

HURST HARD CORNER PAD SITE

400 W. Hurst Blvd, Hurst, TX, 76053



SUBJECT PROPERTY

1.47 ACRES
64,207 SF

HURSTVIEW DR

COTY OWEN'S ELECTRICAL SERVICES

WORKFLOW PRODUCTS

CODY AIR CONDITIONING & HEATING



W HURST BLVD ± 22,500 VPD



NEW DEVELOPMENT PROVISION AT PATRIOT PLACE
90 UNITS

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

JEFFREY CARR

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License No. 789827 (TX)
jeffrey.carr@matthews.com

WILLIAM CARR

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PROJECT SCOPE

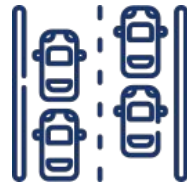
- ±1.47 AC (±64,208) available for sale
- Zoning: TX10 Texas Highway 10 Multiuse District
- Ideal for fuel and convenience store development
- Located on the northwest corner of Hurstview Dr and W Hurst Blvd
- Great visibility and access via one curb cut on both W Hurst Blvd and Hurstview Dr
- Call for pricing

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	13,267	90,030	268,566
Current Year Estimate	12,654	86,330	257,060
2020 Census	12,294	81,865	244,364
Growth Current Year-Five-Year	4.85%	4.29%	4.48%
Growth 2020-Current Year	2.92%	5.45%	5.20%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,848	35,724	111,259
Current Year Estimate	4,561	33,840	105,063
2020 Census	4,423	32,281	99,108
Growth Current Year-Five-Year	6.30%	5.57%	5.90%
Growth 2020-Current Year	3.12%	4.83%	6.01%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$99,463	\$96,709	\$104,161



±1.47 AC
AVAILABLE



±22,500 VPD (Hurst Blvd)
±156,600 VPD (I-820)

400 W. Hurst Boulevard

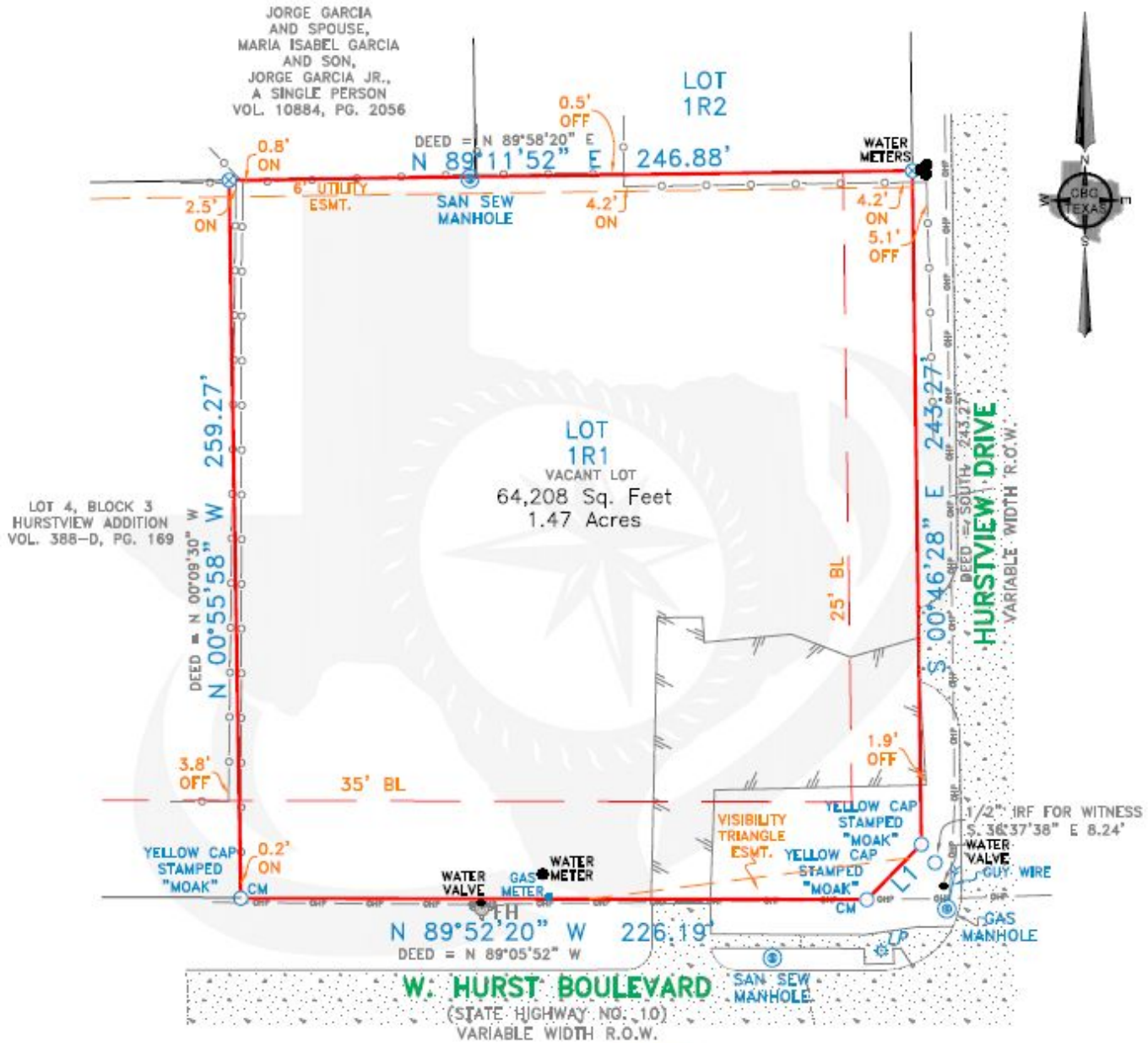
Being Lot 1R1, in Block 3 of LOTS 1R1 and 1R2, Block 3, Hurst View Addition, an Addition to the City of Hurst, Tarrant County, Texas, according to the Map hereof recorded in Cabinet A, Slide 6531 of the Map Records of Tarrant County, Texas.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Stewart Title in connection with the transaction described in 895453. The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Stewart Title, Stewart Title Guaranty Company and Lama Estate LLC that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 400 W. Hurst Boulevard described in Cabinet A, Slide 6531, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0220L, with a date of 3/21/19) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Stewart Title, Stewart Title Guaranty Company and Lama Estate LLC are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



LINE	BEARING	DISTANCE
L1	S 44°40'39" W	28.06'



Hard Corner Pad Site
For Sale

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

400 W. HURST BLVD

Hurst, TX, 76053



NORTH EAST MALL
JCPenney Dillard's
CINEMARK DICK'S SPORTING GOODS sears HOME SERVICES
★ macy's QUICKLOTZ

183 ± 142,900 VPD



BEST BUY BARNES & NOBLE Conn's SHOE CARNIVAL
T.J. MAXX HIBBETT SPORTS ULTA BEAUTY
Burlington OLD NAVY DSW
Michaels PET SMART five BELOW

MEDICAL CITY NORTH HILLS
164 BEDS

SUBJECT PROPERTY

W HURST BLVD ± 22,500 VPD

Kroger
O'Reilly AUTO PARTS

TOYOTA
KIA

Manheim
by Cox Automotive

STORAGE 365 Public Storage
TGO Wholesales PROVISION AT PATRIOT PLACE A GOOD LIFE STARTS AT HOME

Riverbend PROPERTIES
Texas' Premier Business Park

INTERSTATE
820

± 156,600 VPD

Walmart Supercenter LOWE'S
sam's club CARMAX

Walmart Neighborhood Market WHOLE FOODS MARKET
Guitar Center BMW STARBUCKS

amc TARGET
Marshall's ALDI

THE HOME DEPOT
Albertsons

INTERSTATE
30

± 133,400 VPD

Hard Corner Pad Site
For Sale

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

400 W. HURST BLVD

Hurst, TX, 76053



183 ± 142,900 VPD

TARGET
SLIM CHICKENS
McDonald's **WELLS FARGO** **FEI WEI** **Starbucks** **Jack in the box**

NORTH EAST MALL
JCPenney **Dillard's**
CINEMARK **DICK'S SPORTING GOODS** **sears HOME SERVICES**
macy's **QUICKLOTZ**

BEST BUY **BARNES & NOBLE** **Conn's** **SHOE CARNIVAL**
TJ-maxx **HIBBETT** **ULTA BEAUTY**
Burlington **OLD NAVY** **DSW**
Michaels **PET SMART** **five BELOW**

VILLAGE SQUARE
Kroger **FAMILY DOLLAR**

Albertsons
octapharma plasma

+ TEXAS HEALTH HARRIS

HURST JUNIOR HIGH SCHOOL
1,007 STUDENTS

CENTRAL JUNIOR HIGH
1,115 STUDENTS

MARKET STREET VILLAGE
JOANN ROSS DRESS FOR LESS
SPEC'S Party City
WINES • SPIRITS • FINER FOODS
THE VITAMIN SHOPPE **Chick-fil-A** **McDonald's**

Walmart Neighborhood Market
DOLLAR TREE
Advance Auto Parts
TACO BELL **Little Caesars**

SUBJECT PROPERTY

+ BELL HEALTH & WELLNESS CENTER

STORAGE 365

W HURST BLVD ± 22,500 VPD

HOBBY LOBBY **Aaron's**
MEN'S WEARHOUSE®

Public Storage

IGC
THE GUNN COMPANY
EST. 1941

INTERSTATE 820

± 156,600 VPD

Builders FirstSource

Oldcastle APG
A CRH COMPANY

BELL

cb
Wholesales



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.

11-2-2015



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.

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.

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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **400 W. Hurst Blvd, Hurst, TX, 76053** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.