

**NEC** US Highway 377 & Hawkins Home Blvd.  
Benbrook, Texas 76126

**Available End Caps, Drive-Thru, and Shop Space**  
**Available Pad Site with Drive-Thru**

Available End Caps,  
Drive-Thru and Shop Space

Available Pad Site  
with Drive-Thru



**August Property Group, LLC**  
Consulting, Brokerage, Development, Investment  
PO Box 471020 | Fort Worth, TX 76137

**Thomas West** 817.266.1104 | [twest@augustpg.com](mailto:twest@augustpg.com)

## NEC US Hwy 377 & Hawkins Home Blvd.

Property Location

**±1,687 SF**

Building A - Drive-Thru

**±1,384 SF - ±1,488 SF**

Building A - Shop Space

**±2,100 SF**

Building B - Pad Site with Drive-Thru

**"F" Commercial District** ←

Property Zoning



### Centrally Located, Lighted Intersection

Situated along US Highway 377 at the heart of development, positioned on the periphery of the Dallas/Fort Worth area.

Found at the illuminated junction of US Highway 377 & Hawkins Home Blvd., featuring two complete entry points via Hawkins Home Blvd.

### Path of Residential Growth

Emerging master planned neighborhoods nearby include: Ventana (spanning 492 acres), Bella Crossing (encompassing 1,000 acres), and Avanzada Golf and Ranch Club (extending across 900 acres).

Within a distance of fewer than 3 miles, there's further expansion with 261 single-family lots and two multi-family communities, each comprising 300 units.

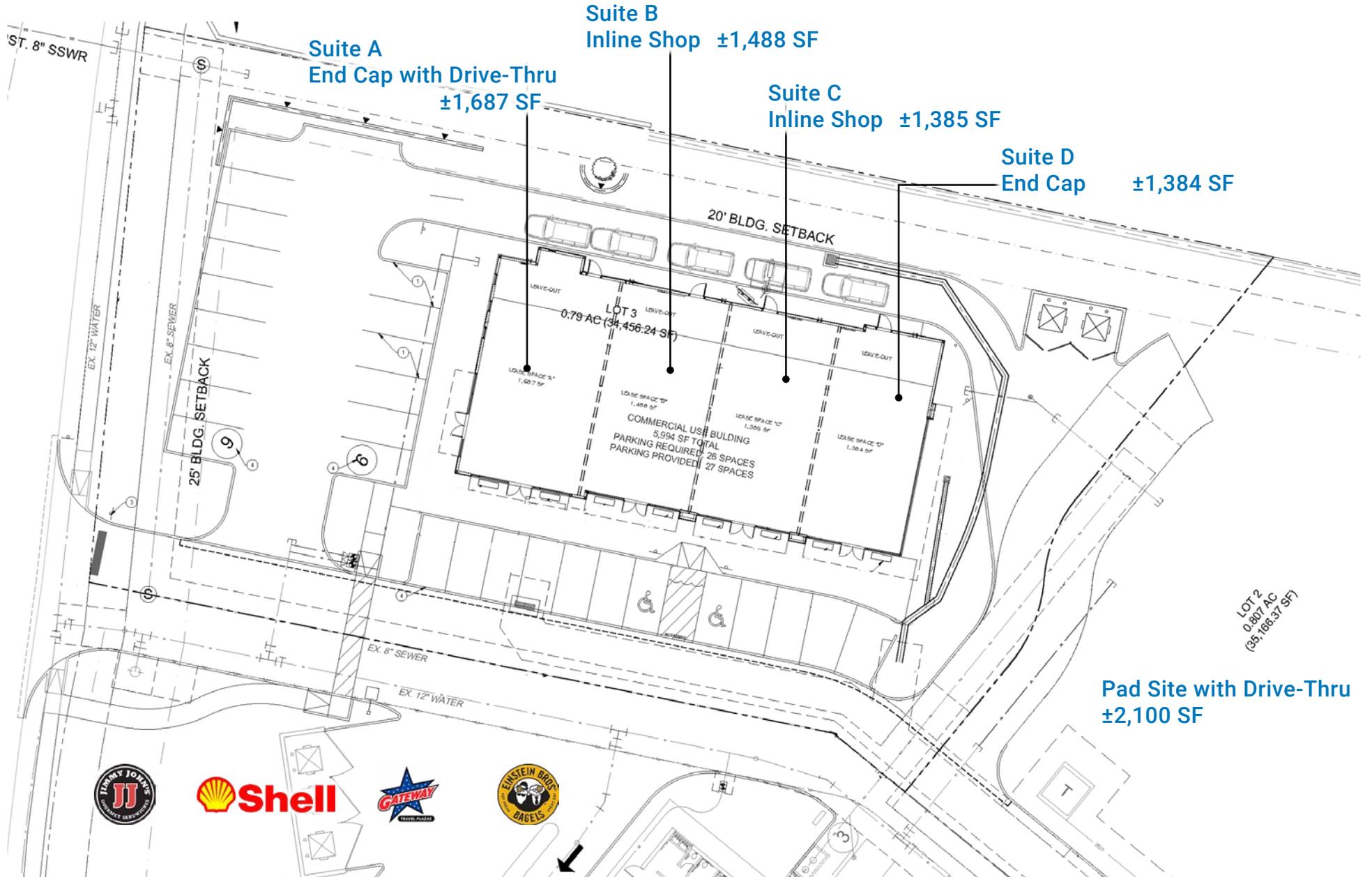
### Be the First in the Area

US Highway 377 is an established retail corridor; however, the next closest retail cluster is nearly 3 miles away.

### Join Center Tenants



# Site Plan



# Available Shop Space



Suite B  
Inline Shop ±1,488 SF

Suite C  
Inline Shop ±1,385 SF

Suite A  
End Cap with Drive-Thru  
±1,687 SF

Suite D  
End Cap ±1,384 SF

# Available Pad Site



Whitestone Golf Club

Whitestone Ranch Subdivision

Whiteshore Heights Subdivision

Pad Site with Drive-Thru  
±2,100 SF

**Numerous New Subdivisions in the Trade Area**

Whiteshire Heights Subdivision	1 Block	↑
Ventana Master Planned Community	6 Minutes	↑
Bella Ranch Subdivision	9 Minutes	↙
Avanzada Golf and Ranch Club	15 Minutes	↑



Multi-Family  
±301 Units

Multi-Family  
±300 Units

Single Family  
±71 Units

Single Family  
±190 Units

Middle-High School  
±1,600 Students

Elementary School  
±700 Students

Whiteshire Heights  
Subdivision

**SITE**

30,383 VPD

Future Elementary  
School

Goodwill

CVS  
pharmacy

T Mobile

Waffle House

Starbucks

TOTALCARE

Walmart

Walgreens

POPEYES  
CHICKEN & BISCUITS

DOLLAR GENERAL

RUSSELL  
FEED & SUPPLY

TSC TRACTOR  
SUPPLY CO

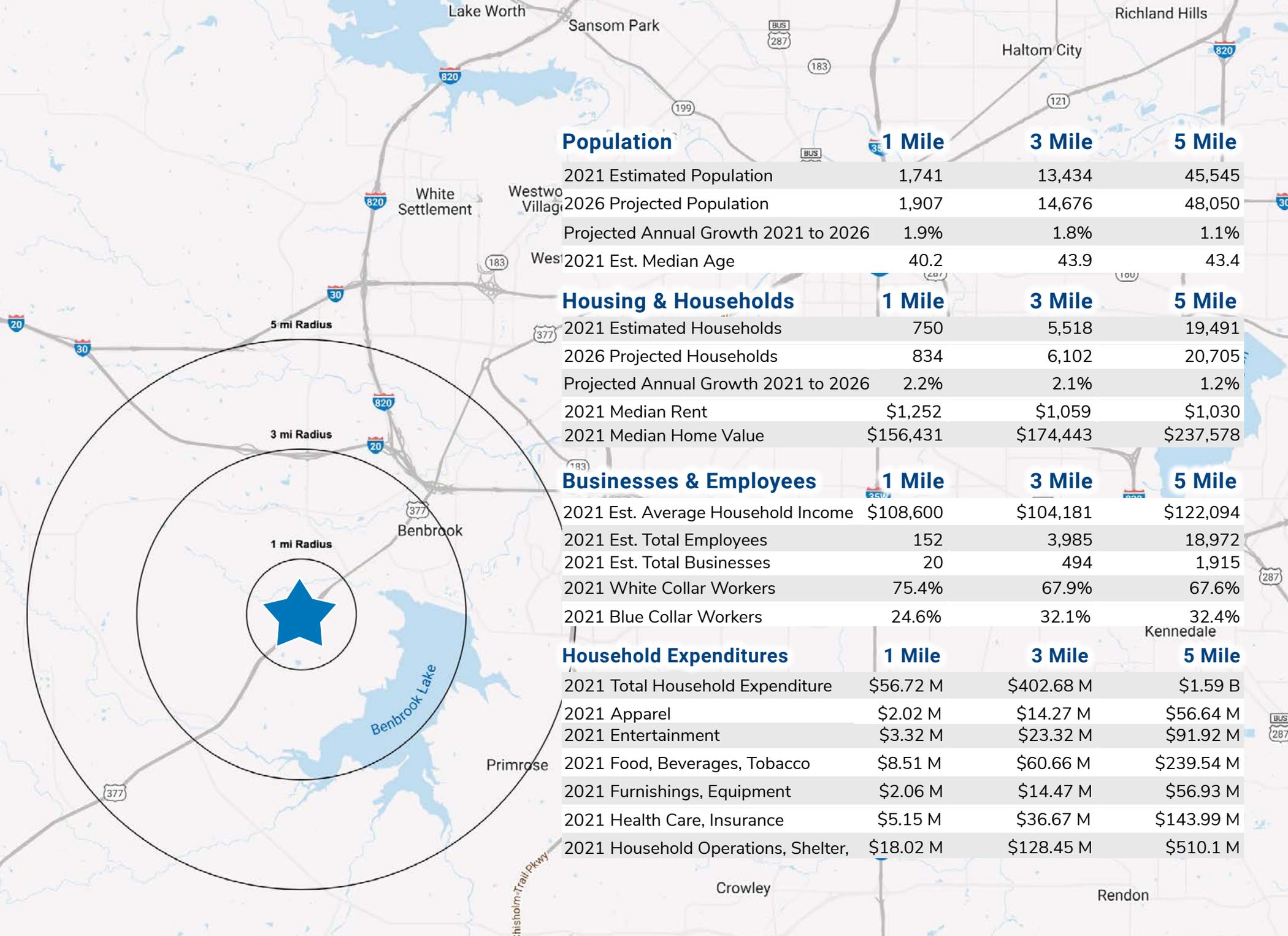
DOLLAR TREE

New Multi-Family Community

New Single-Family Subdivision



Nearly 3 miles away  
the next closest retail cluster



### Population

	1 Mile	3 Mile	5 Mile
2021 Estimated Population	1,741	13,434	45,545
2026 Projected Population	1,907	14,676	48,050
Projected Annual Growth 2021 to 2026	1.9%	1.8%	1.1%
2021 Est. Median Age	40.2	43.9	43.4

### Housing & Households

	1 Mile	3 Mile	5 Mile
2021 Estimated Households	750	5,518	19,491
2026 Projected Households	834	6,102	20,705
Projected Annual Growth 2021 to 2026	2.2%	2.1%	1.2%
2021 Median Rent	\$1,252	\$1,059	\$1,030
2021 Median Home Value	\$156,431	\$174,443	\$237,578

### Businesses & Employees

	1 Mile	3 Mile	5 Mile
2021 Est. Average Household Income	\$108,600	\$104,181	\$122,094
2021 Est. Total Employees	152	3,985	18,972
2021 Est. Total Businesses	20	494	1,915
2021 White Collar Workers	75.4%	67.9%	67.6%
2021 Blue Collar Workers	24.6%	32.1%	32.4%

### Household Expenditures

	1 Mile	3 Mile	5 Mile
2021 Total Household Expenditure	\$56.72 M	\$402.68 M	\$1.59 B
2021 Apparel	\$2.02 M	\$14.27 M	\$56.64 M
2021 Entertainment	\$3.32 M	\$23.32 M	\$91.92 M
2021 Food, Beverages, Tobacco	\$8.51 M	\$60.66 M	\$239.54 M
2021 Furnishings, Equipment	\$2.06 M	\$14.47 M	\$56.93 M
2021 Health Care, Insurance	\$5.15 M	\$36.67 M	\$143.99 M
2021 Household Operations, Shelter,	\$18.02 M	\$128.45 M	\$510.1 M