

Belknap Plaza

4008-4010 E. Belknap Street, Haltom City TX 76111



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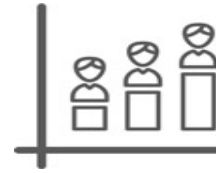


THE SPACE

Location **4008-4010 E. Belknap Street, Haltom City, TX, 76111**

HIGHLIGHTS

- Easy Access to I-35W, Hwy 287 & Loop 820
- Updated Roof



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 13,093 | 69,738 | 238,956 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$70,397 | \$76,206 | \$76,195 |



NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 3,997 | 23,456 | 85,516 |

| Suite | Tenant | Floor | Square Feet | Lease Type | Notes |
|-------|-----------|--------|-------------|------------|---|
| 1 | Cricket | Ground | 2009 | NNN | Cell Phone provider. |
| 2 | Available | Ground | 1372 | NNN | Occupied but available. Please do not disturb Tenant. |

PROPERTY FEATURES

| | |
|-------------------|----------------|
| CURRENT OCCUPANCY | 59.00 % |
|-------------------|----------------|

| | |
|---------------|----------|
| TOTAL TENANTS | 2 |
|---------------|----------|

| | |
|-------------|--------------|
| BUILDING SF | 3,386 |
|-------------|--------------|

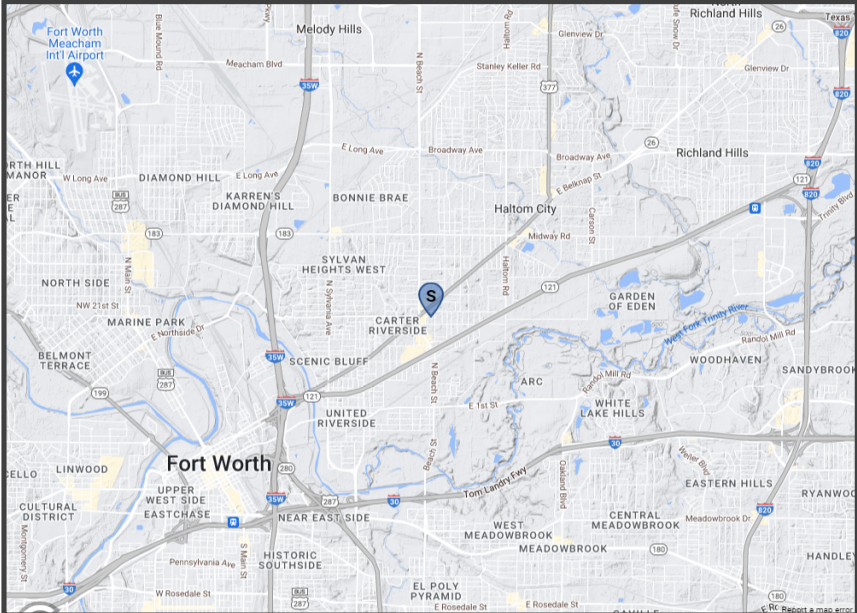
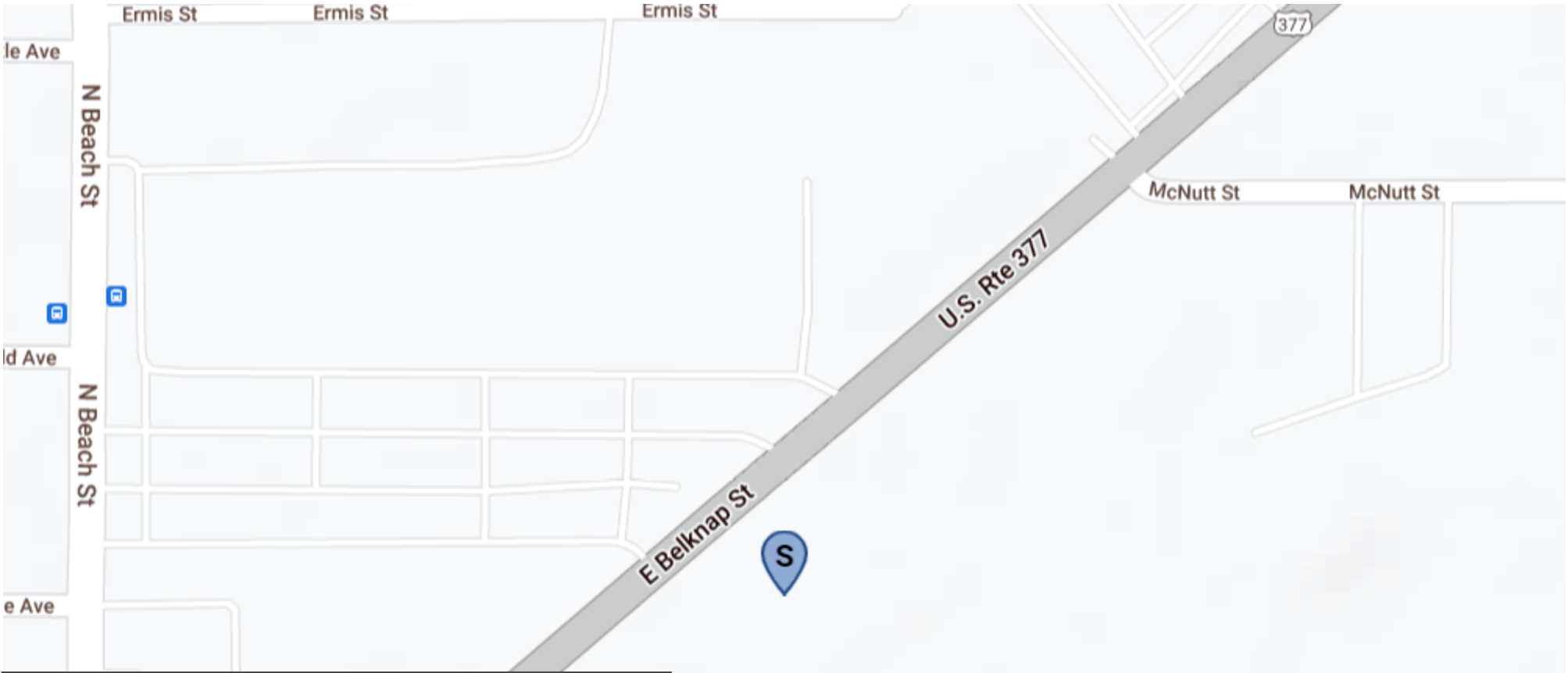
| | |
|------------|-------------|
| YEAR BUILT | 1957 |
|------------|-------------|

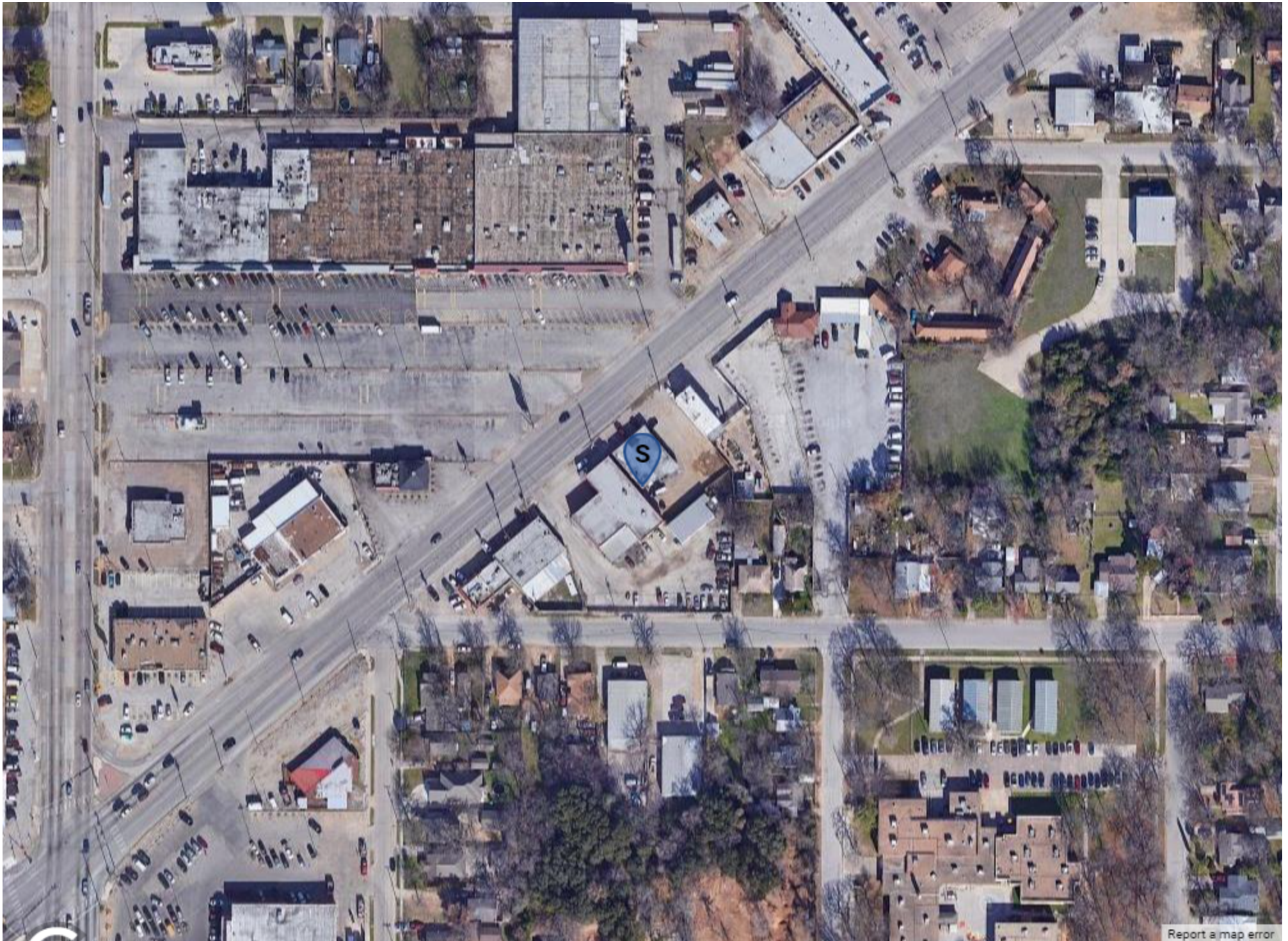
| | |
|-------------|--------------------------|
| ZONING TYPE | Commercial Retail |
|-------------|--------------------------|

| | |
|-------------------|------------|
| NUMBER OF STORIES | One |
|-------------------|------------|

| | |
|---------------------|------------|
| NUMBER OF BUILDINGS | One |
|---------------------|------------|

| | |
|--------------------------|--------------|
| NUMBER OF PARKING SPACES | Ample |
|--------------------------|--------------|





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------------|---------------|---------------|
| 2000 Population | 11,479 | 62,216 | 203,442 |
| 2010 Population | 12,152 | 63,206 | 208,201 |
| 2022 Population | 13,093 | 69,738 | 238,956 |
| 2027 Population | 13,335 | 71,557 | 243,754 |
| 2022 African American | 368 | 5,387 | 40,912 |
| 2022 American Indian | 198 | 945 | 2,644 |
| 2022 Asian | 704 | 3,095 | 8,293 |
| 2022 Hispanic | 9,018 | 40,528 | 120,101 |
| 2022 Other Race | 4,162 | 18,339 | 54,044 |
| 2022 White | 4,676 | 27,776 | 90,174 |
| 2022 Multiracial | 2,983 | 14,106 | 42,588 |
| 2022-2027: Population: Growth Rate | 1.85 % | 2.60 % | 2.00 % |

| 2022 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|---------------|---------------|---------------|
| less than \$15,000 | 283 | 1,933 | 9,918 |
| \$15,000-\$24,999 | 439 | 2,084 | 7,770 |
| \$25,000-\$34,999 | 527 | 2,556 | 8,576 |
| \$35,000-\$49,999 | 736 | 3,514 | 12,343 |
| \$50,000-\$74,999 | 863 | 5,403 | 17,804 |
| \$75,000-\$99,999 | 571 | 3,487 | 11,413 |
| \$100,000-\$149,999 | 334 | 2,665 | 10,039 |
| \$150,000-\$199,999 | 75 | 823 | 3,901 |
| \$200,000 or greater | 170 | 993 | 3,744 |
| Median HH Income | \$50,253 | \$55,404 | \$54,090 |
| Average HH Income | \$70,397 | \$76,206 | \$76,195 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------------|---------------|---------------|
| 2000 Total Housing | 4,168 | 22,421 | 76,033 |
| 2010 Total Households | 3,680 | 20,660 | 71,681 |
| 2022 Total Households | 3,997 | 23,456 | 85,516 |
| 2027 Total Households | 4,074 | 24,398 | 87,852 |
| 2022 Average Household Size | 3.28 | 2.91 | 2.70 |
| 2000 Owner Occupied Housing | 2,363 | 12,999 | 38,172 |
| 2000 Renter Occupied Housing | 1,566 | 8,164 | 31,669 |
| 2022 Owner Occupied Housing | 2,120 | 12,712 | 40,588 |
| 2022 Renter Occupied Housing | 1,877 | 10,744 | 44,928 |
| 2022 Vacant Housing | 315 | 2,752 | 9,820 |
| 2022 Total Housing | 4,312 | 26,208 | 95,336 |
| 2027 Owner Occupied Housing | 2,197 | 12,964 | 41,629 |
| 2027 Renter Occupied Housing | 1,877 | 11,434 | 46,223 |
| 2027 Vacant Housing | 363 | 3,004 | 10,734 |
| 2027 Total Housing | 4,437 | 27,402 | 98,586 |
| 2022-2027: Households: Growth Rate | 1.90 % | 3.95 % | 2.70 % |

Source: esri

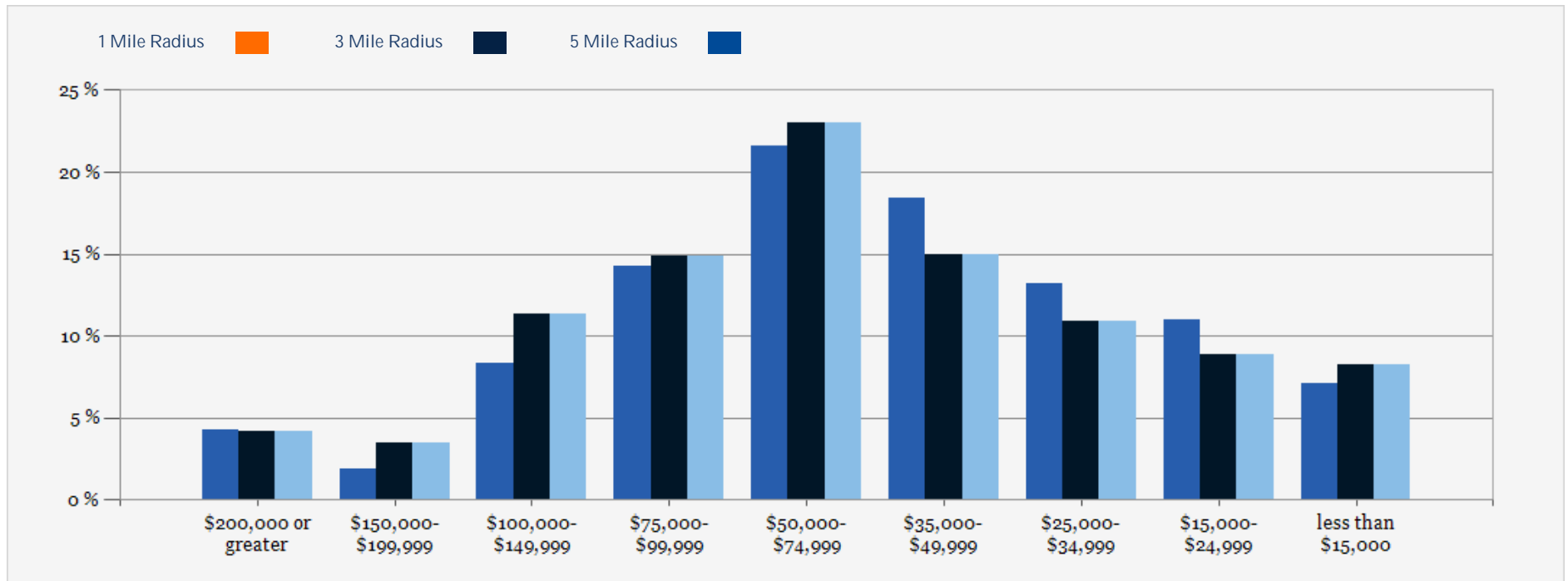
| 2022 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2022 Population Age 30-34 | 974 | 5,214 | 19,012 |
| 2022 Population Age 35-39 | 928 | 4,889 | 16,967 |
| 2022 Population Age 40-44 | 853 | 4,324 | 14,587 |
| 2022 Population Age 45-49 | 748 | 4,002 | 13,352 |
| 2022 Population Age 50-54 | 635 | 3,741 | 13,084 |
| 2022 Population Age 55-59 | 671 | 3,815 | 12,767 |
| 2022 Population Age 60-64 | 656 | 3,535 | 11,873 |
| 2022 Population Age 65-69 | 486 | 2,825 | 9,907 |
| 2022 Population Age 70-74 | 369 | 2,217 | 7,665 |
| 2022 Population Age 75-79 | 216 | 1,552 | 5,266 |
| 2022 Population Age 80-84 | 126 | 996 | 3,362 |
| 2022 Population Age 85+ | 118 | 1,093 | 3,728 |
| 2022 Population Age 18+ | 9,073 | 50,222 | 175,080 |
| 2022 Median Age | 31 | 33 | 33 |

| 2022 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$53,615 | \$59,849 | \$60,143 |
| Average Household Income 25-34 | \$71,662 | \$77,759 | \$79,156 |
| Median Household Income 35-44 | \$53,483 | \$60,478 | \$59,214 |
| Average Household Income 35-44 | \$74,947 | \$84,441 | \$83,390 |
| Median Household Income 45-54 | \$56,097 | \$60,705 | \$59,949 |
| Average Household Income 45-54 | \$79,260 | \$82,917 | \$84,013 |
| Median Household Income 55-64 | \$49,779 | \$57,322 | \$55,086 |
| Average Household Income 55-64 | \$72,400 | \$79,653 | \$79,482 |
| Median Household Income 65-74 | \$43,370 | \$48,028 | \$44,477 |
| Average Household Income 65-74 | \$62,722 | \$71,491 | \$69,527 |
| Average Household Income 75+ | \$52,757 | \$56,857 | \$59,697 |

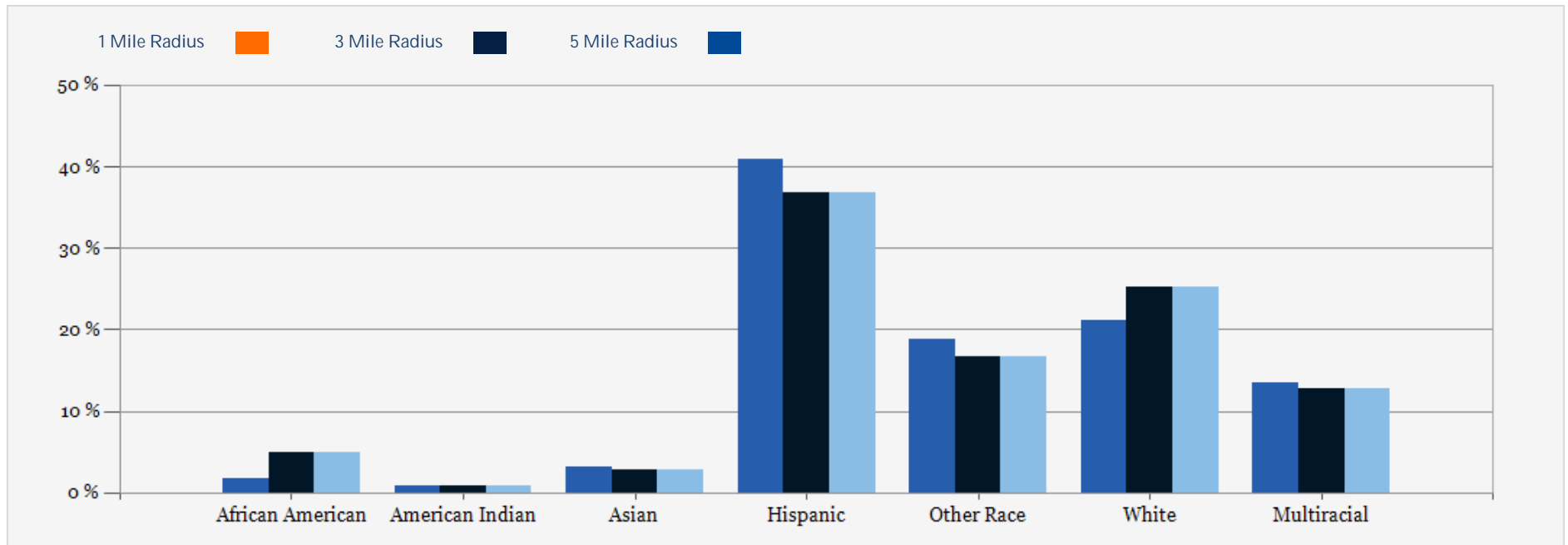
| 2027 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2027 Population Age 30-34 | 914 | 4,986 | 17,856 |
| 2027 Population Age 35-39 | 945 | 5,068 | 17,555 |
| 2027 Population Age 40-44 | 902 | 4,785 | 16,028 |
| 2027 Population Age 45-49 | 819 | 4,239 | 14,103 |
| 2027 Population Age 50-54 | 679 | 3,777 | 12,584 |
| 2027 Population Age 55-59 | 577 | 3,500 | 12,093 |
| 2027 Population Age 60-64 | 577 | 3,403 | 11,497 |
| 2027 Population Age 65-69 | 534 | 3,045 | 10,343 |
| 2027 Population Age 70-74 | 374 | 2,385 | 8,461 |
| 2027 Population Age 75-79 | 269 | 1,790 | 6,251 |
| 2027 Population Age 80-84 | 144 | 1,140 | 4,010 |
| 2027 Population Age 85+ | 109 | 1,085 | 3,793 |
| 2027 Population Age 18+ | 9,132 | 51,306 | 178,317 |
| 2027 Median Age | 31 | 33 | 34 |

| 2027 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$59,633 | \$67,612 | \$69,052 |
| Average Household Income 25-34 | \$81,558 | \$89,593 | \$90,560 |
| Median Household Income 35-44 | \$59,997 | \$68,158 | \$67,799 |
| Average Household Income 35-44 | \$86,933 | \$97,323 | \$95,794 |
| Median Household Income 45-54 | \$63,373 | \$67,950 | \$67,585 |
| Average Household Income 45-54 | \$91,663 | \$96,269 | \$96,320 |
| Median Household Income 55-64 | \$54,760 | \$64,714 | \$62,174 |
| Average Household Income 55-64 | \$81,942 | \$92,051 | \$90,275 |
| Median Household Income 65-74 | \$49,263 | \$55,891 | \$52,989 |
| Average Household Income 65-74 | \$71,159 | \$84,164 | \$81,176 |
| Average Household Income 75+ | \$60,965 | \$69,309 | \$73,028 |

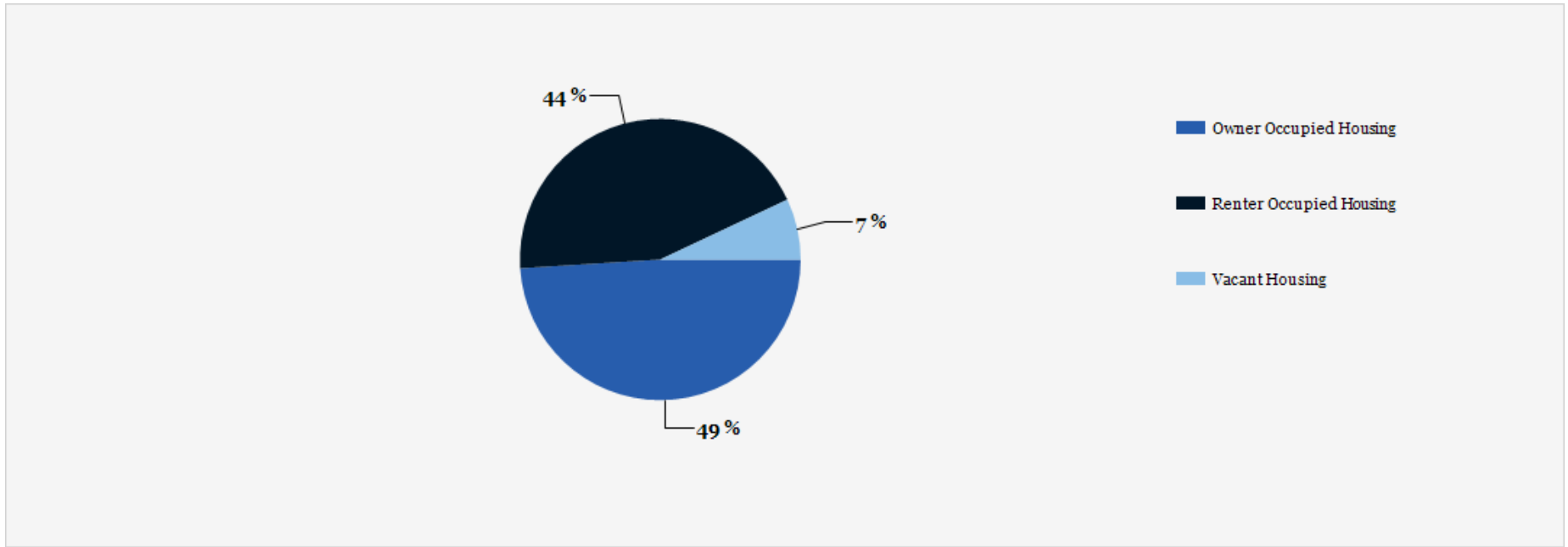
2022 Household Income



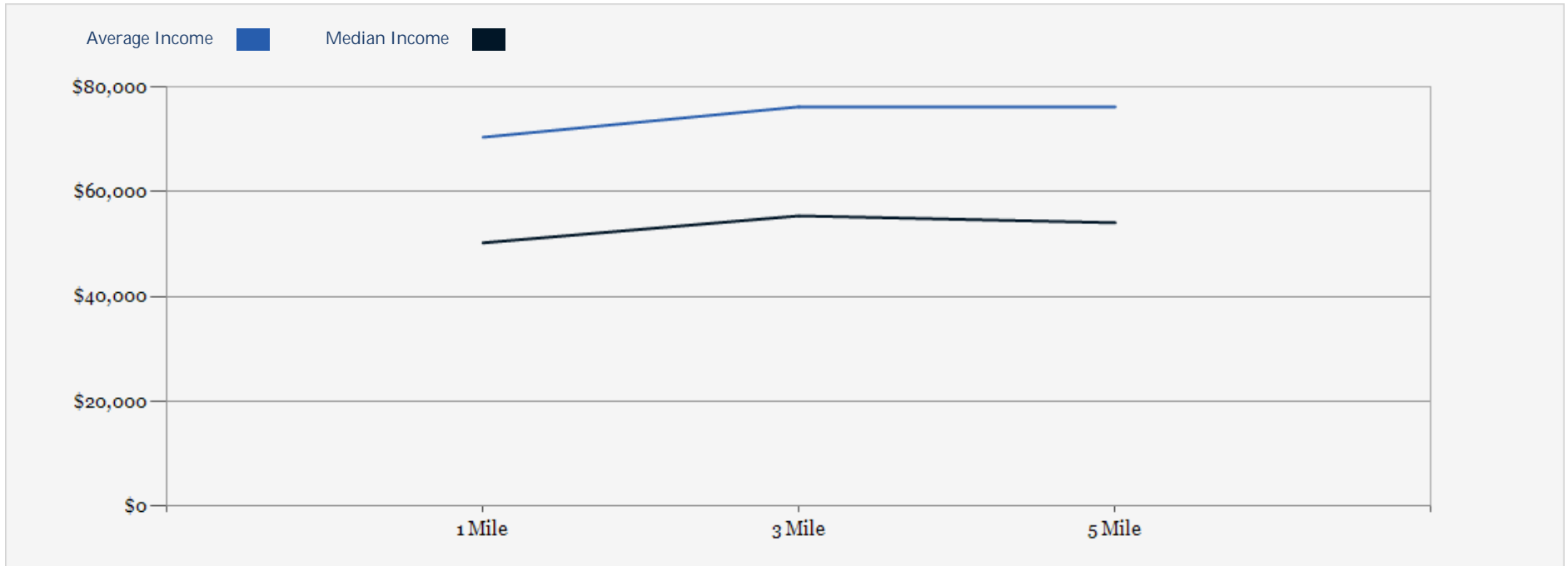
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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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.

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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.

| | | | |
|---|-------------|-------------------------|--------------|
| Saul F. Waranch | 9003270 | sfwaranch@sfwaranch.com | 214-526-5800 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Saul F. Waranch | 0395950 | swaranch@sfwaranch.com | 214-893-4788 |
| 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