

Car Lot | For Sale

TVCRE.com

4925 NE 28<sup>th</sup> Street, Haltom City, TX 76117



4925 NE 28th Street offers a prime commercial location in Haltom City with excellent access to major highways and the greater Fort Worth market. Situated on a 0.21 Acre lot and featuring approximately 600 square feet of space, the property is well suited for a variety of business uses including retail, automotive, office or service operations. Its strategic location within a growing, established community provides strong visibility, convenience and long-term potential.

Prepared by:



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**TEAM & VASSEUR**  
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107  
817.335.7575 | info@TVCRE.com  
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## Property Overview

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- Building Size: 1,041 SF (+/-) - 3 offices, open area and 2 small garages
- Lot Size: 9,100 SF (+/-) or 0.21 Acres (+/-)
- Parking: 25 Spaces
- Zoning: C-5

## Property Features

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- Excellent accessibility to I-820
- Approximately 20 miles from DFW Airport
- Gated by a low-profile piped fence

## Sales Price

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**\$425,000**

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## Demographics >>

	1 mile	3 miles
Population	12,597	75,366
Households	3,966	26,323
Median Age	34	35.50
Median HH Income	\$54,922	\$58,969
Daytime Employees	4,742	35,755
Population Growth '25 - '30	↑ 3.93%	↑ 5.17%
Household Growth '25 - '30	↑ 3.88%	↑ 5.38%

## Traffic >>

Collection Street	Cross Street	Traffic Vol Last Meas...	Distance
NE 28th St	Haltom Rd E	18,120 2025	0.15 mi
Kings Ave	E Belknap St SE	273 2025	0.17 mi
Haltom Rd	NE Loraine St N	5,521 2025	0.18 mi
Northeast 28th Street	Haltom Rd W	9,203 2025	0.19 mi
NE 28th St	Haltom Rd W	9,435 2024	0.19 mi
Haltom Rd	NE 28th St N	5,546 2025	0.19 mi
East Belknap Street	Hwy 377 SW	11,008 2025	0.22 mi
Newman Dr	Fincher Rd E	900 2018	0.23 mi
E Belknap St	Field St NE	11,544 2025	0.23 mi
Minnie St	Post Ave S	1,044 2018	0.23 mi

Made with TrafficMetrix® Products

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## EXTERIOR PHOTOS



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## AERIAL

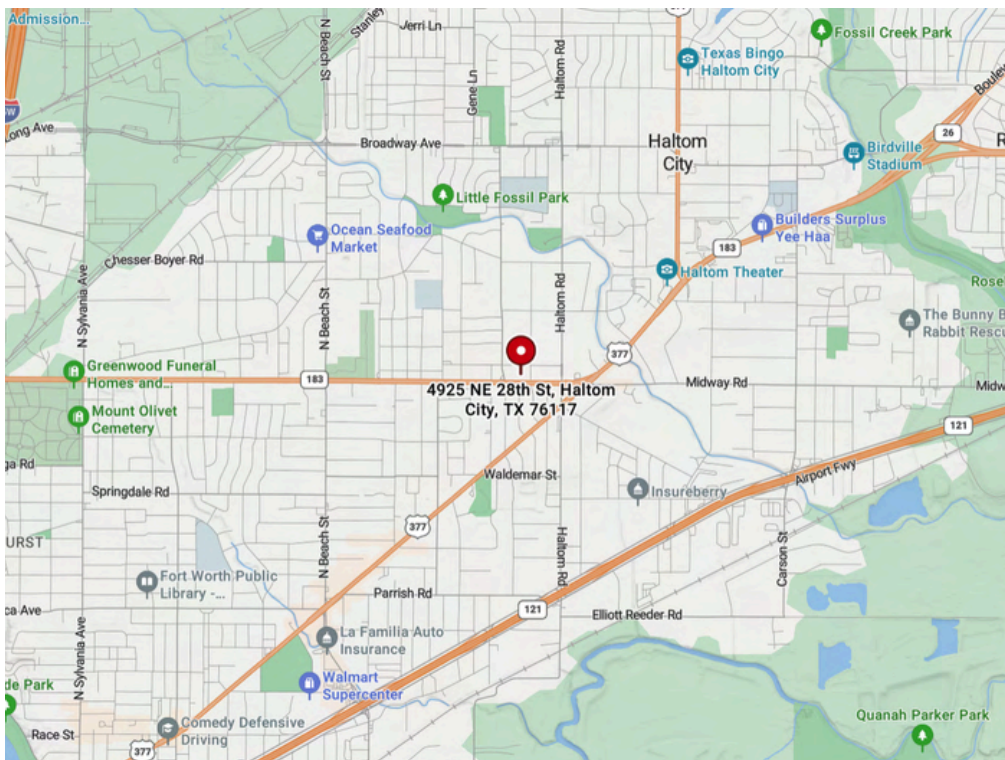
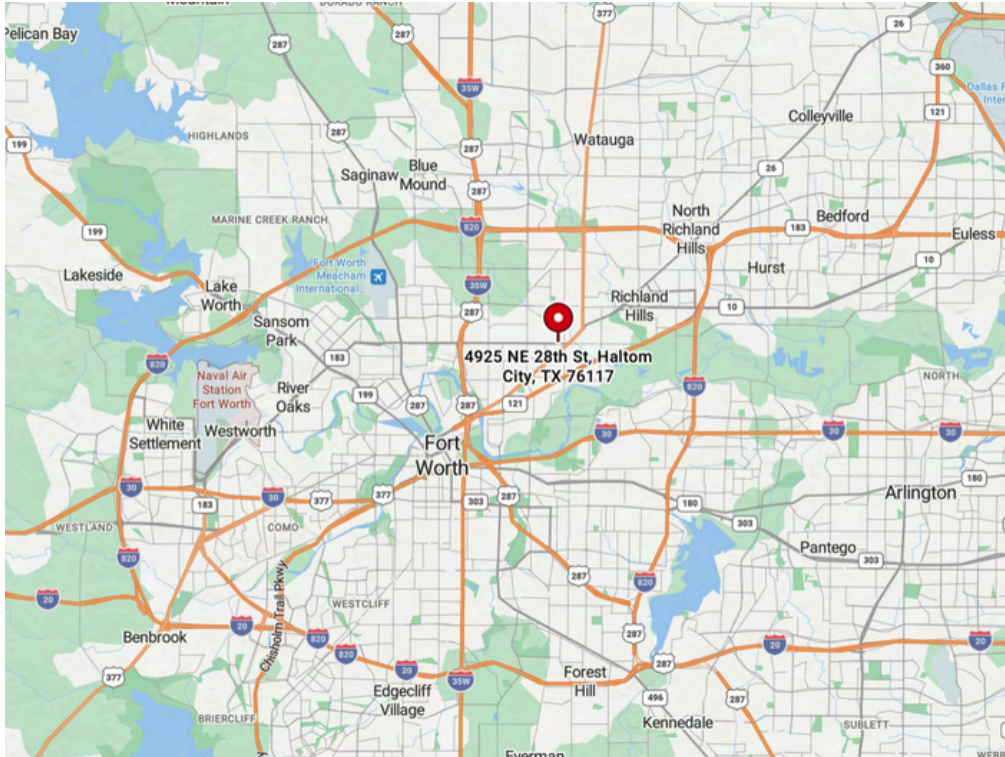


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## LOCATION MAPS



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# 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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Team &amp; Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Philip Samples</u>	<u>553590</u>	<u>psamples@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date