

H-MART PLAZA

5000 N. Beach St., Haltom City, TX 76137



TEXAS LEGACY
— REALTY —

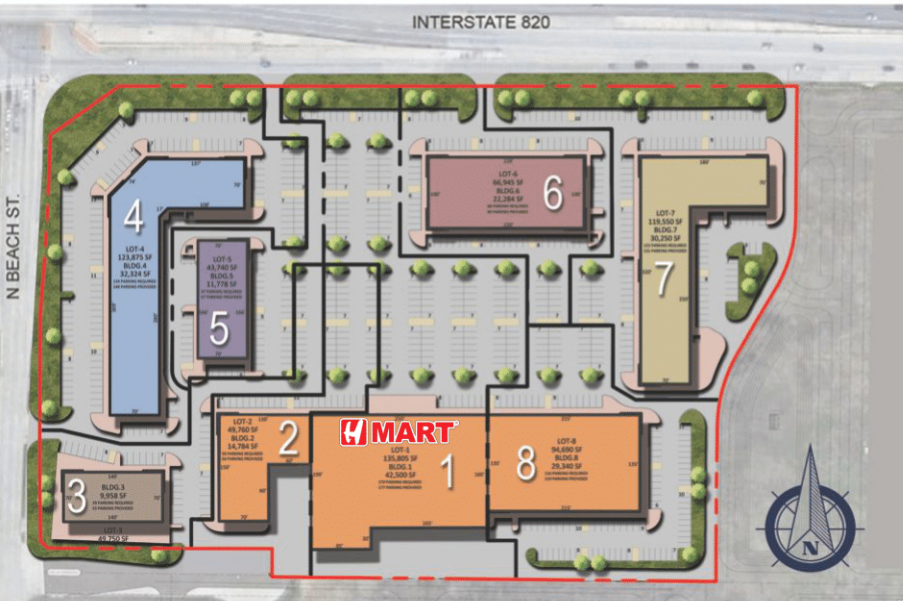
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EXECUTIVE SUMMARY



Positioned at the southeast corner of the widely traversed I-820 highway and S. Beach St., H Mart Plaza boasts the advantages of high traffic and exceptional visibility.

What truly sets H Mart Plaza apart is its unparalleled development opportunity. With the confluence of busy streets, a solid presence, and the burgeoning growth of Haltom City and its surroundings, the Plaza presents a one-of-a-kind canvas for investors and entrepreneurs to create something truly remarkable. Whether it's retail, dining establishments, entertainment venues, or mixed-use spaces, the possibilities are limitless. H Mart Plaza isn't just a development project; it's an embodiment of innovation and progress that promises to reshape the landscape of commerce and community in Haltom City.

LOCATION



LOCATION



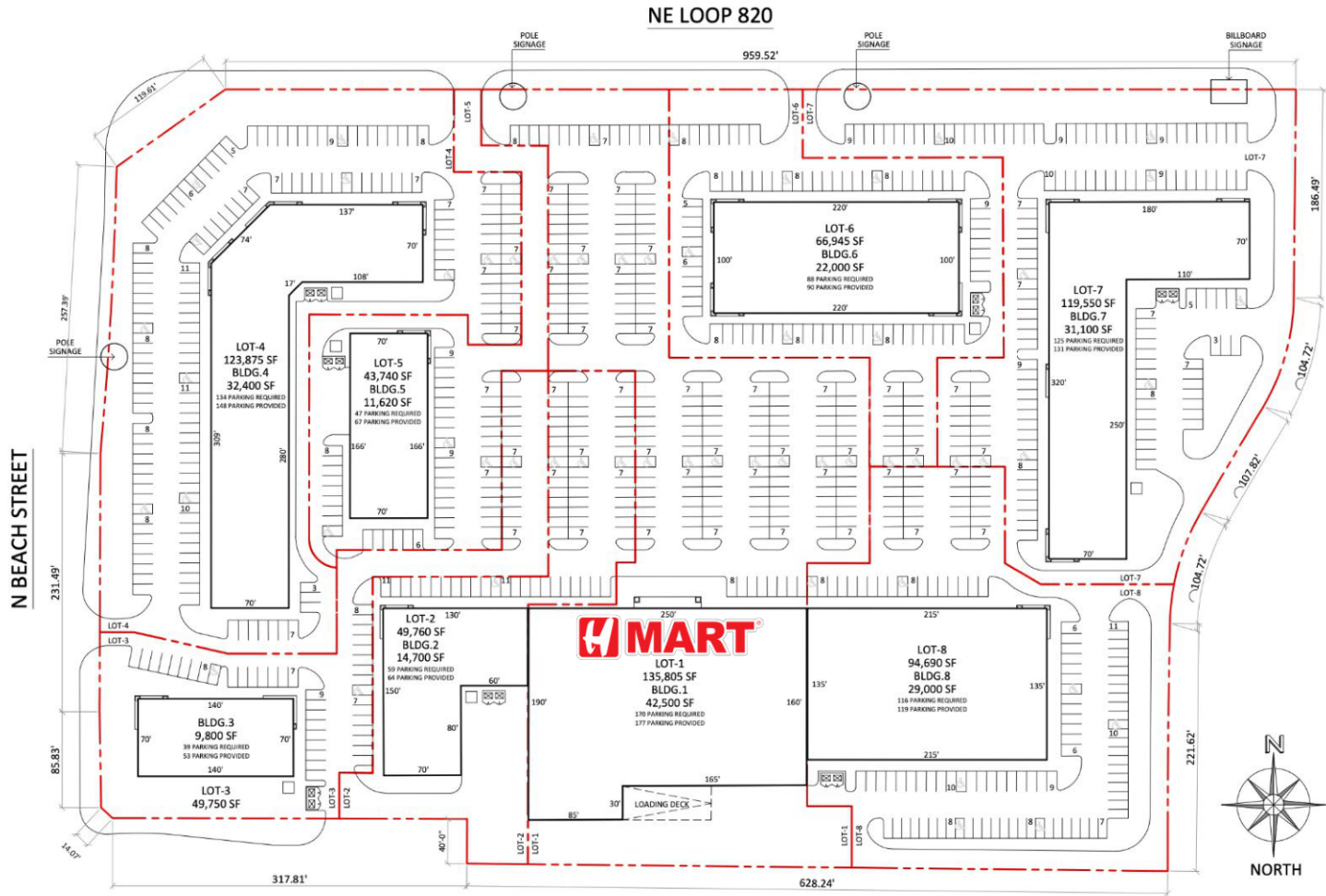
LOCATION



LOCATION



SITE PLAN

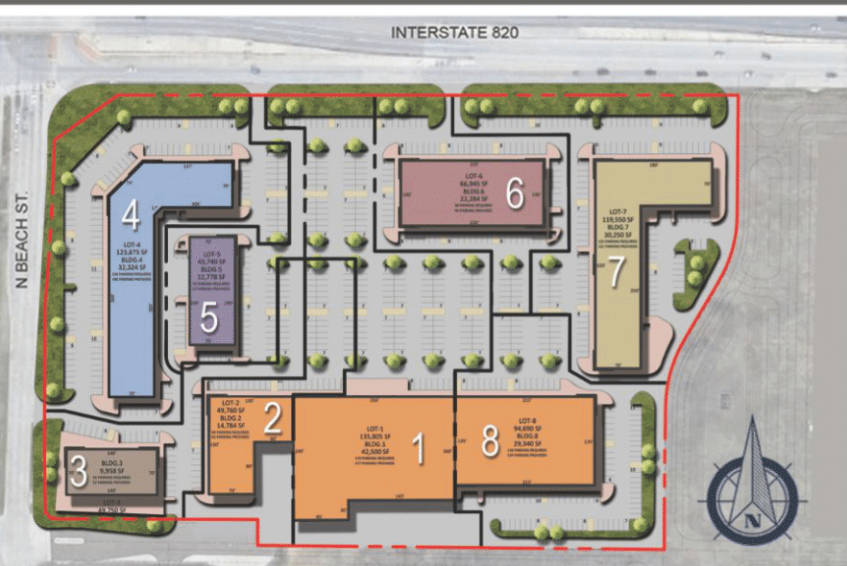


① SITE PLAN : SURFACE PARKING (849)

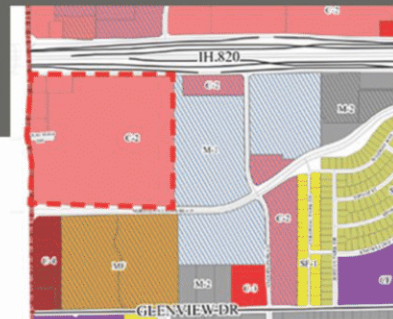
SCALE : 1" = 40'



BUILDING # 1 ,8 & 2



REFERENCE SITE PLAN



C-2 COMMERCIAL DISTRICT

GENERAL CONSIDERATIONS

BUILDING AREA REQUIREMENTS

Maximum building height shall not exceed forty-five (45) feet.

MASONRY REQUIREMENTS FOR COMMERCIAL CONSTRUCTION

- (A) **Stone Material:** May consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.
- (B) **Brick Material:** Brick Shall be hard fired (kiln fired) clay or slate material.
- (C) **Concrete Masonry Units**
- (D) **Concrete Panel Construction:** Concrete finish or tilt wall construction shall be fluted, exposed aggregate, stucco, or other approved finishes. Smooth and untextured concrete finishes are not acceptable.
- (E) **Stucco:** Any various plasters used as coverings for walls. EIFS is not included.
- (F) **Cementitious Fiber Concrete:** Cementitious fiber concrete shall consist of fiber cement made of cement, sand, and cellulose fiber and must be durable, paintable, and crack resistant. This material requires approval from the building official.

Glass wall construction shall include glass curtain wall or glass block construction, shall be defined as an exterior wall which carries no structural loads, and which may consist of metal, glass, or other surfacing material supported in a metal framework.

All new construction must have at least eighty (80) percent of the total exterior walls above grade level, excluding doors and windows, constructed of commercial masonry construction or glass wall construction.



BUILDING # 3

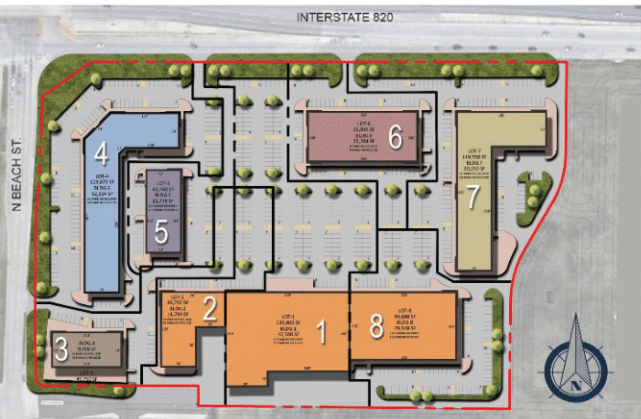
BUILDING # 8

HMART # 1



BUILDING # 5

BUILDING # 6



REFERENCE SITE PLAN



HMART BUILDING # 1



7



7

BUILDING # 7



REFERENCE SITE PLAN



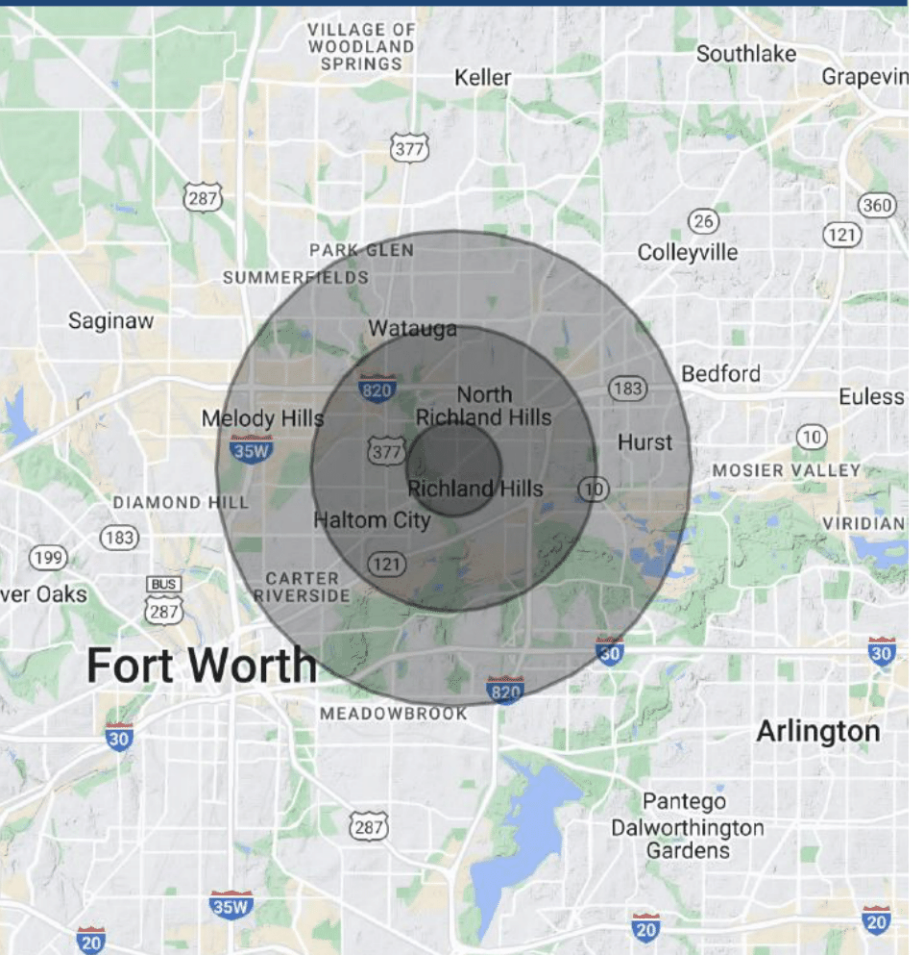
4



4

BUILDING # 4

DEMOGRAPHICS



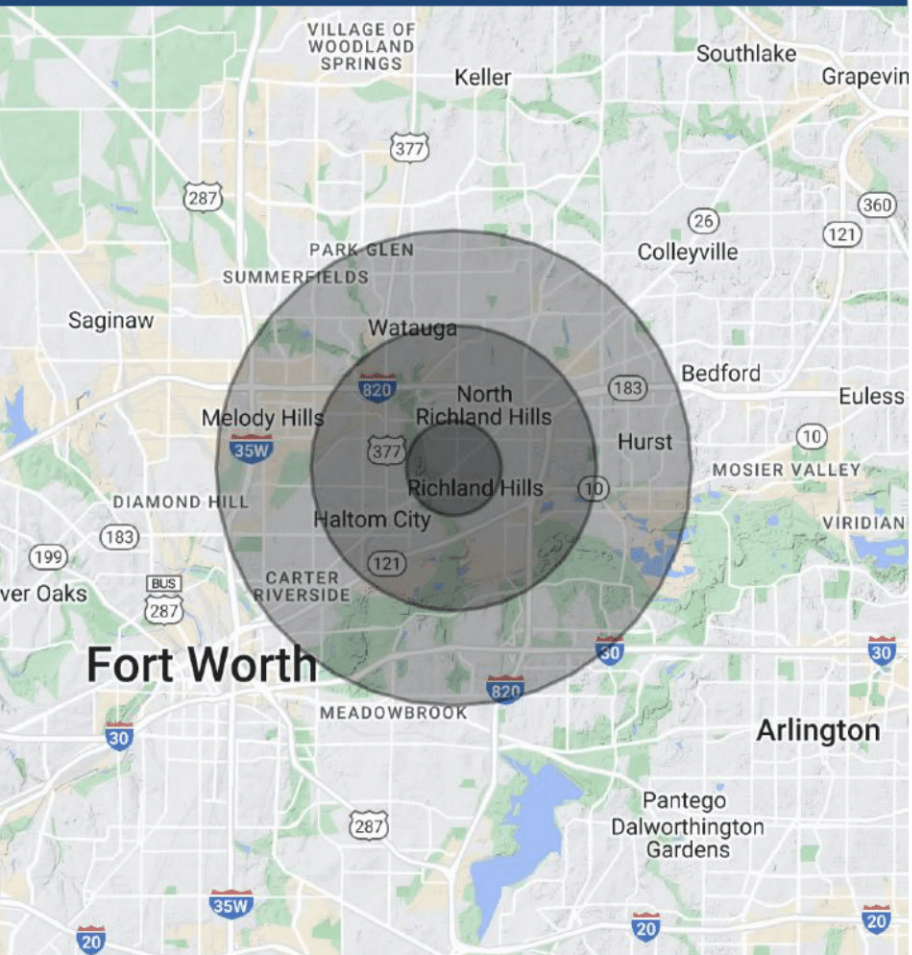
POPULATION (Pop.)

	2 MILES	5 MILES	10 MILES
2010 Pop.	35,526	243,190	776,327
2023 Pop.	39,287	279,566	943,770
2028 Pop. Projection	39,695	284,053	966,291
Annual Growth (2010–2023)	0.8%	1.2%	1.7%
Annual Growth (2023–2028)	0.2%	0.3%	0.5%
Median Age	35	34.9	35.7
Bachelor's Degree or Higher	18%	22%	29%
U.S. Armed Forces	53	341	1,349

RACE

	2 MILES	5 MILES	10 MILES
White	29,232	222,111	714,035
Black	3,947	25,066	143,795
Asian	4,493	20,467	49,856
American Indian/Alaskan Native	443	2,967	8,693
Hawaiian & Pacific Islander	95	713	2,198
Two or More Races	1,077	8,242	25,193
Hispanic Origin	13,513	101,993	309,049

DEMOGRAPHICS



HOUSEHOLDS (HH)

	2 MILES	5 MILES	10 MILES
2010 HH	14,082	84,357	276,952
2023 HH	15,631	96,591	337,657
2028 HH Projection	15,803	98,105	345,919
Annual Growth 2010-2023	0.9%	1.2%	1.7%
Annual Growth 2023-2028	0.2%	0.3%	0.5%
Owner Occupied HH	7,568	63,604	221,834
Renter Occupied HH	8,235	34,500	124,085
Avg. HH Size	2.5	2.9	2.8
Age. HH Vehicles	2	2	2
Tot. Specified Consumer Spending	\$430.1M	\$3.1B	\$11.2B

INCOME

	2 MILES	5 MILES	10 MILES
Avg. HH Income	\$72,167	\$84,951	\$96,599
Median HH Income	\$57,295	\$70,423	\$72,729
<\$25,000	2,539	12,016	47,630
\$25,000-\$50,000	4,044	20,037	66,081
\$50,000-\$75,000	3,125	19,783	60,533
\$75,000-\$100,000	2,190	15,641	44,718
\$100,000-\$125,000	1,614	10,905	33,961
\$125,000-\$150,000	856	7,165	25,445
\$150,000-\$200,000	960	7,103	28,767
\$200,000+	304	3,941	30,523



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Rafe Song

Information available at www.trec.texas.gov
IABS 1-0 Date

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