

# Pupuseria Roxanna

4206 NE 28th Street, Haltom City TX 76111

100% Leased

**Saul Waranch**

Broker  
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# THE SPACE

Location	4206 NE 28th Street, Haltom City, TX, 76111
Square Feet	2,400
Lease Type	NNN

**Notes** Freestanding fully leased restarant

## HIGHLIGHTS

- Fully renovated restaurant space
- Excellent visibility and access



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,611	72,007	238,406



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,570	\$64,698	\$69,002



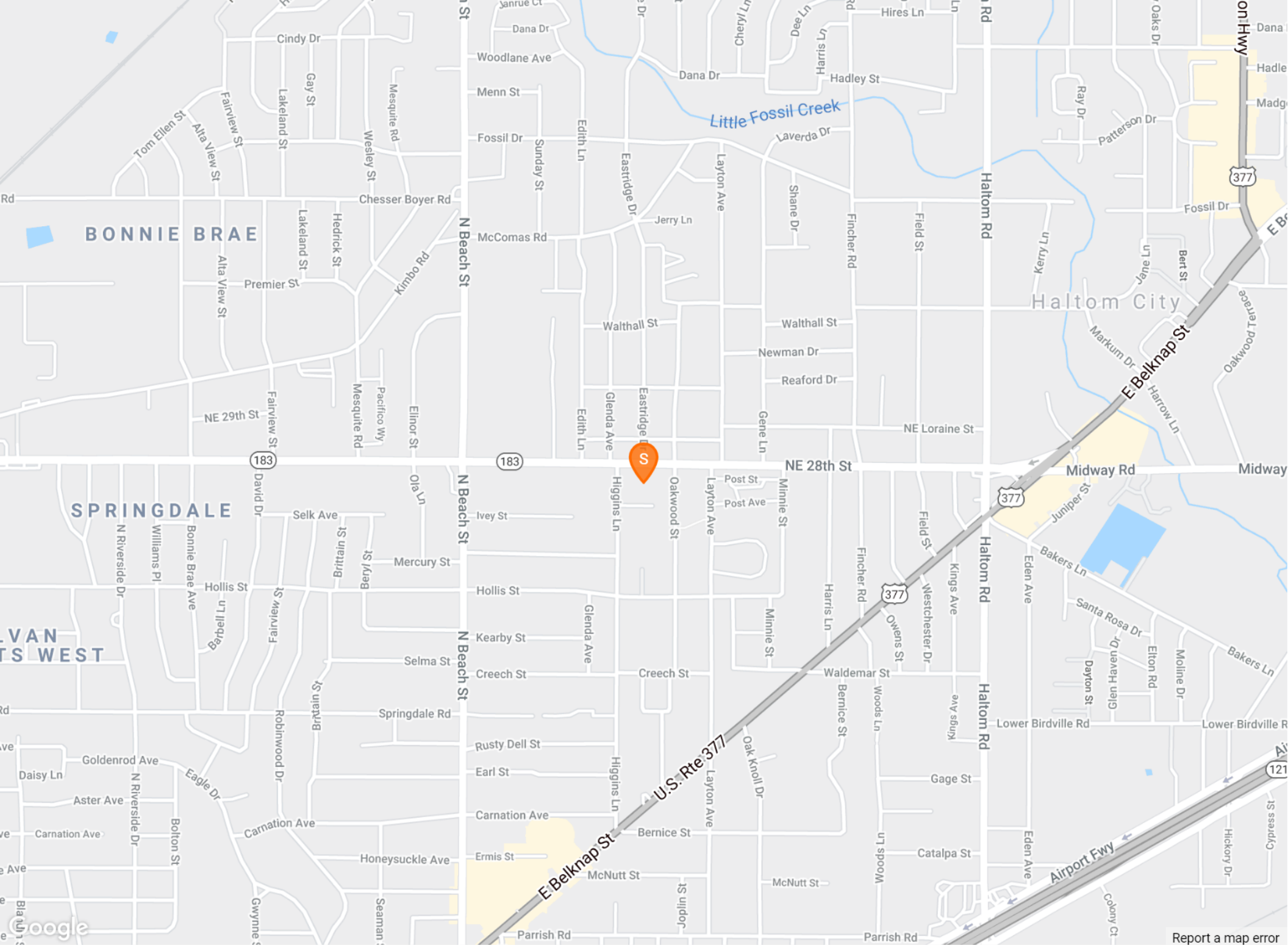
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,614	23,428	83,400

## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	1
GLA (SF)	2,665
LAND SF	20,250
LAND ACRES	0.4649
YEAR BUILT	1959
YEAR RENOVATED	2018
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





BONNIE BRAE

SPRINGDALE

VAN TASS WEST

Little Fossil Creek

Haltom City



183

183

377

377

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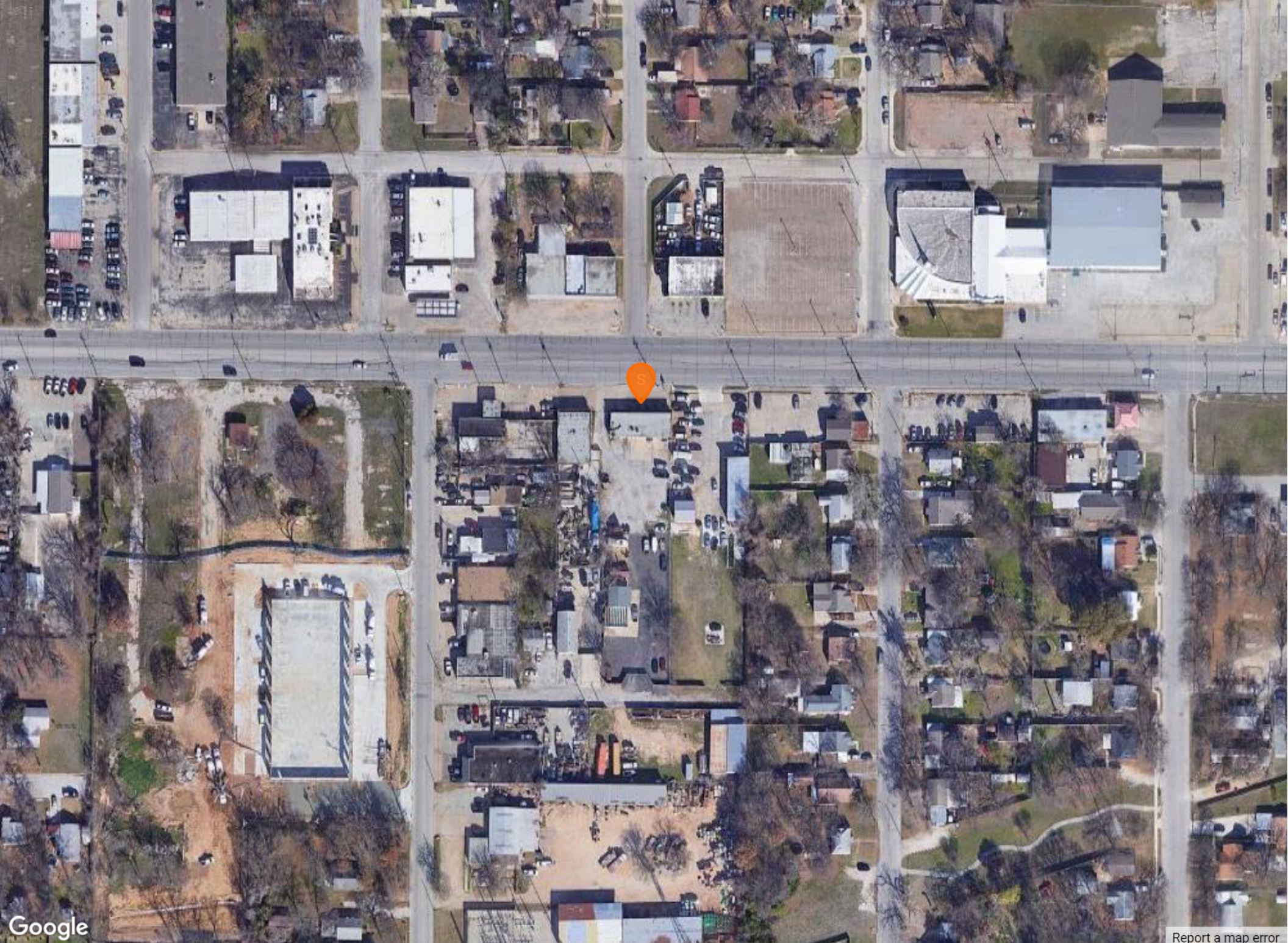
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121

E. Belknap St U.S. Rte 377

Airport Fwy

Report a map error



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	13,610	61,262	199,292
2010 Population	14,195	64,542	211,525
2021 Population	15,611	72,007	238,406
2026 Population	16,172	76,874	255,154
2021 African American	355	3,613	36,535
2021 American Indian	153	630	1,689
2021 Asian	1,295	4,093	10,919
2021 Hispanic	9,842	43,192	119,486
2021 Other Race	4,518	18,312	46,358
2021 White	8,637	42,426	133,967
2021 Multiracial	629	2,822	8,614
2021-2026: Population: Growth Rate	3.55 %	6.60 %	6.85 %

<b>2021 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	349	1,941	9,452
\$15,000-\$24,999	496	2,504	7,903
\$25,000-\$34,999	686	2,938	9,247
\$35,000-\$49,999	888	3,879	12,647
\$50,000-\$74,999	1,004	5,604	17,207
\$75,000-\$99,999	663	3,110	11,016
\$100,000-\$149,999	321	2,185	9,408
\$150,000-\$199,999	105	609	3,617
\$200,000 or greater	102	657	2,903
Median HH Income	\$47,455	\$51,257	\$52,400
Average HH Income	\$60,570	\$64,698	\$69,002

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	4,949	22,461	74,556
2010 Total Households	4,339	21,294	73,623
2021 Total Households	4,614	23,428	83,400
2026 Total Households	4,749	24,923	90,096
2021 Average Household Size	3.37	3.06	2.78
2000 Owner Occupied Housing	3,032	13,599	38,814
2000 Renter Occupied Housing	1,668	7,821	30,512
2021 Owner Occupied Housing	2,865	13,257	41,480
2021 Renter Occupied Housing	1,749	10,171	41,919
2021 Vacant Housing	376	1,909	8,511
2021 Total Housing	4,990	25,337	91,911
2026 Owner Occupied Housing	3,002	14,098	43,938
2026 Renter Occupied Housing	1,748	10,825	46,158
2026 Vacant Housing	378	1,934	8,593
2026 Total Housing	5,127	26,857	98,689
2021-2026: Households: Growth Rate	2.90 %	6.20 %	7.80 %

Source: esri

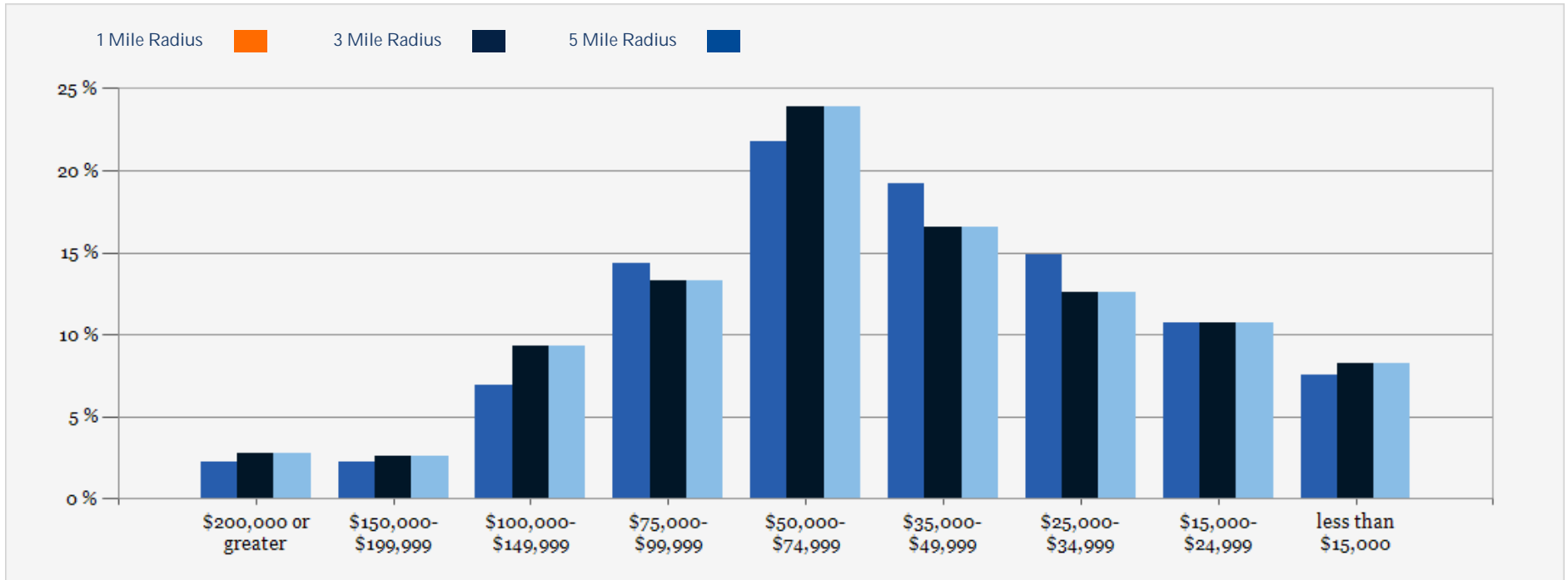
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,140	5,501	18,907
2021 Population Age 35-39	1,117	4,959	17,334
2021 Population Age 40-44	1,008	4,377	14,771
2021 Population Age 45-49	885	4,018	13,591
2021 Population Age 50-54	761	3,796	13,282
2021 Population Age 55-59	794	3,852	13,069
2021 Population Age 60-64	773	3,506	11,843
2021 Population Age 65-69	598	2,822	9,608
2021 Population Age 70-74	484	2,374	7,729
2021 Population Age 75-79	291	1,574	5,011
2021 Population Age 80-84	209	1,108	3,185
2021 Population Age 85+	175	1,168	3,541
2021 Population Age 18+	10,886	51,450	174,784
2021 Median Age	32	33	33

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,133	\$54,592	\$55,678
Average Household Income 25-34	\$65,173	\$67,248	\$70,993
Median Household Income 35-44	\$52,802	\$55,511	\$57,411
Average Household Income 35-44	\$66,623	\$69,755	\$74,772
Median Household Income 45-54	\$55,432	\$58,520	\$59,673
Average Household Income 45-54	\$68,023	\$74,171	\$77,336
Median Household Income 55-64	\$46,142	\$52,685	\$53,951
Average Household Income 55-64	\$58,258	\$67,125	\$71,688
Median Household Income 65-74	\$40,767	\$43,630	\$44,856
Average Household Income 65-74	\$52,220	\$58,119	\$63,025
Average Household Income 75+	\$47,390	\$48,825	\$54,040

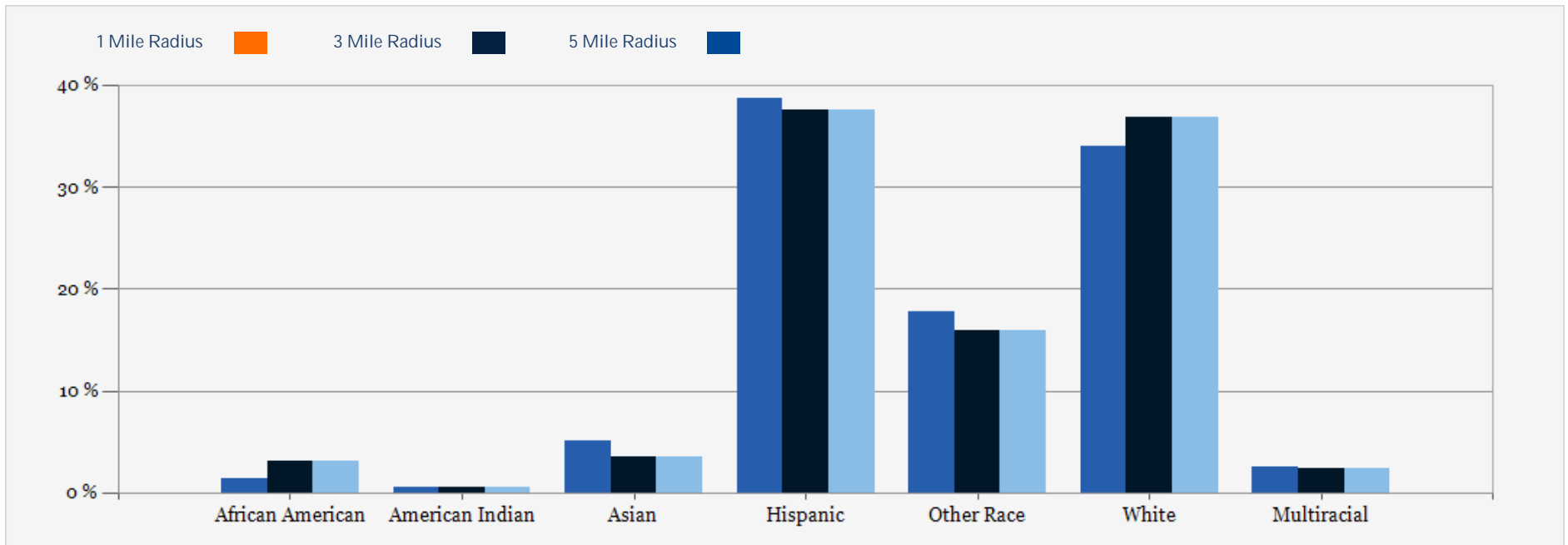
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,110	5,505	19,128
2026 Population Age 35-39	1,119	5,471	18,673
2026 Population Age 40-44	1,092	4,996	17,091
2026 Population Age 45-49	993	4,399	14,844
2026 Population Age 50-54	832	3,943	13,240
2026 Population Age 55-59	689	3,677	12,824
2026 Population Age 60-64	701	3,606	12,239
2026 Population Age 65-69	690	3,224	10,727
2026 Population Age 70-74	505	2,529	8,632
2026 Population Age 75-79	383	2,013	6,563
2026 Population Age 80-84	219	1,208	3,898
2026 Population Age 85+	179	1,204	3,673
2026 Population Age 18+	11,166	54,469	186,750
2026 Median Age	32	33	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,944	\$57,978	\$61,245
Average Household Income 25-34	\$69,701	\$73,474	\$79,322
Median Household Income 35-44	\$56,083	\$59,360	\$62,214
Average Household Income 35-44	\$73,378	\$76,947	\$82,882
Median Household Income 45-54	\$58,605	\$61,886	\$64,092
Average Household Income 45-54	\$75,666	\$82,123	\$85,794
Median Household Income 55-64	\$50,991	\$56,234	\$58,080
Average Household Income 55-64	\$65,158	\$74,969	\$79,602
Median Household Income 65-74	\$42,086	\$47,277	\$49,251
Average Household Income 65-74	\$56,220	\$64,546	\$70,198
Average Household Income 75+	\$51,499	\$54,541	\$61,170

## 2021 Household Income

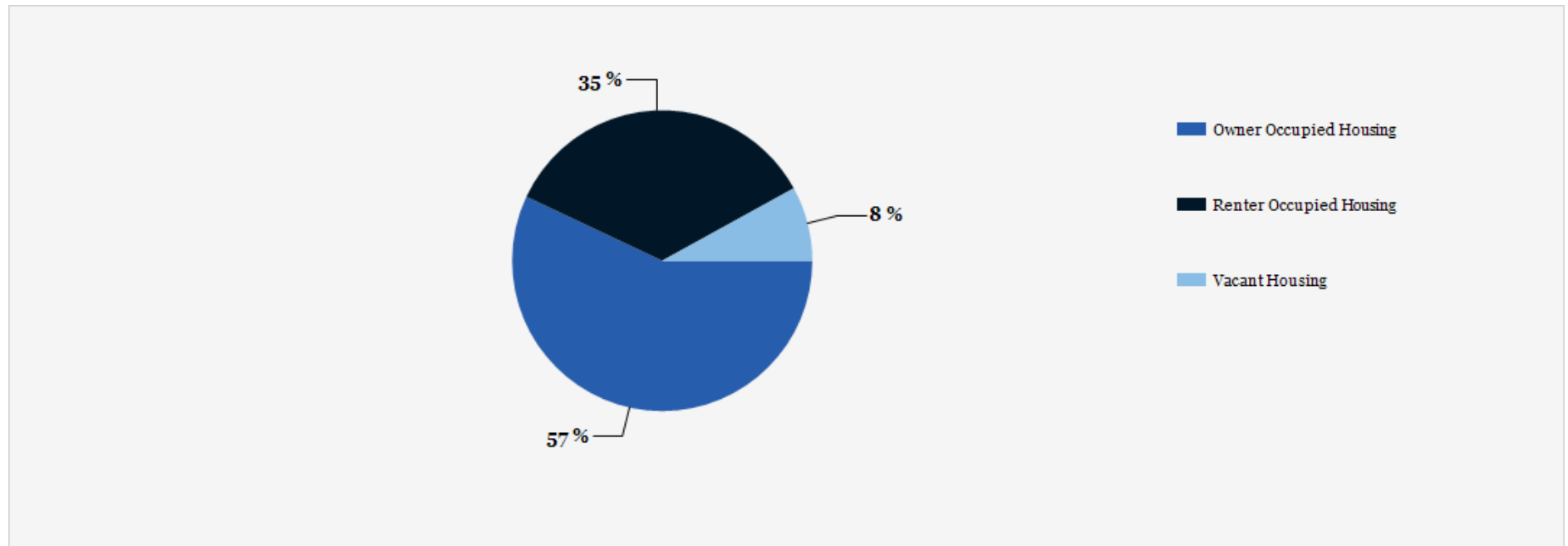


## 2021 Population by Race

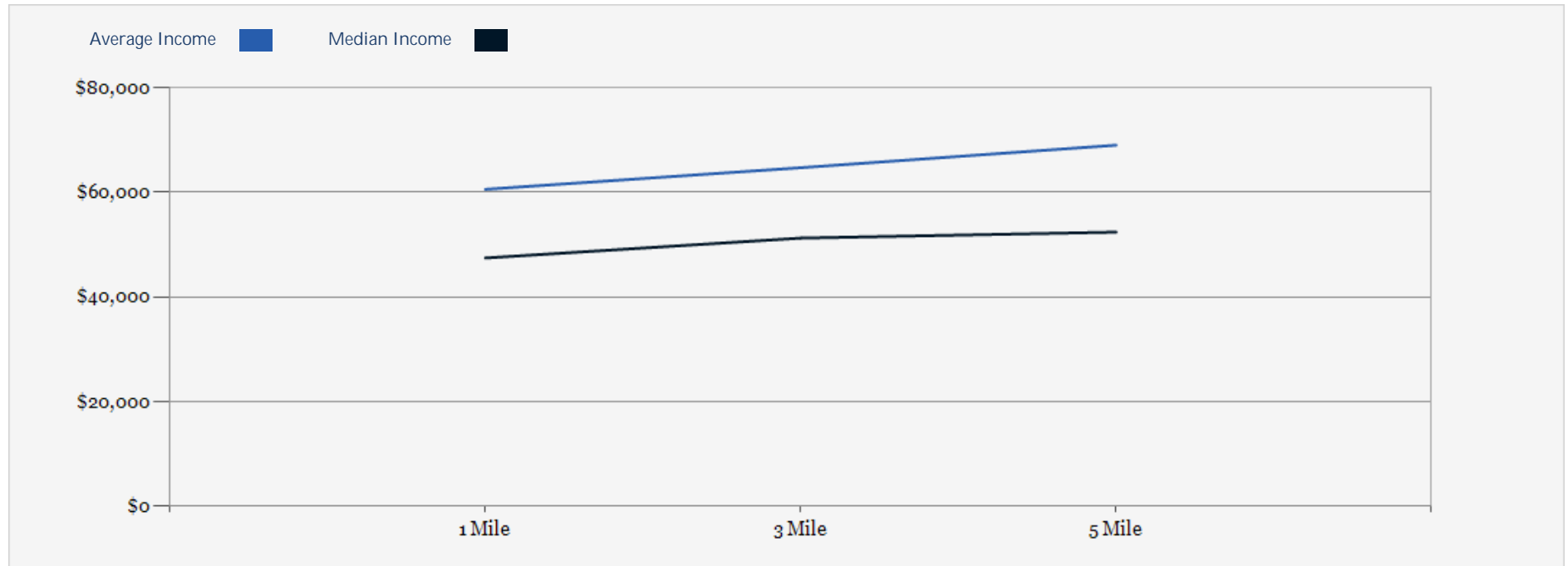




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



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*Exclusively Marketed by:*

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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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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