

Harwood 157 Shopping Center

1001 W. Harwood Road, Euless TX 76039



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HIGHLIGHTS

- Second generation space available in developed area.
- Excellent visibility and access
- Good demographics
- Ample parking



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1001	AVAILABLE	Ground	1,381	\$18	Retail	Previously a donut bakery
1005	AVAILABLE	Ground	900	\$18	Retail	Perfect for a small office use
1007	RazorsEdge Barbershop	Ground	1070		Retail	Successful local barbershop
1009	Harwood Corner Store	Ground	1,084		Retail	Well stocked convenience store



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,723	115,671	214,762



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,954	\$96,896	\$98,812



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,885	48,664	90,012

PROPERTY FEATURES

CURRENT OCCUPANCY	51.00 %
TOTAL TENANTS	2
BUILDING SF	4,435
ZONING TYPE	Community Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,973	90,837	175,830
2010 Population	13,672	100,015	188,111
2020 Population	14,723	115,671	214,762
2025 Population	15,165	122,055	227,673
2020 African American	1,223	14,420	28,864
2020 American Indian	93	609	1,197
2020 Asian	1,444	13,743	20,076
2020 Hispanic	3,306	21,007	42,693
2020 Other Race	1,145	6,646	15,449
2020 White	9,786	74,094	138,993
2020 Multiracial	630	4,481	8,159
2020-2025: Population: Growth Rate	2.95 %	5.40 %	5.85 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	356	2,569	5,181
\$15,000-\$24,999	379	3,277	6,175
\$25,000-\$34,999	356	4,195	8,192
\$35,000-\$49,999	783	6,259	11,846
\$50,000-\$74,999	1,060	9,038	16,462
\$75,000-\$99,999	928	6,758	11,079
\$100,000-\$149,999	1,222	8,809	15,595
\$150,000-\$199,999	472	3,973	7,297
\$200,000 or greater	329	3,785	8,185
Median HH Income	\$75,165	\$71,178	\$69,202
Average HH Income	\$90,954	\$96,896	\$98,812

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,118	39,858	76,814
2010 Total Households	5,521	42,777	79,327
2020 Total Households	5,885	48,664	90,012
2025 Total Households	6,045	51,119	95,420
2020 Average Household Size	2.50	2.37	2.38
2000 Owner Occupied Housing	3,039	19,037	36,812
2000 Renter Occupied Housing	1,932	19,124	36,574
2020 Owner Occupied Housing	3,650	23,545	44,081
2020 Renter Occupied Housing	2,235	25,119	45,931
2020 Vacant Housing	148	2,467	5,017
2020 Total Housing	6,033	51,131	95,029
2025 Owner Occupied Housing	3,732	24,355	46,804
2025 Renter Occupied Housing	2,313	26,764	48,616
2025 Vacant Housing	143	2,480	5,036
2025 Total Housing	6,188	53,599	100,456
2020-2025: Households: Growth Rate	2.70 %	4.95 %	5.85 %

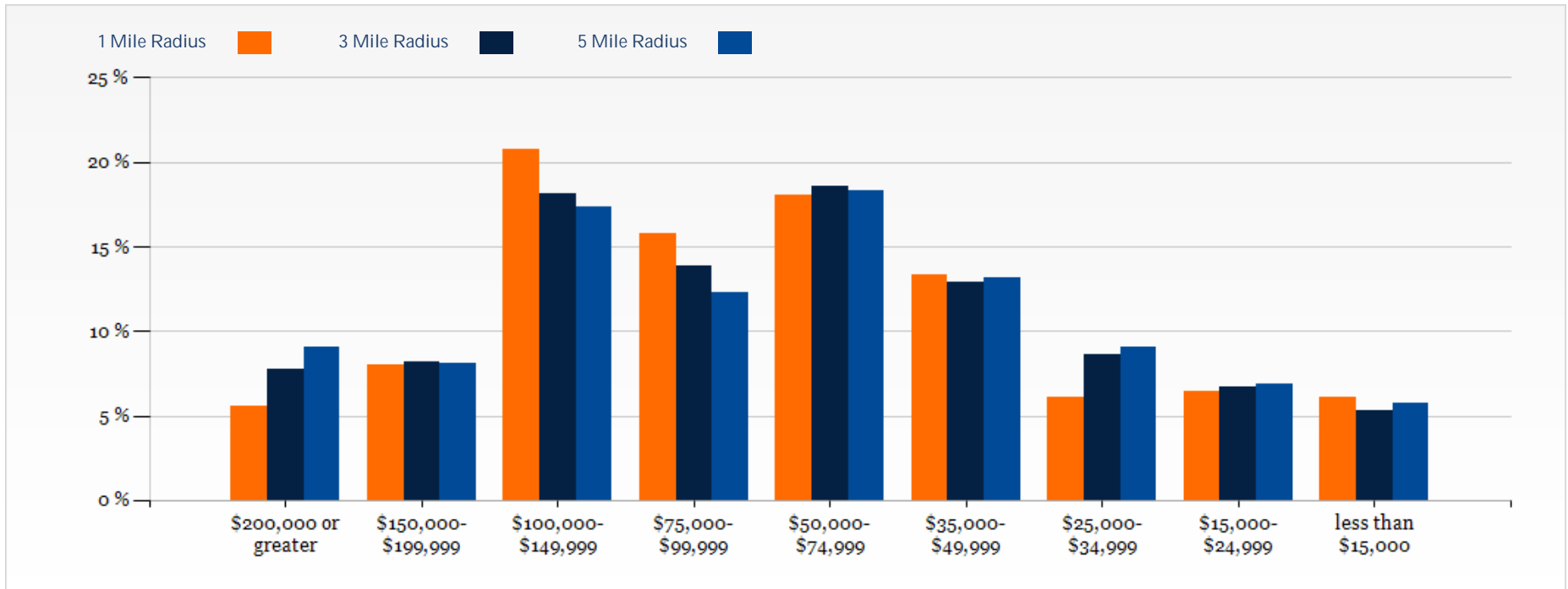
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	980	8,168	15,432
2020 Population Age 35-39	1,082	8,429	15,107
2020 Population Age 40-44	979	7,702	13,703
2020 Population Age 45-49	928	7,893	14,258
2020 Population Age 50-54	981	8,119	14,829
2020 Population Age 55-59	1,052	8,352	15,365
2020 Population Age 60-64	998	7,427	13,617
2020 Population Age 65-69	835	5,916	11,017
2020 Population Age 70-74	674	4,440	8,372
2020 Population Age 75-79	373	2,565	5,064
2020 Population Age 80-84	213	1,578	3,000
2020 Population Age 85+	158	1,522	2,800
2020 Population Age 18+	11,530	91,648	169,756
2020 Median Age	39	39	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,131	\$60,846	\$58,052
Average Household Income 25-34	\$82,285	\$76,944	\$76,586
Median Household Income 35-44	\$86,121	\$75,804	\$71,105
Average Household Income 35-44	\$96,152	\$97,839	\$97,707
Median Household Income 45-54	\$91,592	\$92,102	\$91,733
Average Household Income 45-54	\$108,895	\$119,898	\$123,504
Median Household Income 55-64	\$81,146	\$86,035	\$89,955
Average Household Income 55-64	\$98,749	\$117,580	\$123,569
Median Household Income 65-74	\$69,405	\$69,647	\$71,329
Average Household Income 65-74	\$84,748	\$92,824	\$97,157
Average Household Income 75+	\$61,263	\$63,528	\$68,974

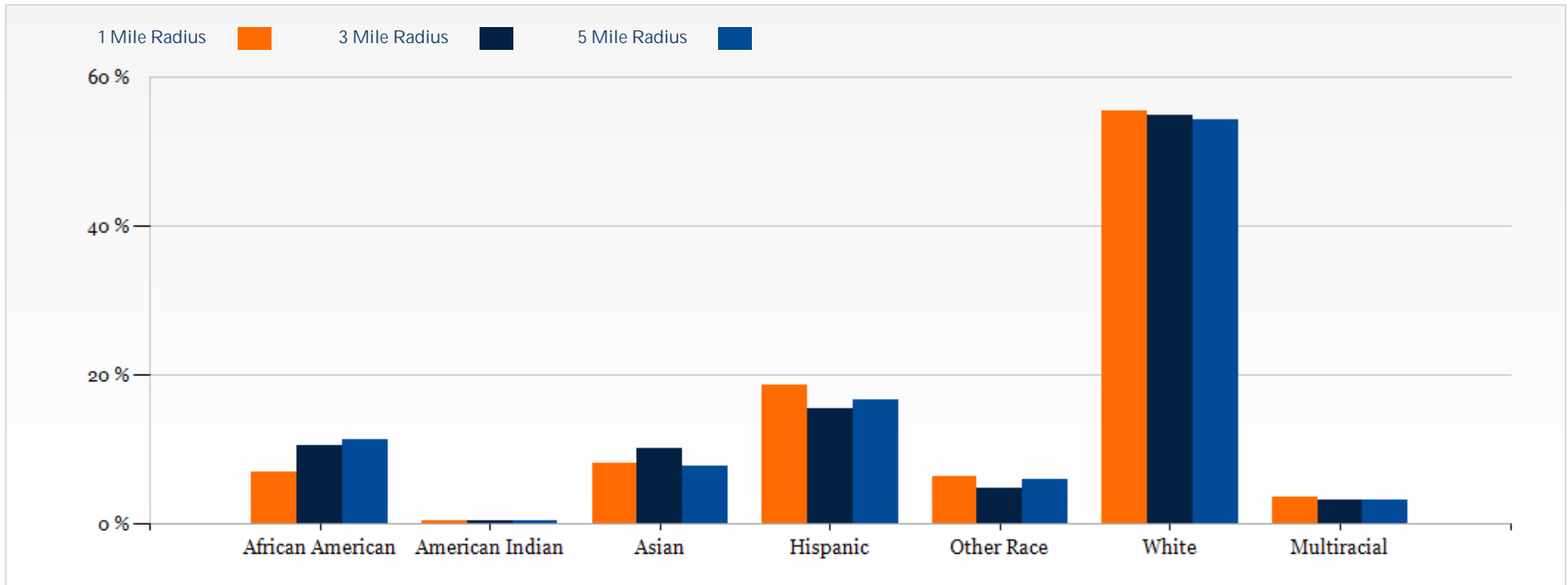
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,114	9,245	17,328
2025 Population Age 35-39	1,010	8,362	15,567
2025 Population Age 40-44	1,024	8,461	15,102
2025 Population Age 45-49	948	7,857	14,113
2025 Population Age 50-54	925	7,833	14,188
2025 Population Age 55-59	931	7,788	14,258
2025 Population Age 60-64	998	7,775	14,561
2025 Population Age 65-69	920	6,904	12,750
2025 Population Age 70-74	739	5,361	10,106
2025 Population Age 75-79	562	3,827	7,260
2025 Population Age 80-84	284	2,078	4,032
2025 Population Age 85+	192	1,780	3,268
2025 Population Age 18+	11,961	97,254	181,052
2025 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,962	\$66,151	\$61,820
Average Household Income 25-34	\$89,308	\$84,278	\$83,127
Median Household Income 35-44	\$96,509	\$81,204	\$77,379
Average Household Income 35-44	\$106,690	\$107,707	\$108,082
Median Household Income 45-54	\$100,260	\$97,868	\$94,985
Average Household Income 45-54	\$119,689	\$129,327	\$130,594
Median Household Income 55-64	\$87,742	\$89,945	\$92,979
Average Household Income 55-64	\$110,004	\$126,740	\$132,466
Median Household Income 65-74	\$75,549	\$75,152	\$76,652
Average Household Income 65-74	\$93,621	\$103,855	\$108,905
Average Household Income 75+	\$67,861	\$70,917	\$78,074

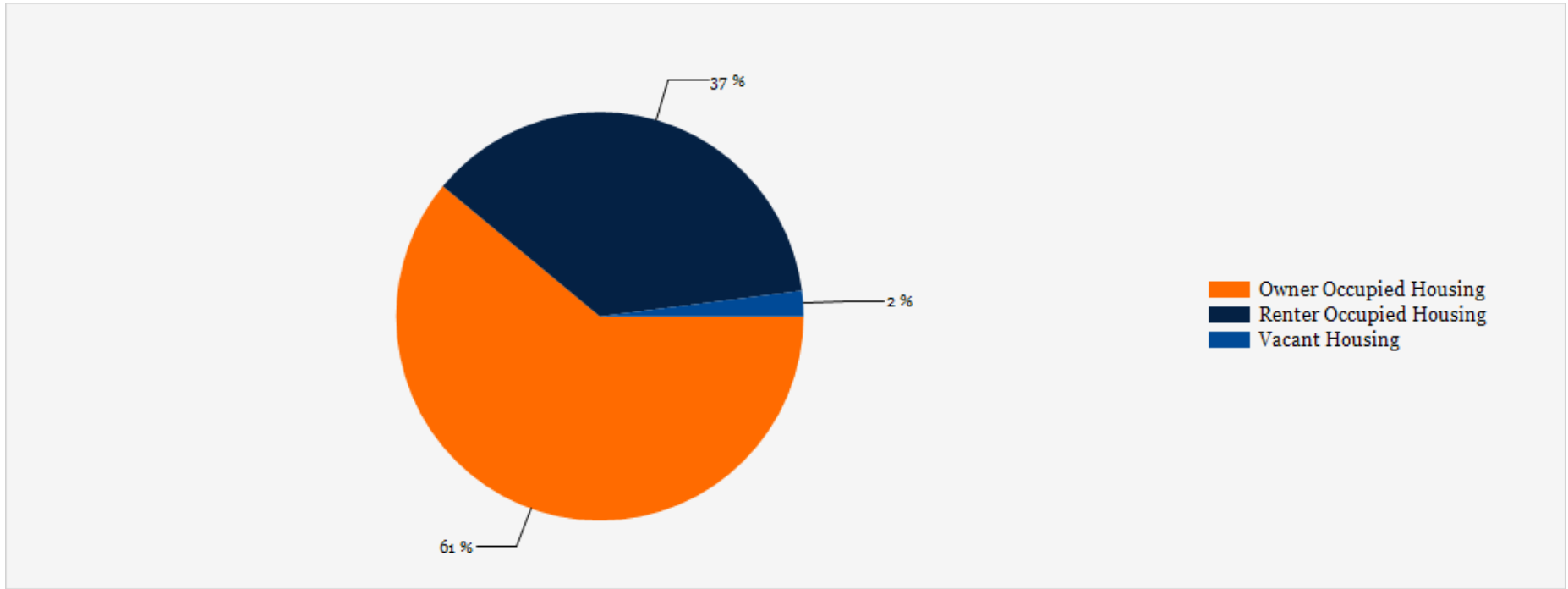
2020 Household Income



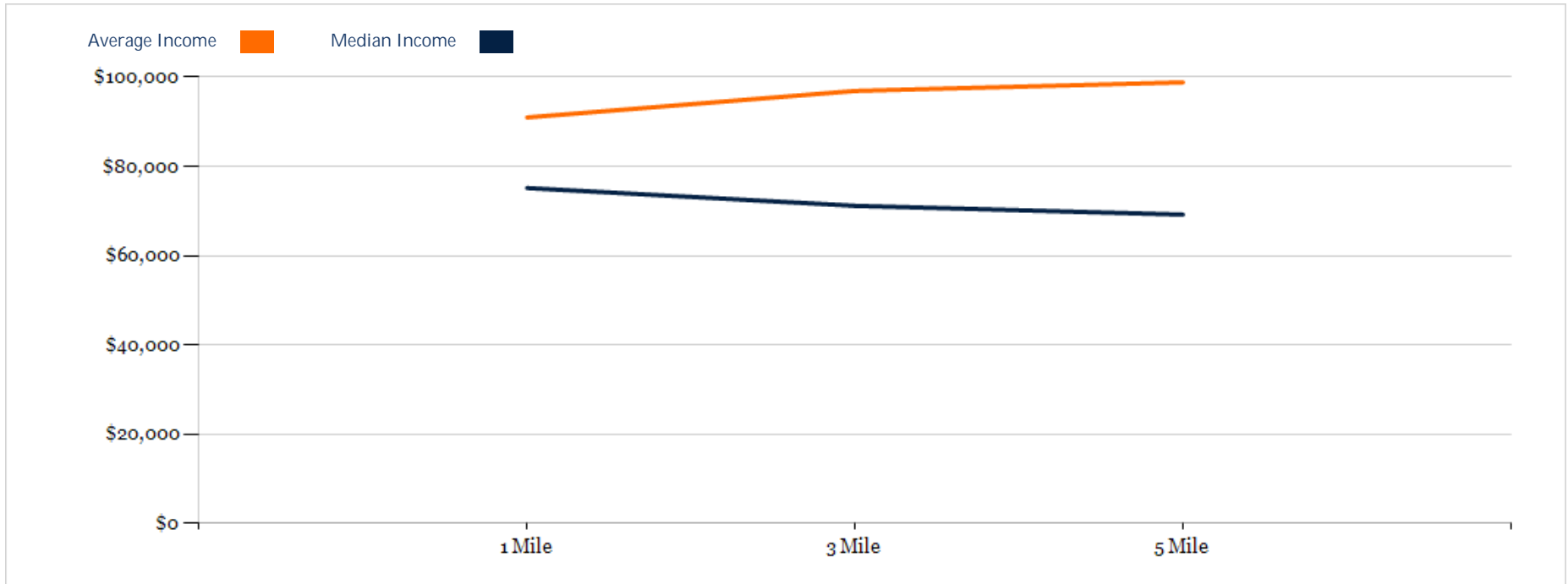
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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