

# Harwood 157 Shopping Center

1001 W. Harwood Road, Euless TX 76039



**FOR LEASE**  
**214-526-5800**

 THE S.F. WARANCH COMPANY  
COMMERCIAL REAL ESTATE SERVICES

*Prepared By:*

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# THE PROPERTY

Location

1001 W. Harwood Road  
Euless, TX 76039

## HIGHLIGHTS

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



### 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

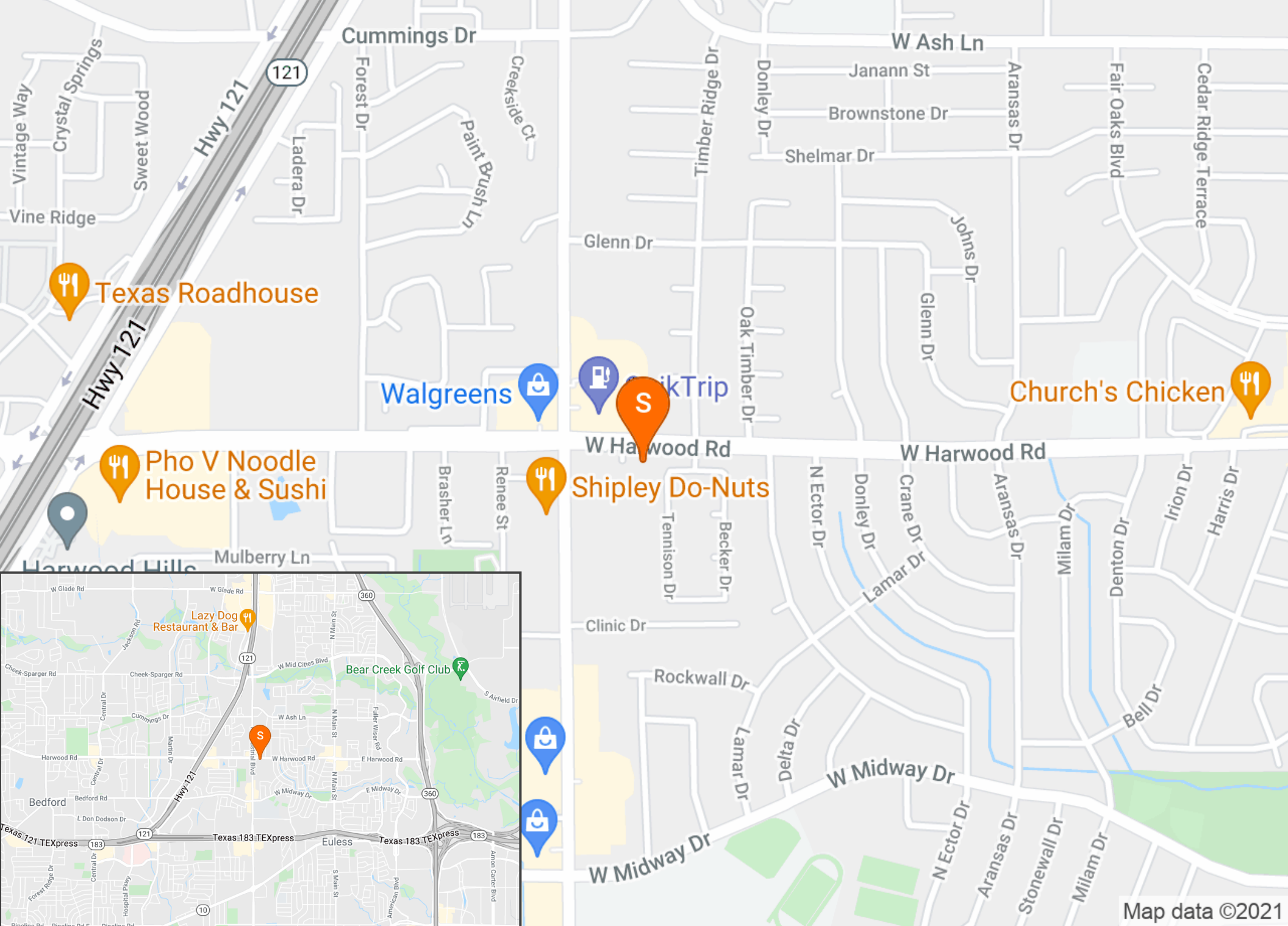
1.00 MILE	3.00 MILE	5.00 MILE
5,798	48,991	90,285

Suite Tenant	Floor	Square Feet	Lease Type Notes
1001 Cosmic Kitchen	Ground	1,381	Retail Restaurant
1005 EZ Staffing	Ground	960	Retail Staffing
1007 Razorsedge Barbershop	Ground	1,070	Retail Successful local barbershop
1009 Harwood Corner Store	Ground	1,084	Retail Well stocked convenience store

## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
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





Texas Roadhouse

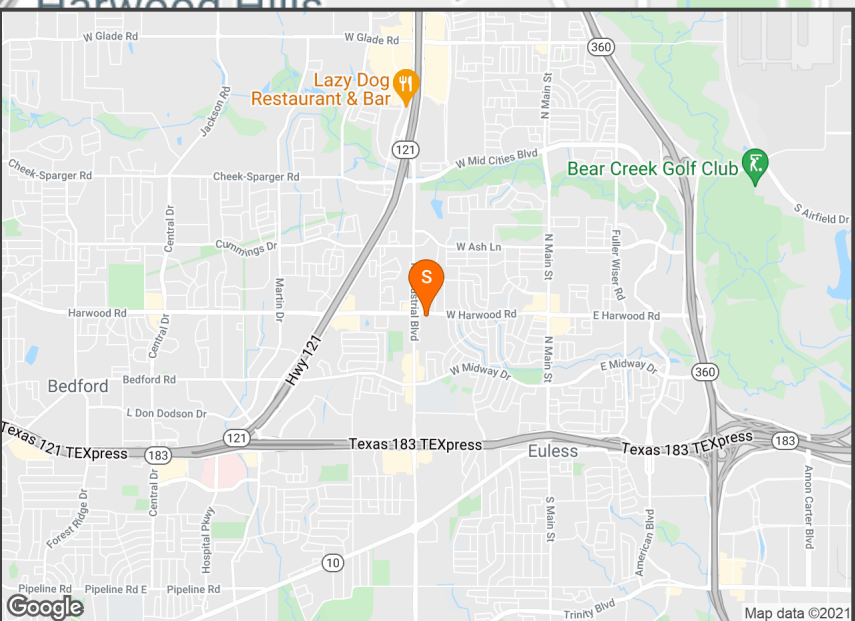
Walgreens

ChickTrip

Church's Chicken

Pho V Noodle House & Sushi

Shipley Do-Nuts



Map data ©2021



SUBWAY

Walmart

WAFFLE HOUSE

Wendy's

LAKEWOOD ELEMENTARY SCHOOL

PAPA JOHN'S

HARWOOD JUNIOR HIGH SCHOOL

DISCOUNT TIRE

Pep Boys

WELLS FARGO

121

TEXAS

Walgreens

Arby's

TIRE STORE

QT QuikTrip

6

Jack In the box

TACO BELL



AutoZone

planet fitness

W HARWOOD RD

W HARWOOD RD

N INDUSTRIAL BLVD

N MAIN ST

N MAIN ST

N MAIN ST

121

Pizza Hut

Firestone COMPLETE AUTO CARE

SHIPLEY DO-NUTS

Stormie Jones Park

My Credit Union

jiffylube

Church's

Albertsons Little Caesars

T-Mobile Bank of America

Domino's redbox

HARWOOD CROSSINGS  
Koolhaas Generation X  
Generation X Games & Cards

9 general

DJ's COFFEE

GOLDEN CHICK

HARWOOD CROSSING

Kroger WINGS STORE

STARBUCKS

redbox SUBWAY

Rent-A-Center metro  
NUTRITION NATION Bedford Tire KFC McDonald's

SIMS GRASS CO.

DQ

TRINITY HIGH SCHOOL

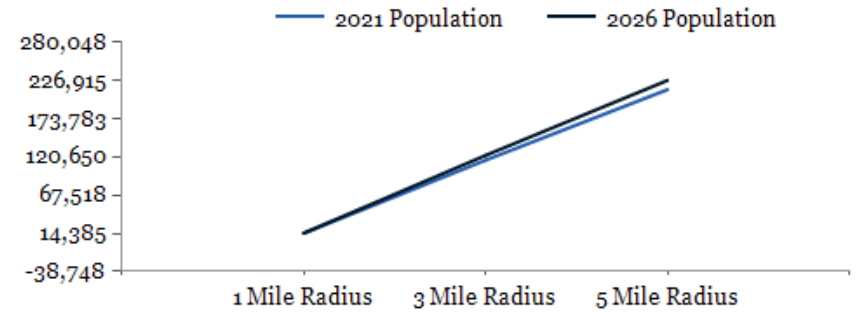
CVS

Reebok

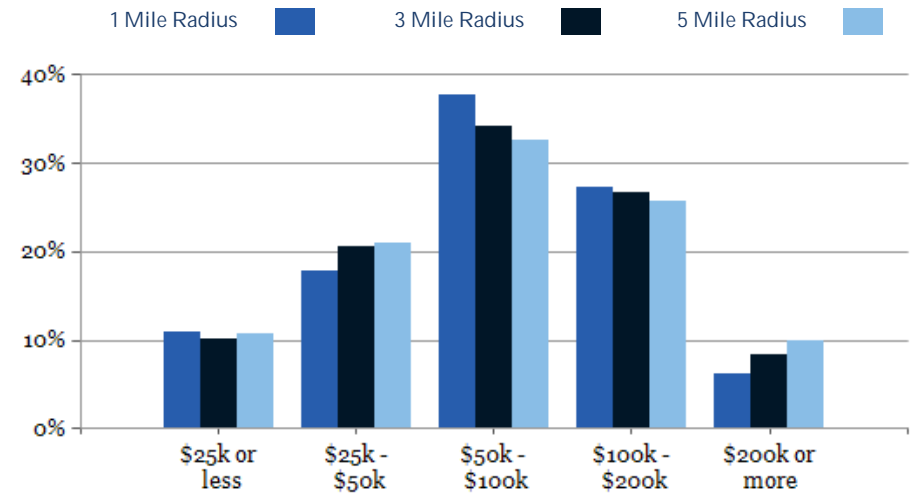
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,973	90,837	175,830
2010 Population	13,672	100,015	188,111
2021 Population	14,385	116,084	214,074
2026 Population	14,749	122,750	226,915
2021-2026: Population: Growth Rate	2.50%	5.60%	5.85%

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

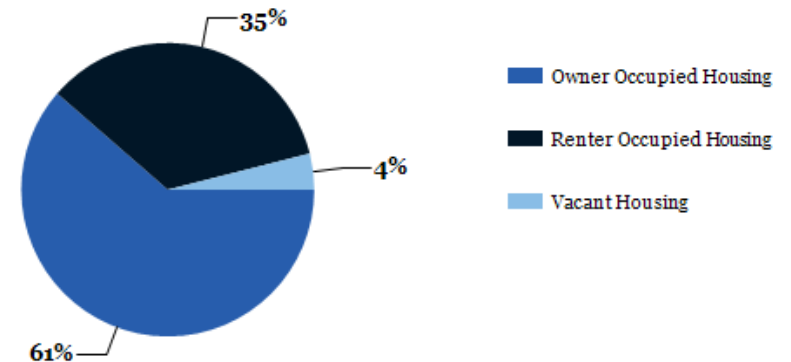
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,118	39,858	76,814
2010 Total Households	5,521	42,777	79,327
2021 Total Households	5,798	48,991	90,285
2026 Total Households	5,939	51,578	95,837
2021 Average Household Size	2.48	2.36	2.36
2021-2026: Households: Growth Rate	2.40%	5.15%	6.00%



2021 Household Income

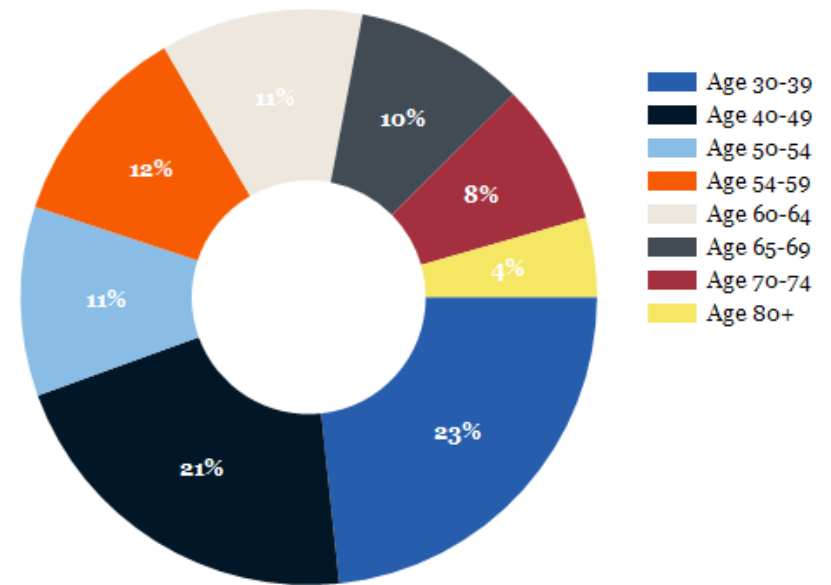


2021 Own vs. Rent - 1 Mile Radius

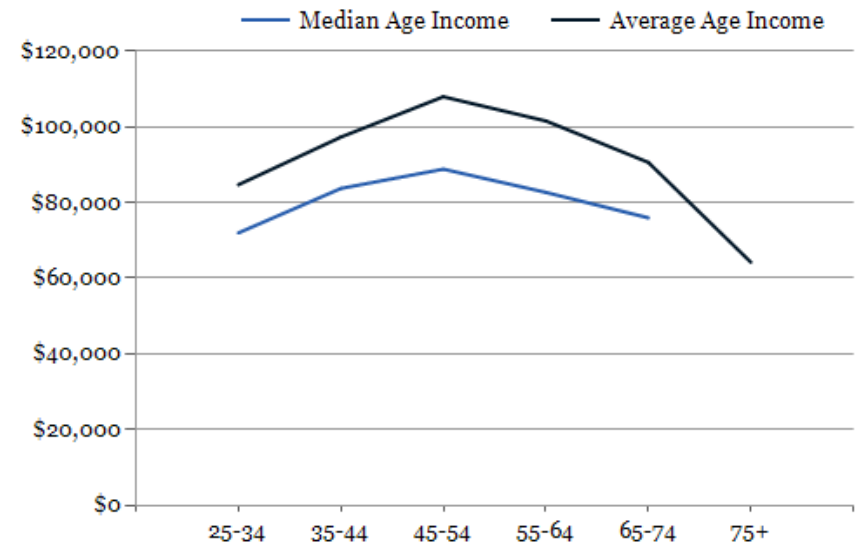


Source: esri

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
2026 Median Age	40	39	39



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



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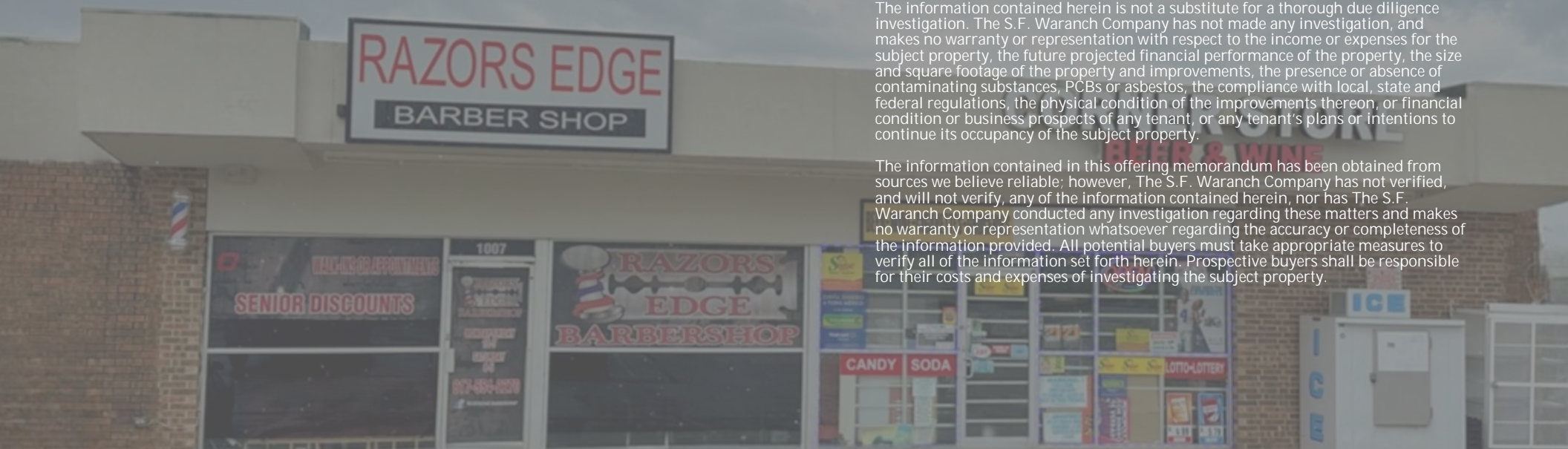
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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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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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<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Saul F. Waranch</b>	0395950	swaranch@sfwaranch.com	214-893-4788
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date