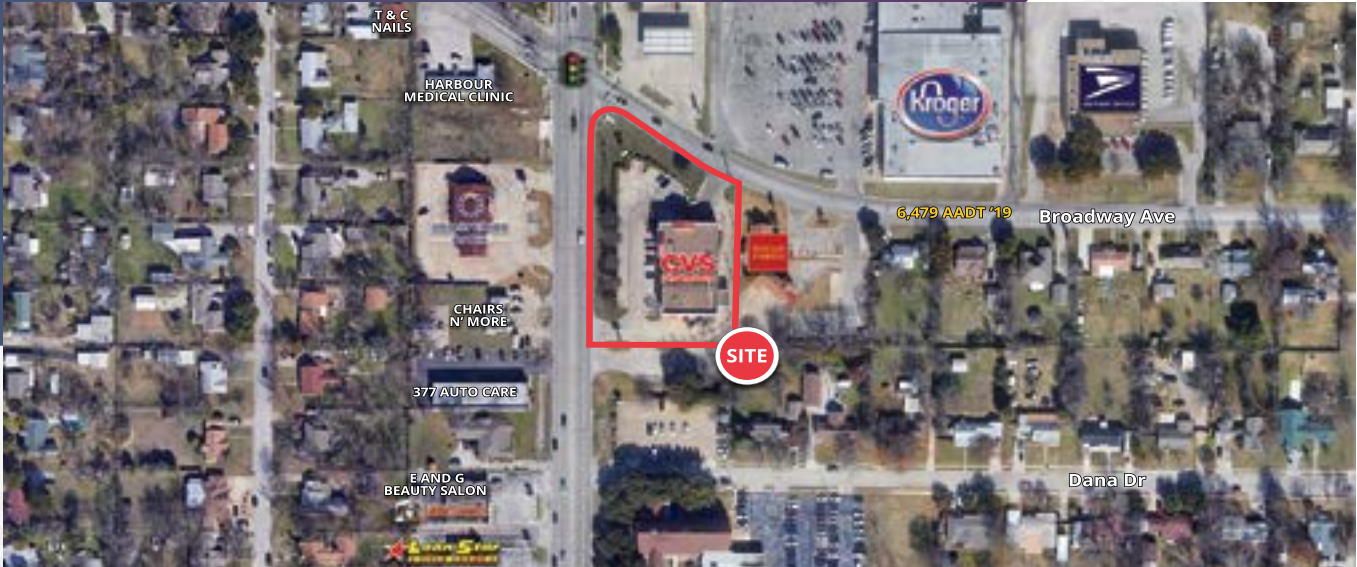


Former CVS Pharmacy Available

3220 Denton Hwy | Haltom City, TX 76117



TENANT OPERATING - DO NOT DISTURB

1.25 AC

Lot Size

11,280 SF

Available

Contact Broker

Pricing

DESCRIPTION

- Former CVS Pharmacy located in Haltom City, TX, who recently has seen record economic growth and development, as well as growth in housing and business development.
- The 11,280 SF space is equipped with a drive-thru and has excellent visibility from Denton Highway and Broadway Avenue.

NEARBY RETAILERS



DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	74,959	259,022	1,043,245
Average Household Income	\$67,628	\$72,078	\$87,740
Total Number of Households	27,111	93,962	369,346

Year: 2020 | Source: Esri

TRAFFIC COUNTS

Denton Hwy	54,264 VPD
Broadway Ave	31,915 VPD
E Belknap St	39,370 VPD

Year: 2019 | TXDOT

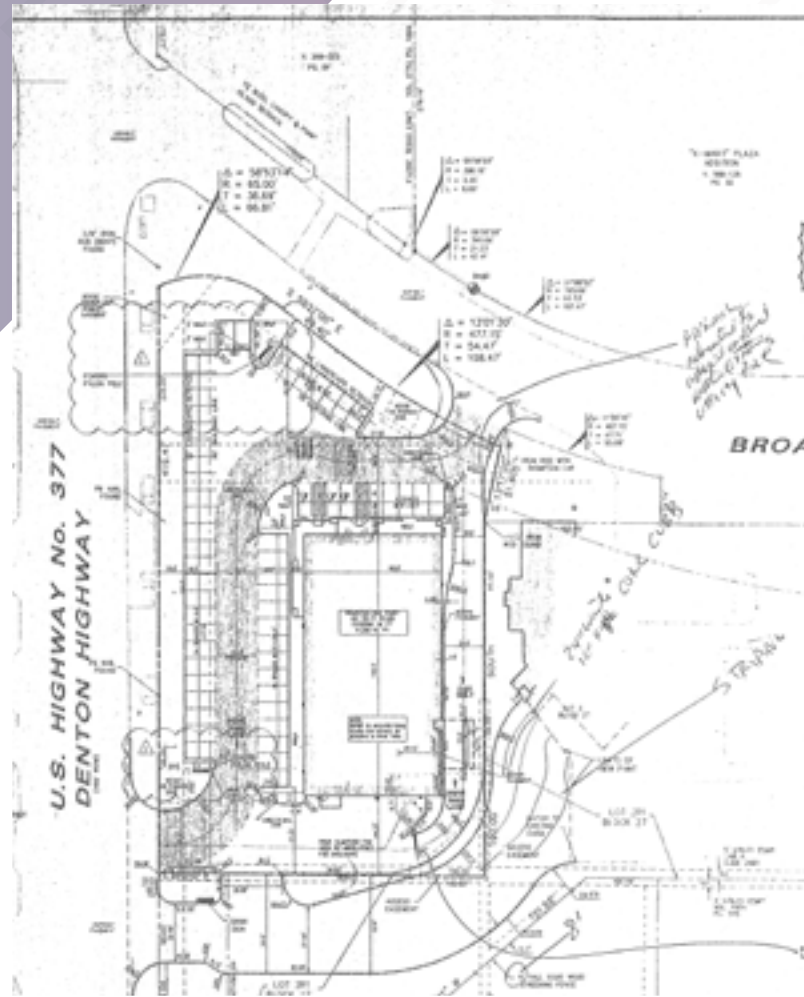
CONTACT

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Former CVS Pharmacy Available

3220 Denton Hwy | Haltom City, TX 76117



	3 miles	5 miles	10 miles
Population			
2000 Population	63,612	208,480	754,108
2010 Population	67,627	233,127	895,487
2020 Population	74,959	259,022	1,043,245
2025 Population	78,669	273,454	1,118,220
2000-2010 Annual Rate	0.61%	1.12%	1.73%
2010-2020 Annual Rate	1.01%	1.03%	1.50%
2020-2025 Annual Rate	0.97%	1.09%	1.40%
2020 Male Population	50.1%	49.6%	49.2%
2020 Female Population	49.9%	50.4%	50.8%
2020 Median Age	34.9	34.1	34.8
Households			
2000 Households	24,568	77,219	271,263
2010 Households	24,893	85,234	320,693
2020 Total Households	27,111	93,962	369,346
2025 Total Households	28,307	99,052	395,032
2000-2010 Annual Rate	0.13%	0.99%	1.69%
2010-2020 Annual Rate	0.84%	0.96%	1.39%
2020-2025 Annual Rate	0.87%	1.06%	1.35%
2020 Average Household Size	2.75	2.73	2.78
Housing Units			
2020 Total Housing Units	28,771	101,048	394,918
2020 Owner Occupied Housing Units	14,549	50,360	221,680
2020 Renter Occupied Housing Units	12,562	43,602	147,666
2020 Vacant Housing Units	1,660	7,086	25,572
Race and Ethnicity			
2020 White Alone	64.0%	60.6%	62.9%
2020 Black Alone	4.8%	13.2%	14.9%
2020 American Indian/Alaska Native Alone	0.9%	0.7%	0.6%
2020 Asian Alone	7.2%	6.0%	5.2%
2020 Pacific Islander Alone	0.3%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	44.4%	39.3%	33.9%
Income			
2020 Median Household Income	\$51,838	\$55,186	\$62,926
2020 Average Household Income	\$67,628	\$72,078	\$87,740
2020 Per Capita Income	\$24,299	\$26,080	\$31,125
2019 Population 25+ by Educational Attainment			
Total	48,952	166,966	673,281
High School Graduate	27.2%	23.1%	19.8%
GED/Alternative Credential	5.2%	5.2%	4.3%
Some College, No Degree	21.8%	22.6%	21.2%
Associate Degree	5.9%	6.8%	7.3%
Bachelor's Degree	12.0%	15.8%	20.9%
Graduate/Professional Degree	4.9%	6.3%	10.4%
Daytime Population			
2020 Total Daytime Population	79,464	253,273	1,051,538
Workers	37,787	113,204	488,211
Residents	41,677	140,069	563,327

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders 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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Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214.560.3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date