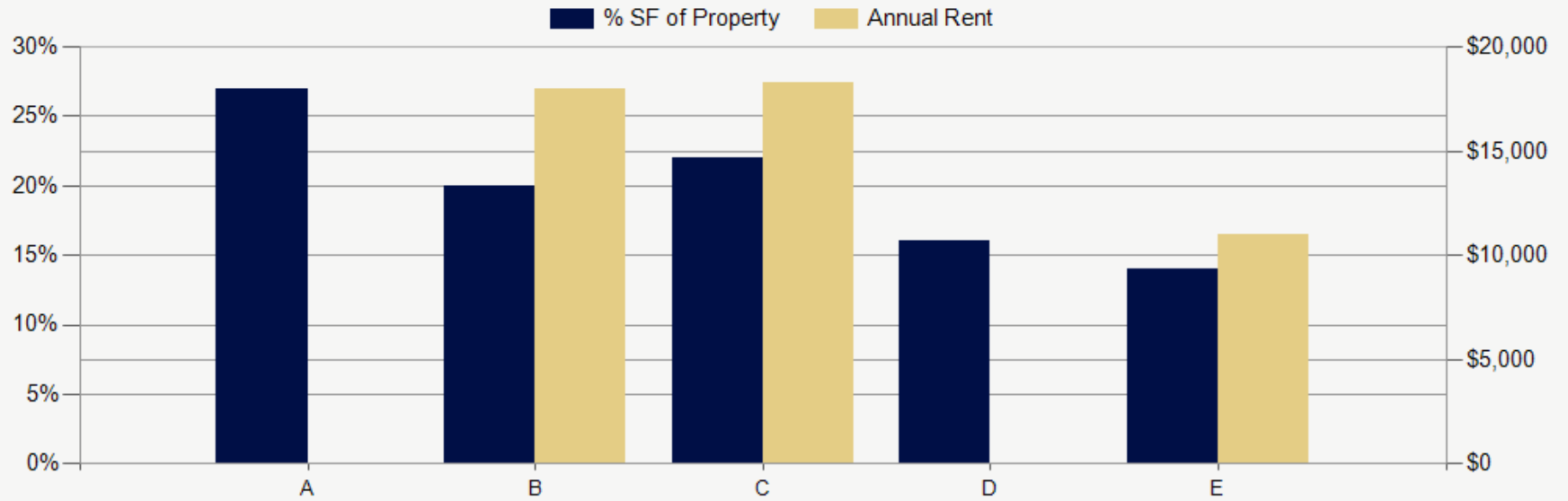


All Measurements are Approximate

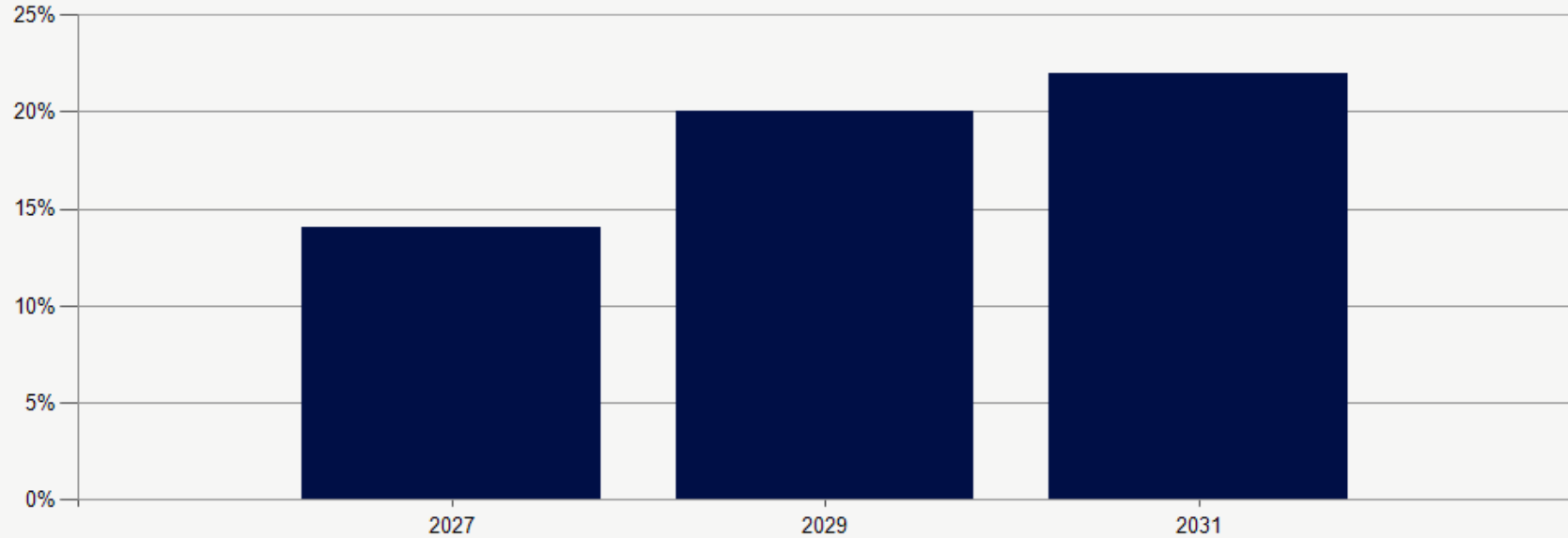




### Tenant SF Analysis



### Lease Expiration Summary





# 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.

2-10-2025



## 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.

## 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

regulated by the Texas Real Estate Commission

information available at www.trec.texas.gov

# Highway 377 Neighborhood Retail Center

## 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  
Managing Broker  
(469) 520-1198  
john.torres@precregroup.com



<https://www.precregroup.com>