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**Accent Commercial Real Estate** | 2909 Cole Avenue, Suite 210 | Dallas, Texas 75204

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## LOCATION

Belknap Street @ Haltom Road  
Haltom City, Texas 76117

## SIZE / GLA

44,625 SF

## OCCUPANCY RATE

100%

## DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1 mile: 11,721	\$58,015
3 mile: 74,924	\$64,859
5 mile: 233,604	\$65,873

## TRAFFIC COUNTS

E Belknap St: 11,857 VPD  
Haltom Rd: 11,200 VPD  
NE 28th St: 8,971 VPD  
(Kalibrate 2019)



## PROPERTY HIGHLIGHTS

- 44,625 SF Shopping Center For Sale
- Tenants include AutoZone, Family Dollar, Fred Loya, Watermill, a Beauty College and El Calentano Meat Market
- Value-Add Opportunity with Possible Expansion behind Fred Loya

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## RENT ROLL

TENANT	RENT	SUITE	SF	RATE	NNNs	START	END	OPTIONS
AutoZone	\$9,300.00	Ground	29,000			15 year		Five 6 year options
Watermill	\$550.00	Ground	0			2/12/2004	2/11/2024	Last option starts 2019 for \$600/month
Family Dollar	\$6,666.67	5138	8,625	\$9.28	\$1,500.00	9/1/2018	8/31/2023	One 5 year option at \$7,333.33/month base
Fred Loya	\$2,562.00	5140	1,500	\$20.50	\$1,062.00	9/1/2018	8/31/2023	2 five year options with 5% bumps
Beauty College	\$2,328.00	5142	3,600	\$7.76	\$672.00	5/1/2018	4/30/2021	None
Hispanic Market	\$2,942.91	5144	3,500	\$10.09	\$557.09	6/1/2018	5/31/2023	None - \$500 bump in year 3
	\$24,349.58							
<b>TOTAL</b>	<b>\$292,194.96</b>		<b>46,225</b>		<b>\$3,791.09</b>			
<b>W/REIMBURSEMENTS</b>	<b>\$337,688.04</b>		<b>46,225</b>		<b>\$3,791.09</b>			

### AUTOZONE

NOI: \$111,600 at 4.5% Cap

Price: \$2,480,000

**Ground Lease Parcel total price:**

### WATERMILL

NOI: \$6,600 at 8.25% Cap

Price: \$80,000

**\$2,560,000**

### EXPENSES

Property Tax \$30,471.89

Insurance \$6,685.00

Common Area \$7,500.00

**TOTAL \$44,656.89**

### SHADOW RETAIL

NOI: \$156,595.46\* at 8.5% Cap

Price: \$1,898,126.84

**TOTAL COMBINED VALUE**

**\$4,458,126.84**

### NOI

**\$293,031.15**

\*10% Vacancy Factor

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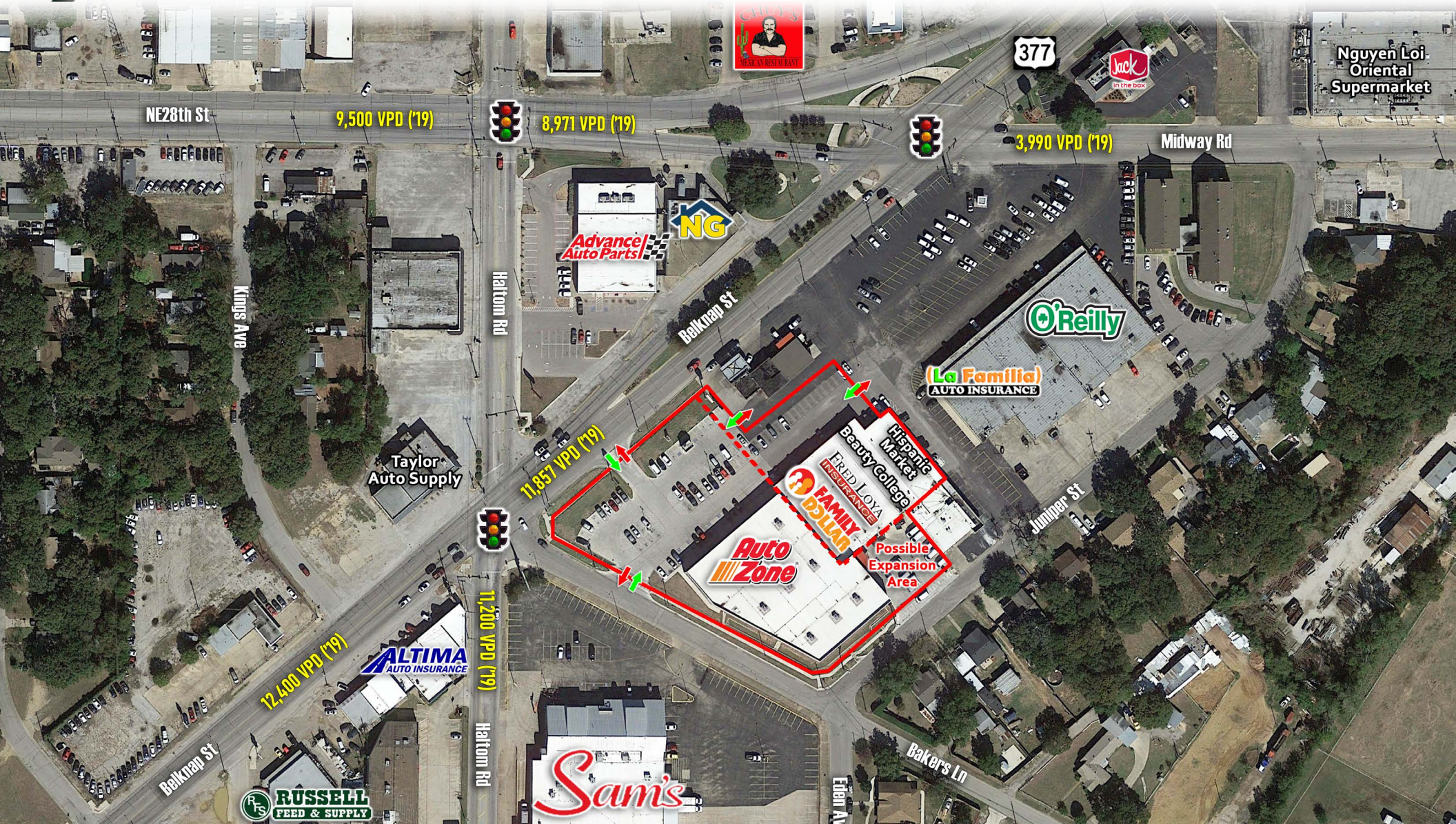
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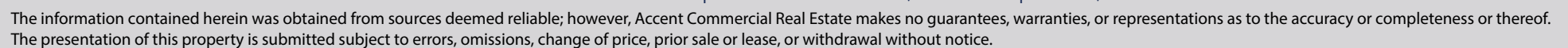
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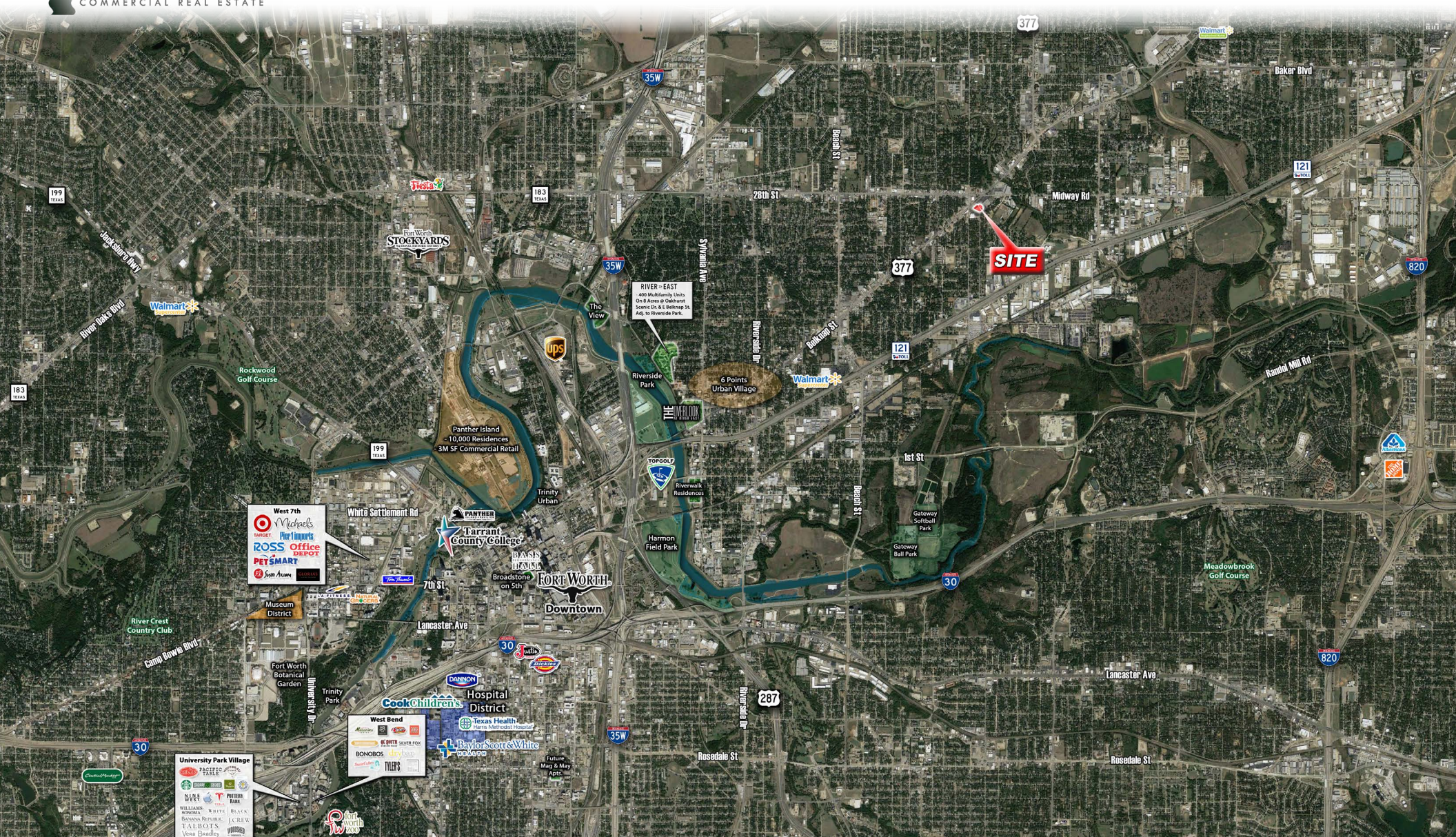
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## 2019 Population (3 mi Radius)

**74,924**

## Households (3 mi Radius)

**25,652**

## Daytime Population (3 mi Radius)

**84,100**

## Average HH Income (3 mi Radius)

**\$64,859**

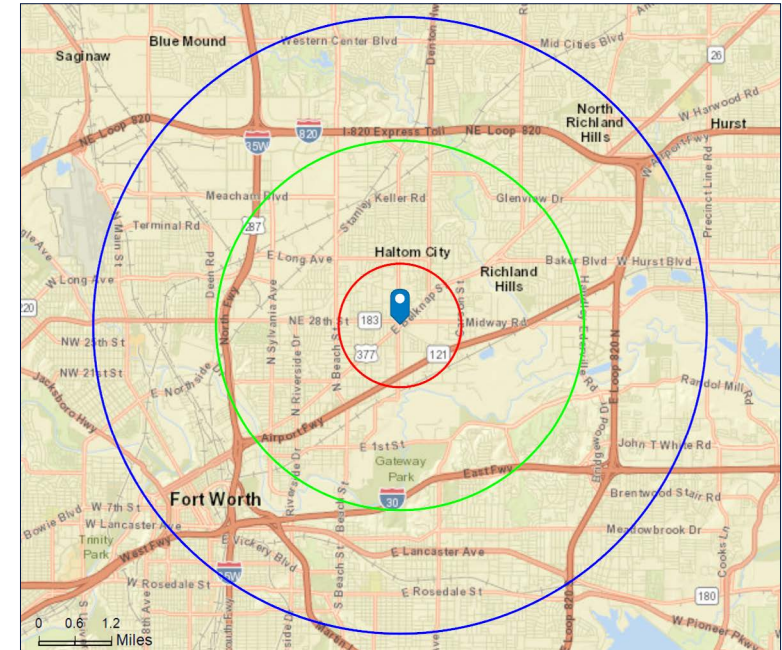
## Average Home Value (3 mi Radius)

**\$158,256**

## Median Age (3 mi Radius)

**34.0**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,539	65,190	199,613
2010 Total Population	10,750	67,500	212,017
2019 Total Population	11,721	74,924	233,604
2019 Group Quarters	98	502	5,712
2024 Total Population	12,117	79,234	246,913
2019-2024 Annual Rate	0.67%	1.12%	1.11%
2019 Total Daytime Population	12,313	84,100	304,085
Workers	5,475	43,074	177,071
Residents	6,838	41,026	127,014
<b>Household Summary</b>			
2000 Households	3,808	24,400	71,309
2000 Average Household Size	2.74	2.63	2.70
2010 Households	3,513	23,672	75,079
2010 Average Household Size	3.04	2.83	2.76
2019 Households	3,723	25,652	81,494
2019 Average Household Size	3.12	2.90	2.80
2024 Households	3,827	26,965	86,352
2024 Average Household Size	3.14	2.92	2.79
2019-2024 Annual Rate	0.55%	1.00%	1.16%
2010 Families	2,520	16,052	49,358
2010 Average Family Size	3.58	3.45	3.42
2019 Families	2,647	17,213	52,730
2019 Average Family Size	3.69	3.55	3.50
2024 Families	2,711	18,033	55,198
2024 Average Family Size	3.72	3.58	3.52
2019-2024 Annual Rate	0.48%	0.94%	0.92%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,089	25,725	76,655
Owner Occupied Housing Units	52.9%	56.6%	52.9%
Renter Occupied Housing Units	40.3%	38.3%	40.1%
Vacant Housing Units	6.9%	5.2%	7.0%
2010 Housing Units	3,969	26,264	84,229
Owner Occupied Housing Units	49.5%	52.7%	48.7%
Renter Occupied Housing Units	39.0%	37.4%	40.4%
Vacant Housing Units	11.5%	9.9%	10.9%
2019 Housing Units	4,099	27,642	88,967
Owner Occupied Housing Units	47.1%	50.5%	46.8%
Renter Occupied Housing Units	43.8%	42.3%	44.8%
Vacant Housing Units	9.2%	7.2%	8.4%
2024 Housing Units	4,207	28,926	93,838
Owner Occupied Housing Units	46.9%	49.9%	45.9%
Renter Occupied Housing Units	44.1%	43.4%	46.1%
Vacant Housing Units	9.0%	6.8%	8.0%
<b>Median Household Income</b>			
2019	\$45,223	\$50,131	\$50,506
2024	\$51,529	\$55,309	\$55,740
<b>Median Home Value</b>			
2019	\$89,142	\$116,037	\$126,682
2024	\$99,000	\$138,580	\$147,787
<b>Per Capita Income</b>			
2019	\$18,270	\$22,228	\$23,009
2024	\$20,800	\$25,413	\$26,577
<b>Median Age</b>			
2010	31.2	33.0	32.2
2019	32.1	34.0	33.5
2024	32.4	34.1	33.8



	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	3,723	25,652	81,494
<\$15,000	9.8%	9.4%	11.9%
\$15,000 - \$24,999	10.4%	10.8%	10.0%
\$25,000 - \$34,999	18.0%	12.9%	11.4%
\$35,000 - \$49,999	15.7%	16.7%	16.1%
\$50,000 - \$74,999	22.1%	21.7%	20.6%
\$75,000 - \$99,999	12.8%	12.7%	12.4%
\$100,000 - \$149,999	6.7%	9.9%	11.1%
\$150,000 - \$199,999	2.4%	2.9%	3.7%
\$200,000+	2.0%	2.9%	2.9%
Average Household Income	\$58,015	\$64,859	\$65,873
<b>2019 Population 25+ by Educational Attainment</b>			
Total	7,138	47,787	148,632
Less than 9th Grade	14.3%	14.0%	12.0%
9th - 12th Grade, No Diploma	17.3%	13.4%	12.9%
High School Graduate	30.8%	26.3%	23.6%
GED/Alternative Credential	4.9%	4.9%	5.2%
Some College, No Degree	20.9%	21.0%	21.5%
Associate Degree	3.2%	5.1%	6.4%
Bachelor's Degree	6.1%	10.4%	12.7%
Graduate/Professional Degree	2.5%	4.9%	5.7%





## 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.

### 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-0