

Harwood 157 Shopping Center

1001 W. Harwood Road, Euless TX 76039

Academy Driving School
Donut Palace
Harwood CORNER STORE
RAZORS EDGE BARBER SHOP

Donut Palace

RAZORS EDGE
BARBER SHOP

CORNER STORE
BEER & WINE

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THE SPACE

Location 1001 W. Harwood Road, Euless, TX, 76039

HIGHLIGHTS

- Second generation space in developed area.
- Ample parking
- Easy access
- Good demographics



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annu18al)	Lease Type	Notes
1001	Available	Ground	1,381	\$18	Retail	Potential restaurant space.
1005	Farmers Insurance	Ground	960		Retail	National insurance company.
1007	Razorsedge Barbershop	Ground	1,070		Retail	Successful local barbershop
1009	Harwood Corner Store	Ground	1,084		Retail	Well stocked convenience store

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,385	116,084	214,074

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,843	\$99,324	\$102,099

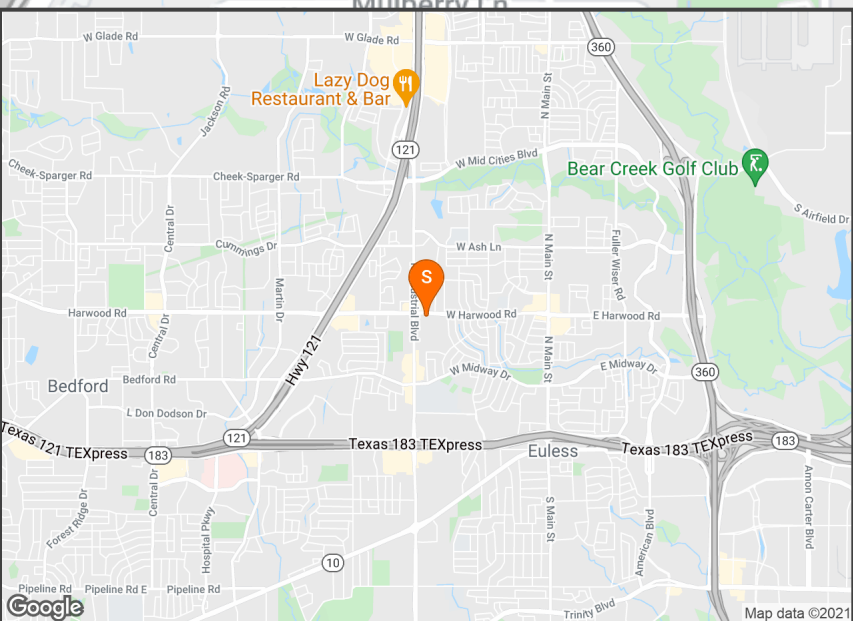
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,798	48,991	90,285

PROPERTY FEATURES

CURRENT OCCUPANCY	70.00 %
TOTAL TENANTS	4
BUILDING SF	4,495
LAND SF	16,117
LAND ACRES	.37
YEAR BUILT	1973
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample



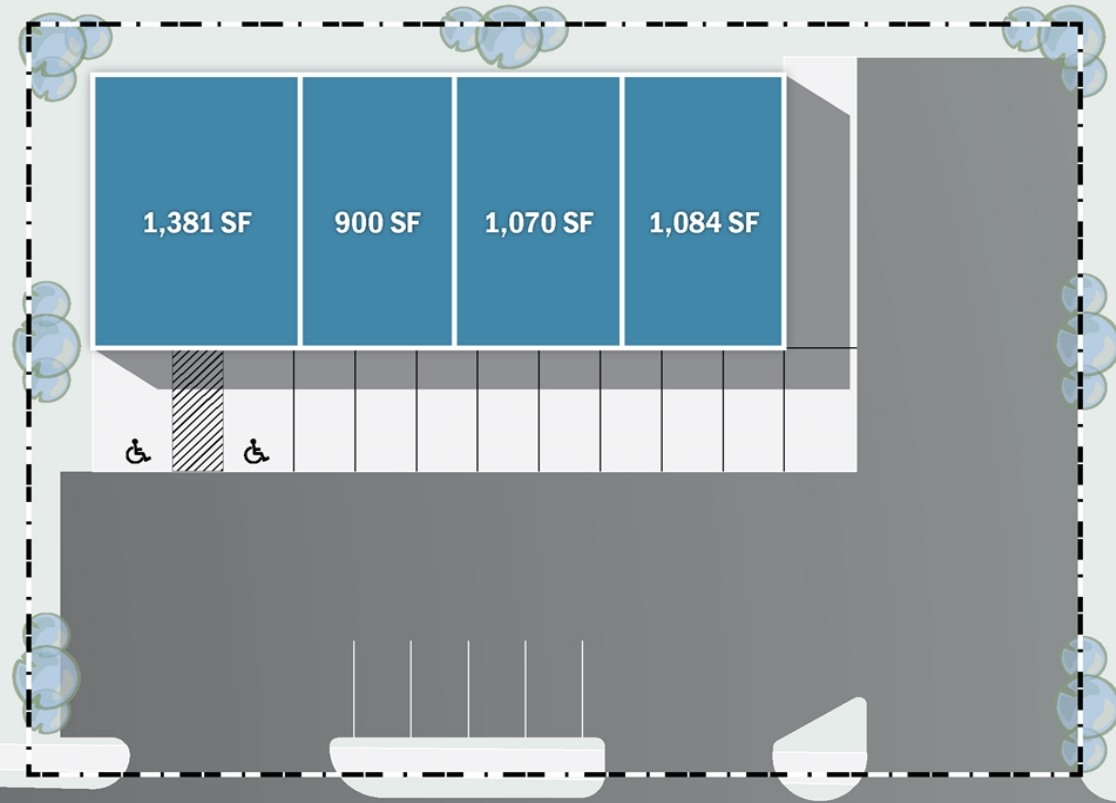


Map data ©2021



HARWOOD & 157 SHOPPING CENTER

1001-1009 HARWOOD ROAD, EULESS TEXAS



W HARWOOD RD

W HARWOOD RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,973	90,837	175,830
2010 Population	13,672	100,015	188,111
2021 Population	14,385	116,084	214,074
2026 Population	14,749	122,750	226,915
2021 African American	1,231	14,834	29,508
2021 American Indian	90	609	1,190
2021 Asian	1,416	13,766	20,002
2021 Hispanic	3,294	21,363	43,006
2021 Other Race	1,146	6,767	15,560
2021 White	9,474	73,803	137,459
2021 Multiracial	631	4,572	8,278
2021-2026: Population: Growth Rate	2.50 %	5.60 %	5.85 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	320	2,152	4,421
\$15,000-\$24,999	318	2,824	5,255
\$25,000-\$34,999	242	3,950	7,145
\$35,000-\$49,999	795	6,110	11,795
\$50,000-\$74,999	1,114	9,815	17,446
\$75,000-\$99,999	1,068	6,933	12,018
\$100,000-\$149,999	1,113	8,905	15,853
\$150,000-\$199,999	471	4,180	7,389
\$200,000 or greater	357	4,122	8,964
Median HH Income	\$76,855	\$73,708	\$73,142
Average HH Income	\$92,843	\$99,324	\$102,099

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,118	39,858	76,814
2010 Total Households	5,521	42,777	79,327
2021 Total Households	5,798	48,991	90,285
2026 Total Households	5,939	51,578	95,837
2021 Average Household Size	2.48	2.36	2.36
2000 Owner Occupied Housing	3,039	19,037	36,812
2000 Renter Occupied Housing	1,932	19,124	36,574
2021 Owner Occupied Housing	3,707	24,136	45,191
2021 Renter Occupied Housing	2,090	24,855	45,094
2021 Vacant Housing	212	2,754	5,464
2021 Total Housing	6,010	51,745	95,749
2026 Owner Occupied Housing	3,850	25,820	48,921
2026 Renter Occupied Housing	2,089	25,758	46,916
2026 Vacant Housing	210	2,813	5,537
2026 Total Housing	6,149	54,391	101,374
2021-2026: Households: Growth Rate	2.40 %	5.15 %	6.00 %



Source: esri

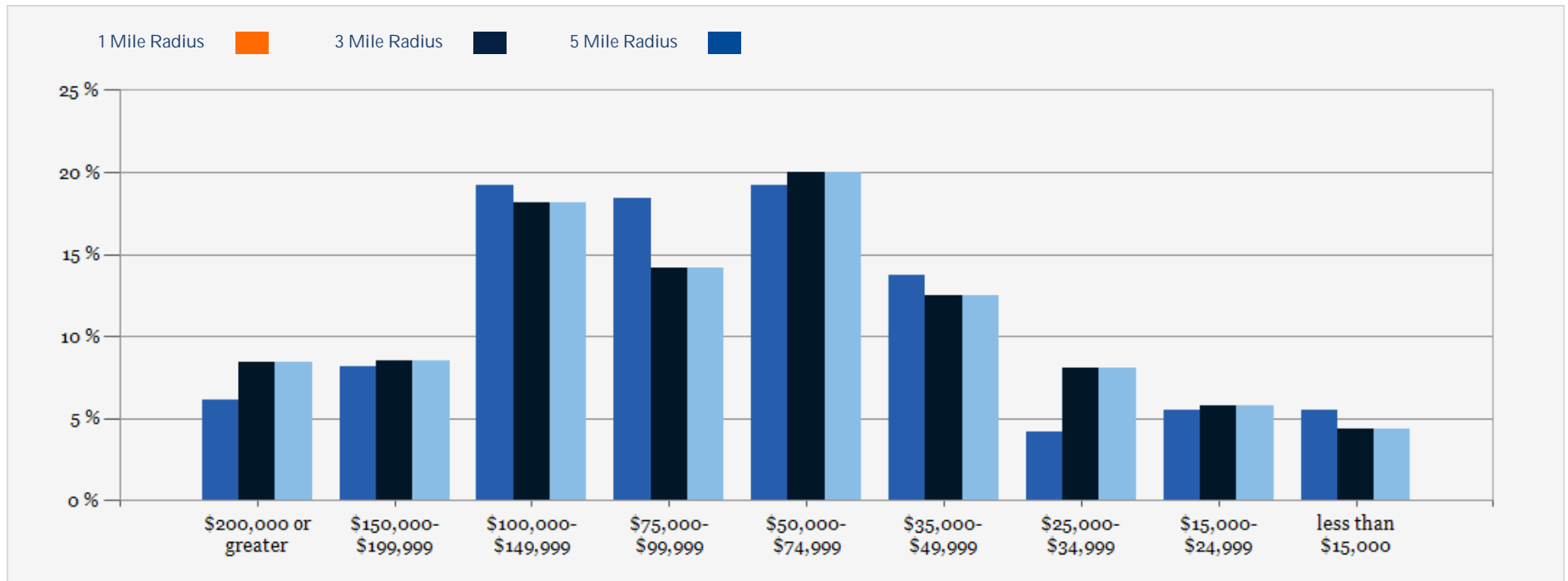
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	968	8,281	15,572
2021 Population Age 35-39	1,067	8,544	15,310
2021 Population Age 40-44	968	7,816	13,910
2021 Population Age 45-49	877	7,634	13,756
2021 Population Age 50-54	929	7,936	14,364
2021 Population Age 55-59	1,009	8,277	15,066
2021 Population Age 60-64	990	7,622	13,851
2021 Population Age 65-69	835	6,040	11,116
2021 Population Age 70-74	697	4,706	8,821
2021 Population Age 75-79	389	2,728	5,263
2021 Population Age 80-84	216	1,662	3,090
2021 Population Age 85+	155	1,555	2,850
2021 Population Age 18+	11,313	92,201	169,639
2021 Median Age	39	39	38

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,949	\$63,572	\$62,245
Average Household Income 25-34	\$84,701	\$80,083	\$80,182
Median Household Income 35-44	\$83,710	\$77,845	\$75,686
Average Household Income 35-44	\$97,282	\$101,403	\$102,575
Median Household Income 45-54	\$88,816	\$92,851	\$92,622
Average Household Income 45-54	\$107,951	\$120,887	\$125,041
Median Household Income 55-64	\$82,668	\$89,227	\$93,724
Average Household Income 55-64	\$101,557	\$120,397	\$127,456
Median Household Income 65-74	\$75,948	\$74,423	\$76,082
Average Household Income 65-74	\$90,602	\$97,852	\$102,764
Average Household Income 75+	\$64,215	\$65,921	\$72,865

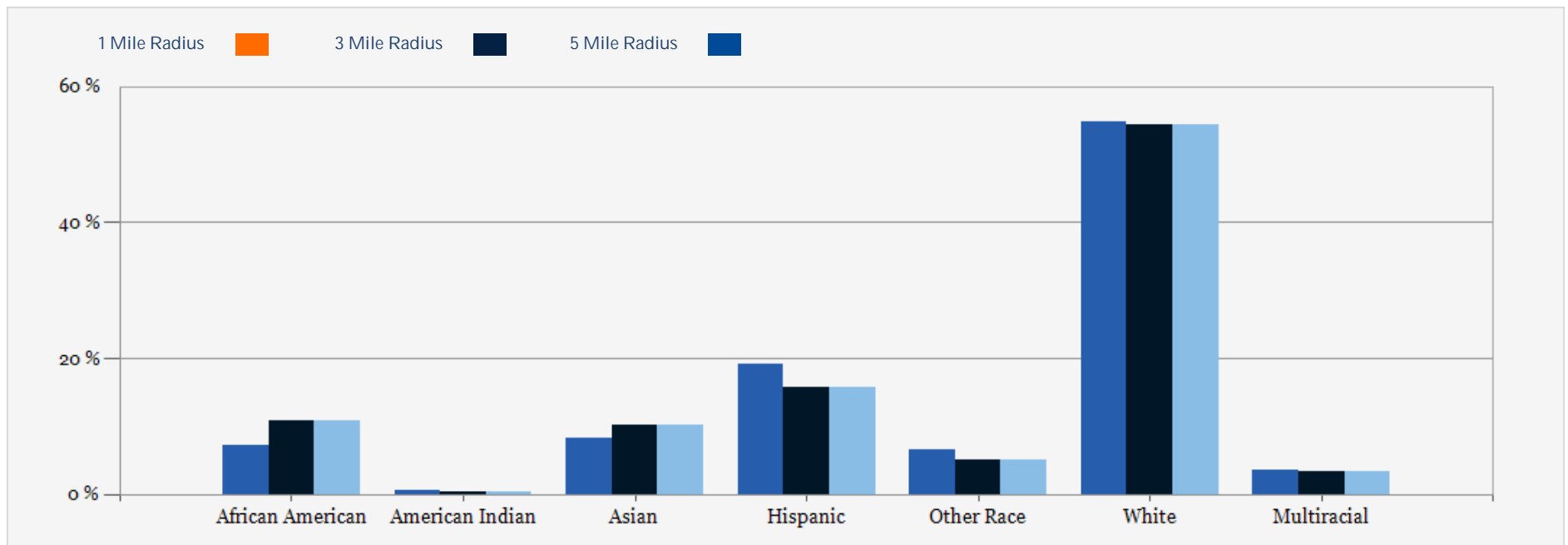
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,071	9,207	17,072
2026 Population Age 35-39	995	8,524	15,782
2026 Population Age 40-44	1,005	8,540	15,238
2026 Population Age 45-49	936	7,976	14,322
2026 Population Age 50-54	871	7,632	13,748
2026 Population Age 55-59	888	7,808	14,097
2026 Population Age 60-64	953	7,732	14,276
2026 Population Age 65-69	906	7,055	12,842
2026 Population Age 70-74	732	5,481	10,188
2026 Population Age 75-79	575	4,048	7,502
2026 Population Age 80-84	287	2,198	4,080
2026 Population Age 85+	192	1,870	3,377
2026 Population Age 18+	11,663	98,023	180,787
2026 Median Age	40	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,930	\$71,574	\$68,551
Average Household Income 25-34	\$93,148	\$89,001	\$88,242
Median Household Income 35-44	\$94,520	\$86,257	\$83,650
Average Household Income 35-44	\$108,449	\$112,941	\$114,508
Median Household Income 45-54	\$98,385	\$100,994	\$99,549
Average Household Income 45-54	\$120,976	\$131,904	\$133,572
Median Household Income 55-64	\$89,379	\$96,909	\$100,404
Average Household Income 55-64	\$113,451	\$131,269	\$137,691
Median Household Income 65-74	\$79,965	\$80,545	\$82,580
Average Household Income 65-74	\$101,674	\$110,850	\$116,243
Average Household Income 75+	\$73,207	\$76,018	\$84,478

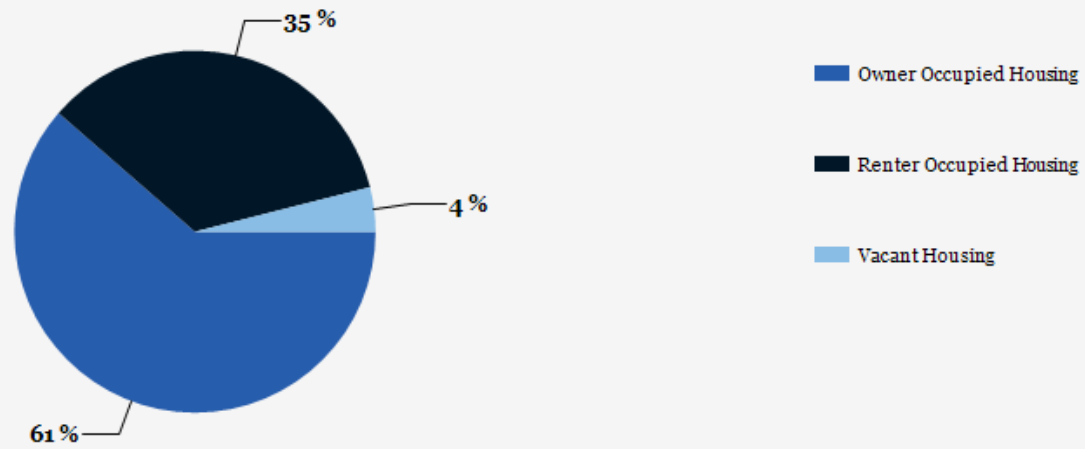
2021 Household Income



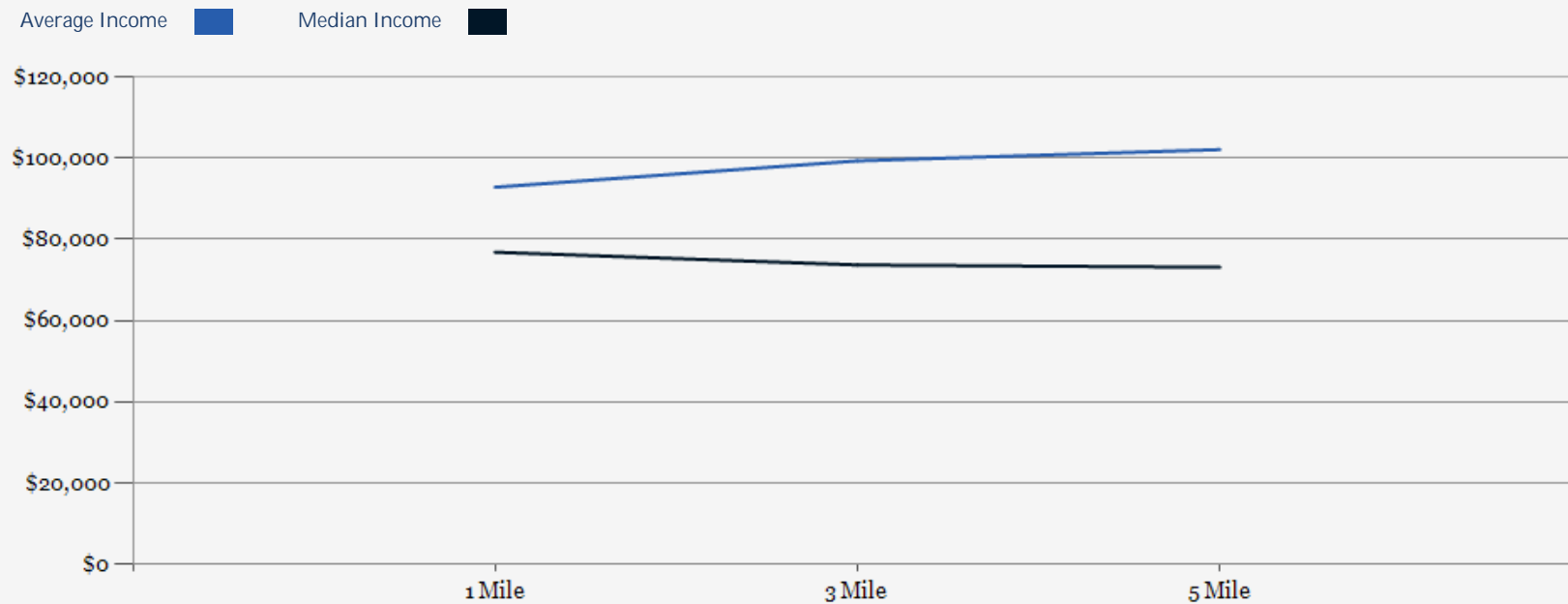
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Harwood 157 Shopping Center

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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.

11-2-2015



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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date