



Haltom City Office

1925 Hickory Dr., Haltom City, TX 76117



Haltom City Office

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- Demographics

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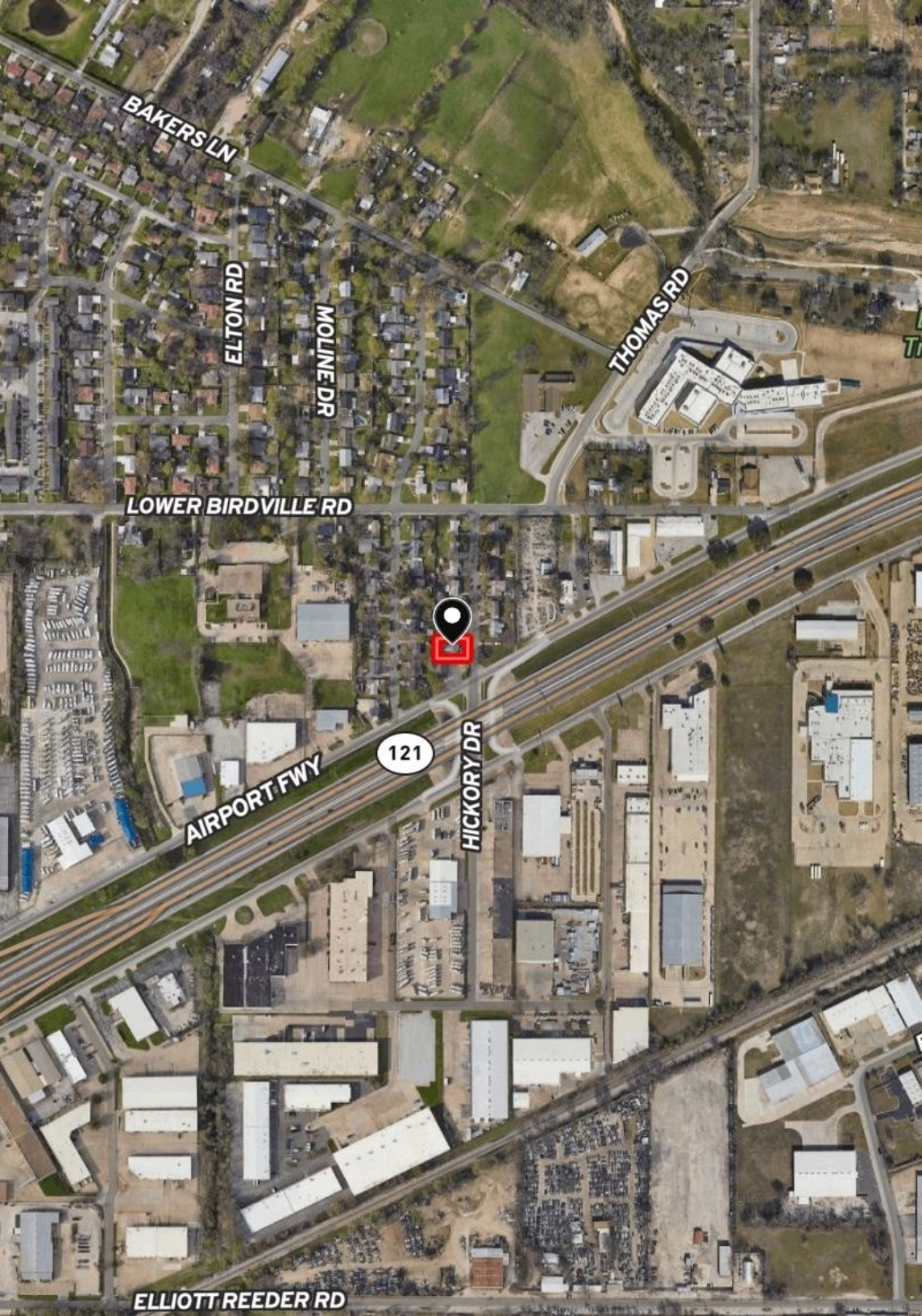
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HALTOM CITY OFFICE

01 Executive Summary
Investment Summary



OFFERING SUMMARY

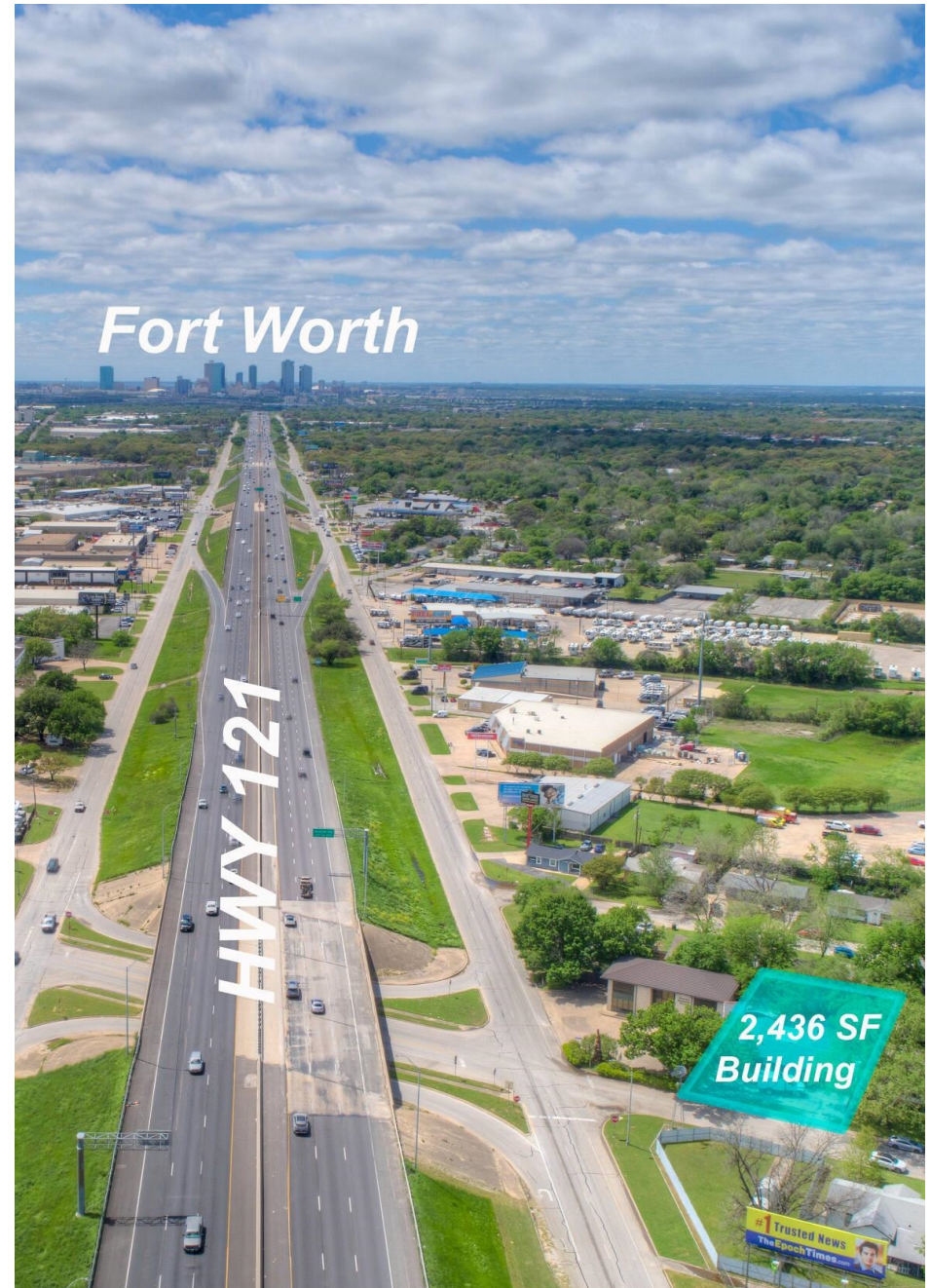
ADDRESS	1925 Hickory Dr. Haltom City TX 76117
COUNTY	Tarrant
NET RENTABLE AREA (SF)	2,436 SF
LAND ACRES	0.1623
LAND SF	7,072 SF
YEAR BUILT	1956

FINANCIAL SUMMARY

PRICE	\$750,000
PRICE PSF	\$307.88

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	5,737	77,283	244,239
2024 Median HH Income	\$51,856	\$56,076	\$59,024
2024 Average HH Income	\$69,737	\$79,222	\$81,564

- Onyx Legacy Group is pleased to present this prime commercial property offering a rare opportunity for businesses and investors to move into a ready-to-use, modern workspace while still enjoying the flexibility of M-1 industrial zoning. The property's strategic location along Highway 121 ensures maximum visibility and accessibility, with high daily traffic that enhances exposure and convenience for clients, suppliers, and employees. Situated near the vibrant Race St area and in close proximity to Fort Worth, this property is well-positioned within a dynamic and expanding commercial corridor, making it an attractive investment opportunity for businesses seeking growth and visibility in a thriving market.





02

Location

Location Summary

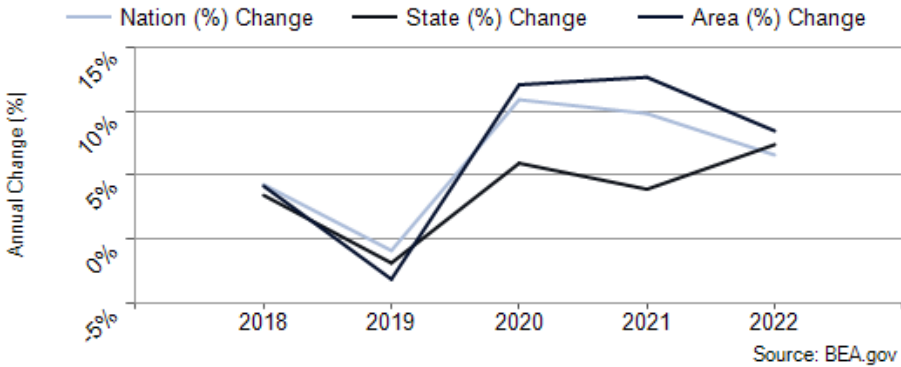
Locator Map

Regional Map

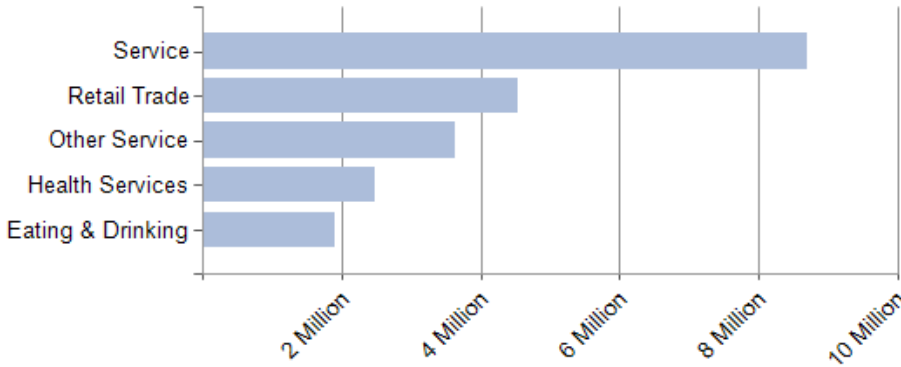
HALTOM CITY OFFICE

- The building has been extensively renovated, providing a contemporary, professional environment that is immediately operational. The interior includes three private offices, two communal areas, a fully equipped kitchen, and additional storage space. Additionally, a versatile primary suite with two rooms and a bathroom offers flexible use, perfect for either business functions or conversion for personal needs. Investors can benefit from this fully outfitted office space while maintaining the ability to leverage the M-1 zoning for a variety of potential future uses should their business needs evolve. The property also offers multiple parking solutions, including a one-car garage, a driveway leading to a two-car carport accessed through a double gate, and a circular drive for additional parking convenience.
- Haltom City is located within Northeast Tarrant County, in the rapidly expanding Dallas-Fort Worth metroplex, and is positioned less than eight miles from downtown Fort Worth. It is also conveniently under 12 miles of the Dallas/Fort Worth International Airport and Fort Worth Alliance Airport, making it a strategic location for businesses relying on logistics and transportation. With a population of around 46,000, Haltom City provides a diverse and growing labor pool of well-educated workforce to support business operations. This growth is bolstered by the city's strategic initiatives, which include fostering commercial and residential development, improving infrastructure, and promoting partnerships that contribute to economic stability and resilience.
- All information is believed accurate but is not guaranteed; prospective buyers should conduct their own due diligence.

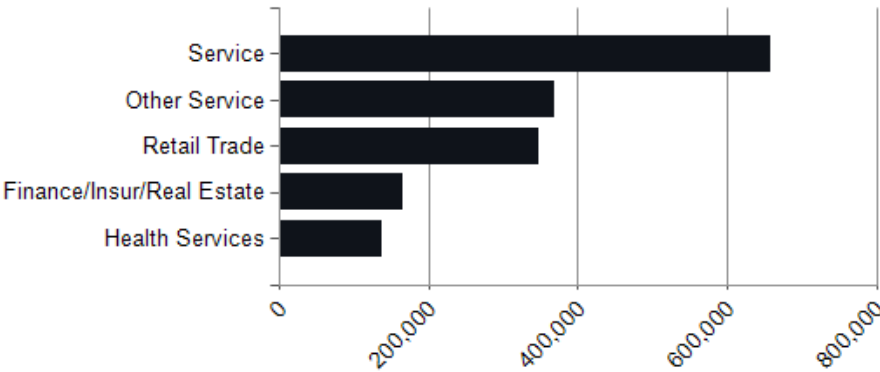
Tarrant County GDP Trend



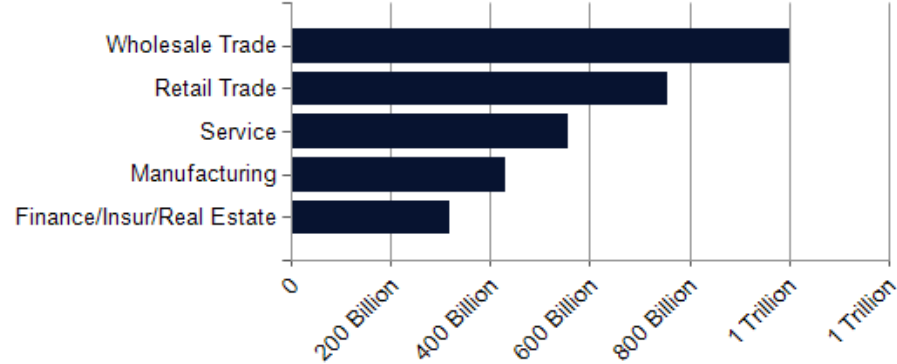
Major Industries by Employee Count

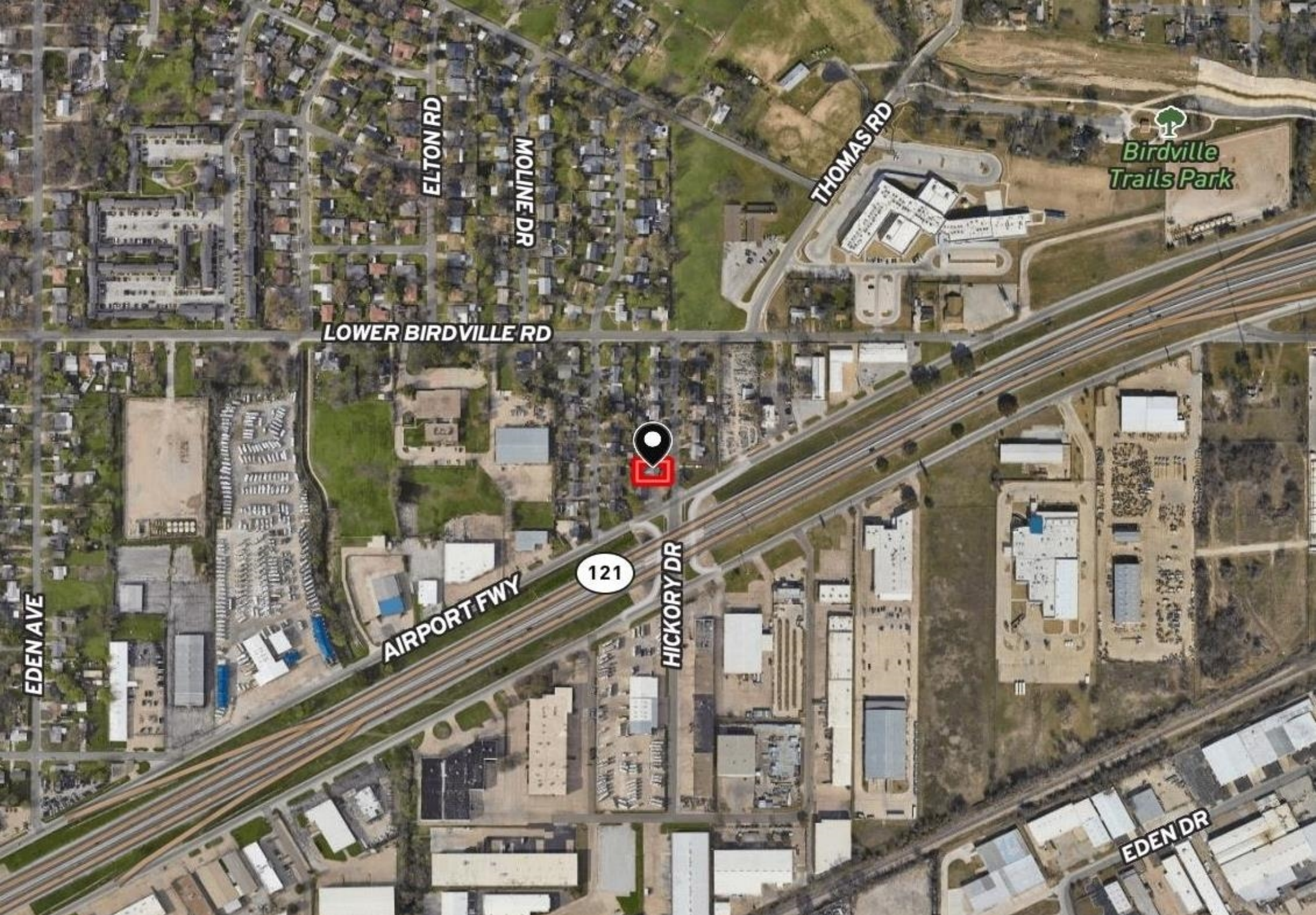


Major Industries by Business Count



Major Industries by Sales Amount







[Report a map error](#)





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NET RENTABLE AREA (SF)	2,436
LAND SF	7,072
LAND ACRES	0.1623
YEAR BUILT	1956
# OF PARCELS	1
ZONING TYPE	M-1
BUILDING CLASS	C



















04

Demographics

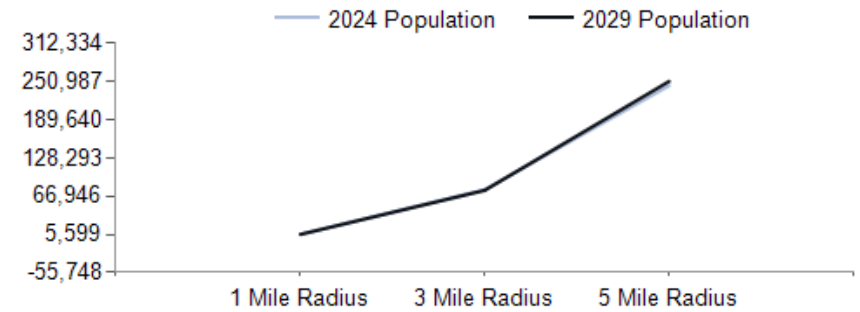
Demographics

HALTOM CITY OFFICE

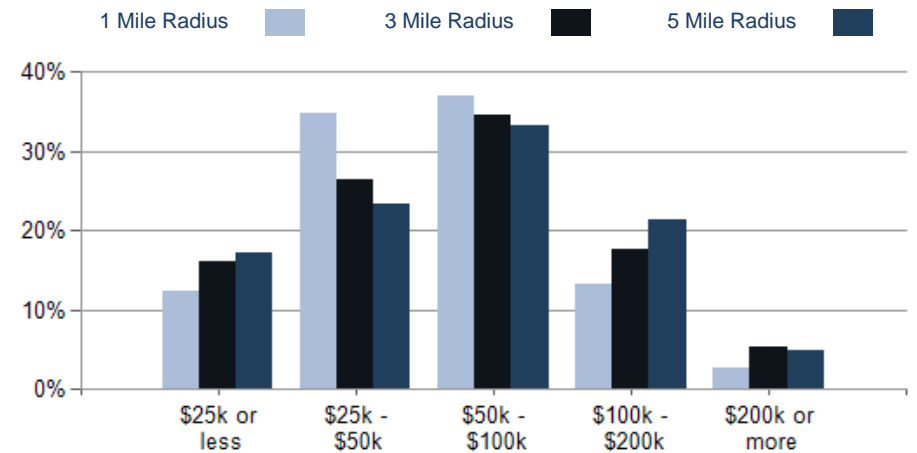
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,595	71,795	201,248
2010 Population	5,608	72,679	213,920
2024 Population	5,737	77,283	244,239
2029 Population	5,599	76,306	250,987
2024-2029: Population: Growth Rate	-2.45%	-1.25%	2.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	121	2,284	8,754
\$15,000-\$24,999	101	2,175	6,294
\$25,000-\$34,999	171	2,774	8,032
\$35,000-\$49,999	452	4,481	12,416
\$50,000-\$74,999	442	6,091	17,819
\$75,000-\$99,999	221	3,383	11,209
\$100,000-\$149,999	155	3,512	12,242
\$150,000-\$199,999	82	1,340	6,394
\$200,000 or greater	49	1,455	4,244
Median HH Income	\$51,856	\$56,076	\$59,024
Average HH Income	\$69,737	\$79,222	\$81,564

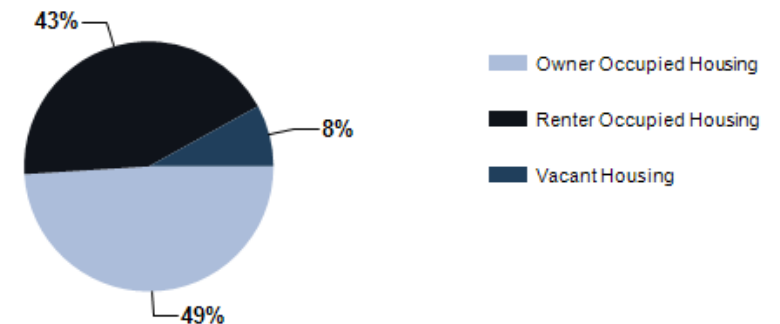
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,032	29,351	77,874
2010 Total Households	1,757	25,769	75,634
2024 Total Households	1,794	27,495	87,409
2029 Total Households	1,764	27,357	91,309
2024 Average Household Size	3.19	2.79	2.71
2024-2029: Households: Growth Rate	-1.70%	-0.50%	4.40%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

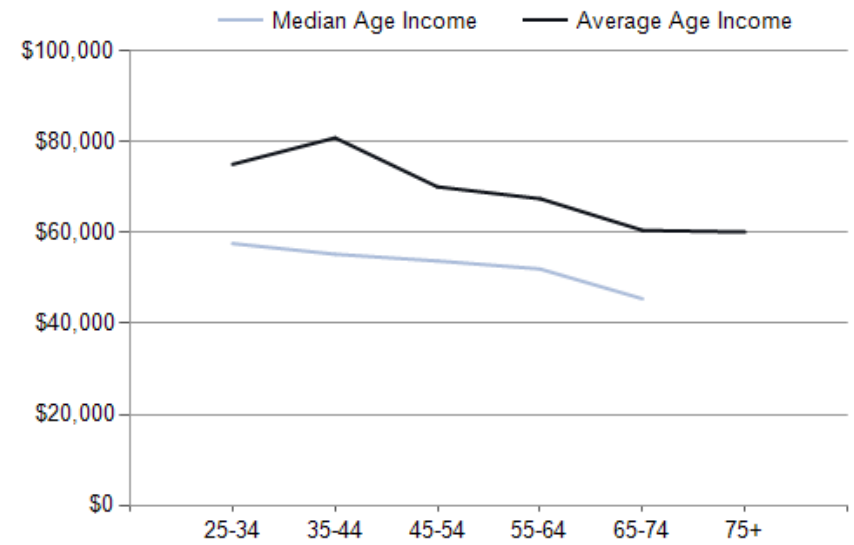
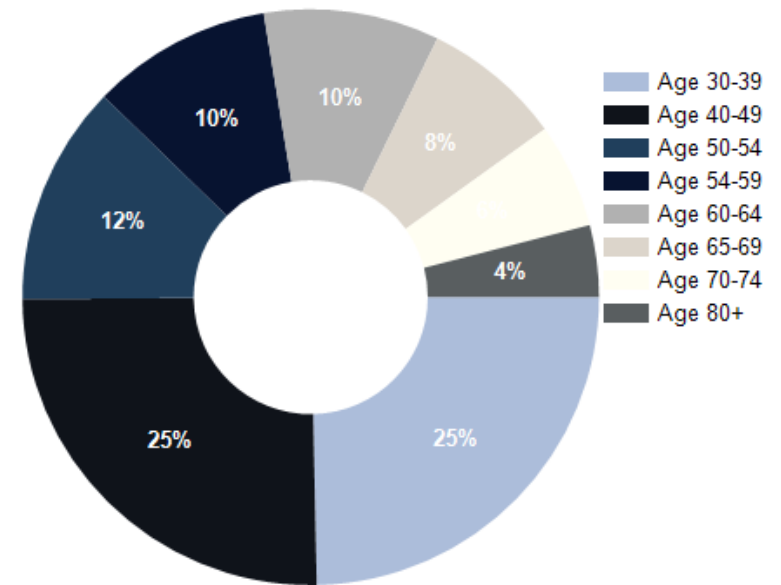


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	374	5,653	19,598
2024 Population Age 35-39	372	5,365	17,760
2024 Population Age 40-44	423	5,193	16,551
2024 Population Age 45-49	340	4,610	14,364
2024 Population Age 50-54	374	4,712	14,683
2024 Population Age 55-59	306	4,341	13,893
2024 Population Age 60-64	298	4,353	13,429
2024 Population Age 65-69	237	3,541	11,008
2024 Population Age 70-74	178	2,698	8,019
2024 Population Age 75-79	122	2,013	5,613
2024 Population Age 80-84	71	1,150	3,257
2024 Population Age 85+	78	1,191	3,234
2024 Population Age 18+	4,159	58,385	186,532
2024 Median Age	34	36	35
2029 Median Age	34	36	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,632	\$57,637	\$63,862
Average Household Income 25-34	\$75,076	\$77,216	\$82,731
Median Household Income 35-44	\$55,278	\$61,776	\$66,055
Average Household Income 35-44	\$80,902	\$88,779	\$91,358
Median Household Income 45-54	\$53,777	\$62,809	\$67,299
Average Household Income 45-54	\$70,107	\$89,472	\$91,431
Median Household Income 55-64	\$52,019	\$58,359	\$60,340
Average Household Income 55-64	\$67,498	\$82,597	\$84,143
Median Household Income 65-74	\$45,449	\$50,375	\$49,859
Average Household Income 65-74	\$60,539	\$71,562	\$71,417
Average Household Income 75+	\$60,157	\$63,762	\$63,050



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The information contained herein is not a substitute for a thorough due diligence investigation. Onyx Legacy Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Onyx Legacy Group has not verified, and will not verify, any of the information contained herein, nor has Onyx Legacy 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.

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