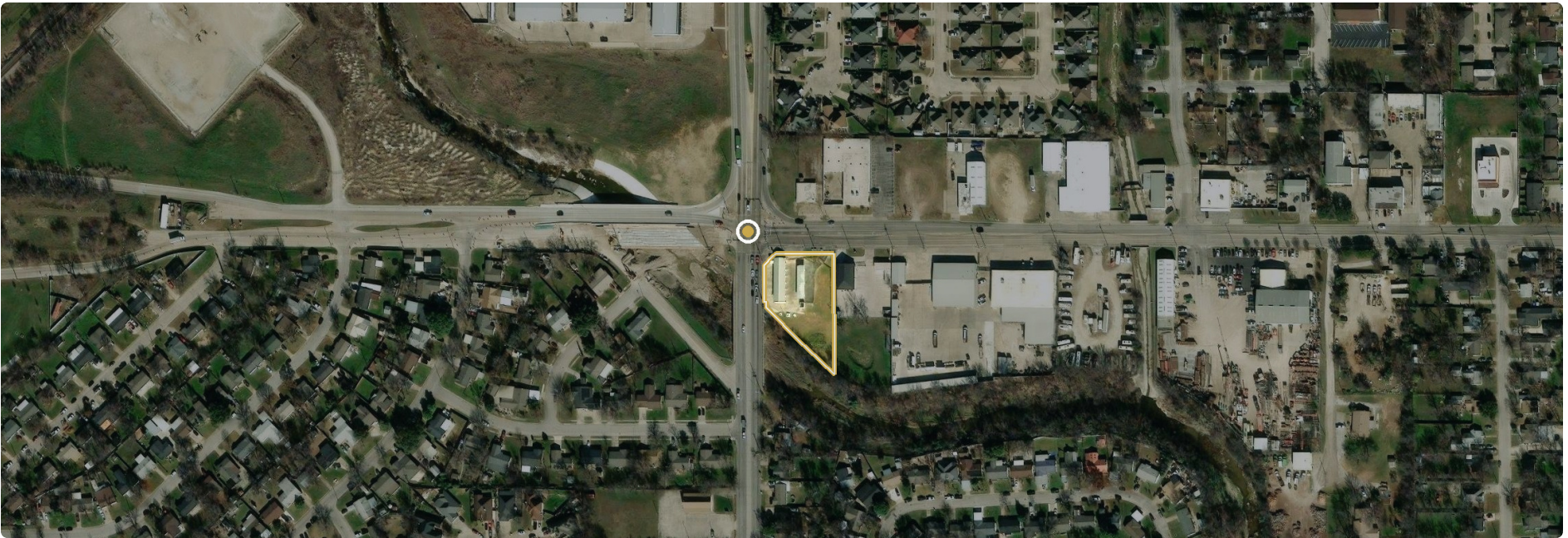


Broadway & Beach

3900 Broadway Avenue, Haltom City, TX 76117



Aerial imagery: Esri World Imagery. Parcel outline is approximate. The site and frontage exhibit appears on page 3.

A pad and redevelopment site at the signalized corner of Broadway Avenue and N. Beach Street. Offered for sale at \$950,000. The property currently operates as a self-serve car wash.

±0.799 acres / 34,804 SF **269.5 FT** total surveyed frontage **C-3** commercial district **\$950,000** asking price



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Information secured from sources believed reliable; no representation or warranty is made as to its accuracy. Boundaries and dimensions are taken from a title survey by J.B. Davies, Inc. dated 18 March 2008 and from Tarrant Appraisal District parcel data. Buyers should confirm with a current survey. Uses subject to City of Haltom City approval. Offering subject to change of price, prior sale, or withdrawal without notice. Traffic per TxDOT AADT 2024 and NCTCOG 24-hour counts. Zoning per the City of Haltom City GIS parcel layer; verify use against the City use matrix. Aerial imagery: Esri World Imagery. Brokerage services are provided through Eagle Nest Brokerage LLC.

The offering

Price and ownership

Item	Detail
Asking price	\$950,000
Ownership since	November 2024
Held by a single Eagle Nest affiliate, free and clear, with no leasehold or CCR overlay. Confirm title and encumbrances during diligence.	

Parcel and improvements

Item	Detail
Land	±0.799 AC / 34,804 SF
TAD account	03869474
Survey	Elliston, John W, A-472
Existing building	2,346 SF / built 1980
Operating 6-bay self-serve wash. Paving, curb cuts, water, sewer and power serve the existing business.	

Frontage

Survey dimension	Feet
Broadway Avenue	140.85
Corner clip	40.35
N. Beach Street	88.32
Total wrap, rounded	269.5
N. Beach right-of-way	80
J.B. Davies, Inc. title survey, March 18, 2008. Confirm with a current survey.	

Reported roadway counts

Roadway	Vehicles per day
N. Beach Street, TxDOT 2024	±21,200
Broadway Avenue, NCTCOG 2019	±10,500
Sum of reported counts	±31,700
The counts use different years. The sum is not a count of unique vehicles at the intersection. Broadway is approximately 10,500 from 5,205 eastbound plus 5,344 westbound, May 13, 2019, NCTCOG count IDs 58610 and 58611.	

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Site and frontage



Survey frontage

140.85 FT

Broadway Avenue

40.35 FT

Corner clip

88.32 FT

N. Beach Street

269.5 FT

Total wrap, rounded

Parcel

±0.799 acres

34,804 SF

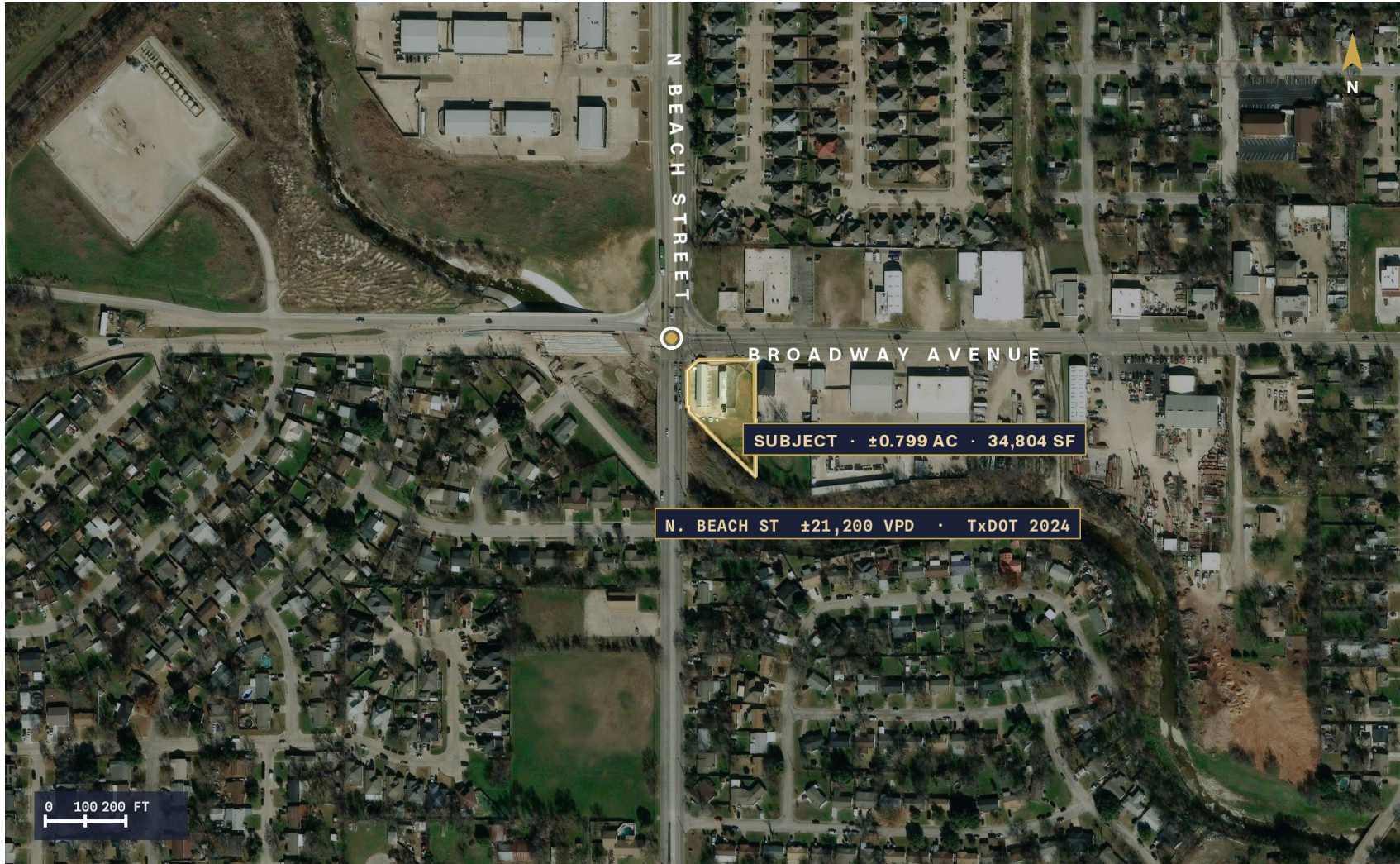
Dimensions from the 2008 J.B. Davies title survey. Confirm with a current survey.

Parcel outline per the supplied Tarrant Appraisal District exhibit. Aerial imagery: Esri World Imagery. Boundaries are approximate.

North is up. Not to scale.

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The surrounding area



Haltom City, Tarrant County. Aerial imagery: Esri World Imagery. Traffic: TxDOT AADT 2024. Parcel outline is approximate.

The site fronts Broadway Avenue and N. Beach Street at the signalized intersection. N. Beach Street connects the corridor with NE Loop 820.

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Trade area and nearby development

5-mile area

Measure	ACS 2024
Population	252,309
Households	95,334
Median household income	\$73,276
People per square mile	3,261
Population under 18	59,424
Population 65+	31,554

5-mile ring centered on Haltom City. This geography is not centered on the property.

ZIP 76117

Measure	ACS 2024
Population	32,950
Households	11,798
Median household income	\$51,670
Persons per household	2.82

Demographics: U.S. Census ACS 2024 5-year estimates. Verify geography and estimates against the underlying report during diligence.

H Mart at Loop 820

H Mart anchors the 50-acre mixed-use development at N. Beach Street and NE Loop 820, north of the site along the N. Beach Street corridor. The City reports more than 40 retail tenants and full leasing as of December 2025, with stores expected to open in FY26.

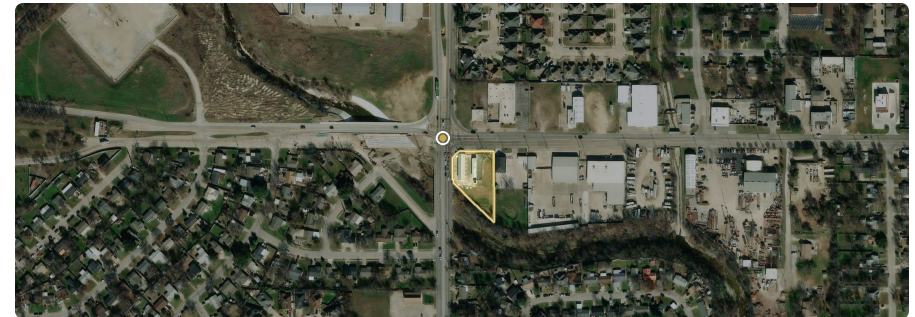
[Haltom City Economic Development Updates](#)

Reviewed September 23, 2026. Opening schedules remain subject to change.

Corner access

The parcel fronts both Broadway Avenue and N. Beach Street, with a chamfered corner at the traffic signal. Existing curb cuts serve the current wash operation.

N. Beach Street provides a direct connection north to NE Loop 820. Access for a proposed redevelopment is subject to City review.



Esri World Imagery. Approximate parcel outline.

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Uses, site conditions and delivery

Potential uses

Quick lube

Stay-in-car format, 2 to 3 bays

Coffee or QSR drive-through

Signal exposure and corner access

Auto service

Tire, brake, glass or collision intake

Urgent care or dental

Visibility and surface parking

Small-shop retail

Multi-tenant concept, potentially with a drive-through endcap

Concepts for consideration. All uses, access, parking and site plans are subject to City of Haltom City review and approval.

Zoning

C-3 Commercial across the whole parcel, per the City GIS parcel layer. The district includes C-2 Local Retail uses and a broader commercial range, subject to the City use matrix.

Confirm the specific use against Appendix B, Section 9, and the City's current use matrix.

[City zoning ordinance and use regulations](#)

Delivery

Ownership will consider cleared or as-is delivery.

Timing and terms are subject to the negotiated purchase agreement.

Survey and drainage

The 2008 survey shows Little Fossil Creek on the southwest boundary and notes floodplain and floodway within the panel. The corner and improved northern portion are the redevelopment focus, subject to current engineering and approvals.

The referenced FIRM panel is dated 2000. Obtain a current FEMA determination.

Southern utility easements

20 FT: Vol. 2603, Pg. 197

25 FT: Vol. 4227, Pg. 580

25 FT: Vol. 4234, Pg. 675

Request the site package

Survey, title and site plans are available on request. Contact Stuart Monteith or Trevor Niemann with the proposed use and timing.



Stuart W. Monteith

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date