Haltom Crossing

5020-5030 NE Loop 820, Haltom City, TX 76117



For Lease | *Call for Pricing*

TEXAS LEGACY REALTY

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PROPERTY HIGHLIGHT

This ±14,000 SF new retail development is strategically located in the heart of Haltom City within the rapidly growing North Fort Worth trade area. Featuring modern architecture, flexible suite configurations, excellent visibility, and ample parking, the center is designed to serve the area's growing residential population and expanding multifamily communities.

A standout feature of the project is its signature pedestrian commons. This unique amenity creates a destination environment that enhances the customer experience, provides outdoor patio and overflow seating for restaurant users, and increases foot traffic for surrounding retailers, setting the center apart from traditional neighborhood shopping centers.

OFFERING SUMMARY

PROPERTY TYPE	Retail
PROPERTY RATES	Call for pricing
PROPERTY SIZE	14,000 SF
PROPERTY ZONING	N/A
LEASABLE AREA	14,000 SF

Growing Corridor	Located in the heart of Haltom City within the rapidly growing North Fort Worth trade area.
High Visibility & Traffic	Positioned along a busy corridor with strong traffic counts and excellent visibility.
Modern Retail Development	±14,000 SF center featuring contemporary design and flexible suite layouts.
Strong Residential Support	Surrounded by dense neighborhoods and growing multifamily communities.

AREA RETAILERS

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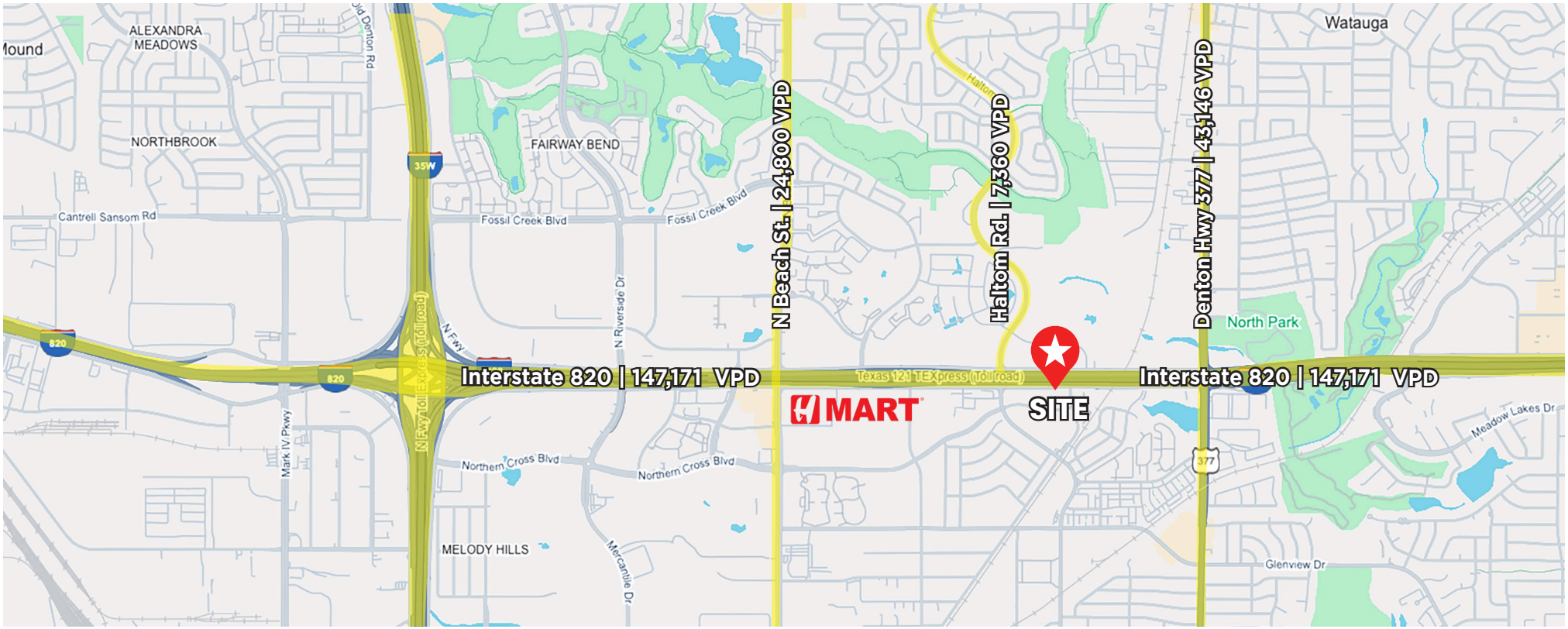
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	11,801	281,925	974,842
2024 Households (HH)	5,108	100,191	346,867
2024 Avg. HH Income	$66,163	$88,982	$100,366
5-Yr. Pop. Growth (Total %)	4.79%	5.24%	5.74%

TRAFFIC COUNTS	
Interstate 820	147,171 VPD
N Beach St	30,276 VPD
Denton Hwy 377 (North of 820)	43,146 VPD
Haltom Road	7,360 VPD



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AREA RETAIL MAP



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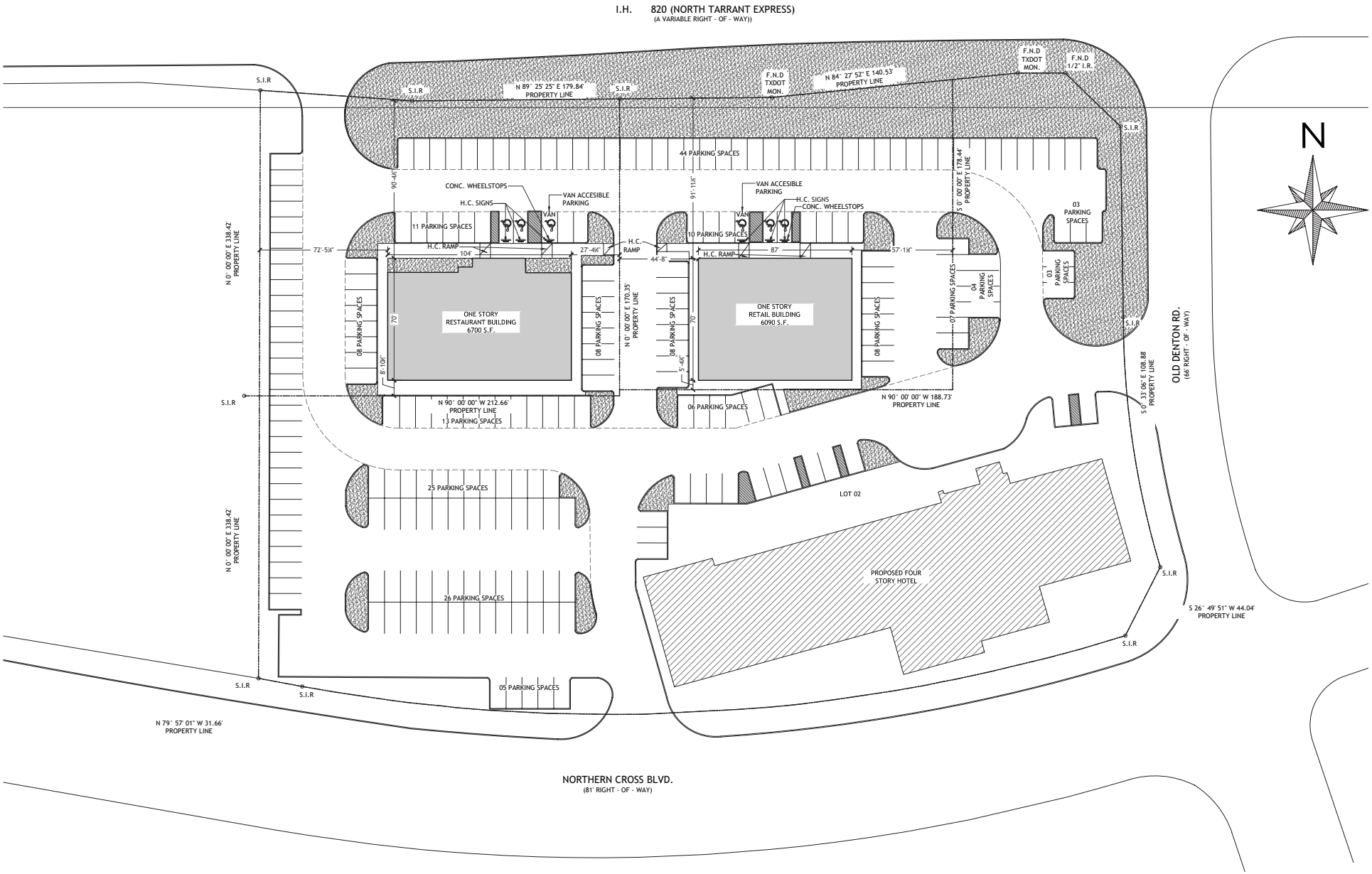


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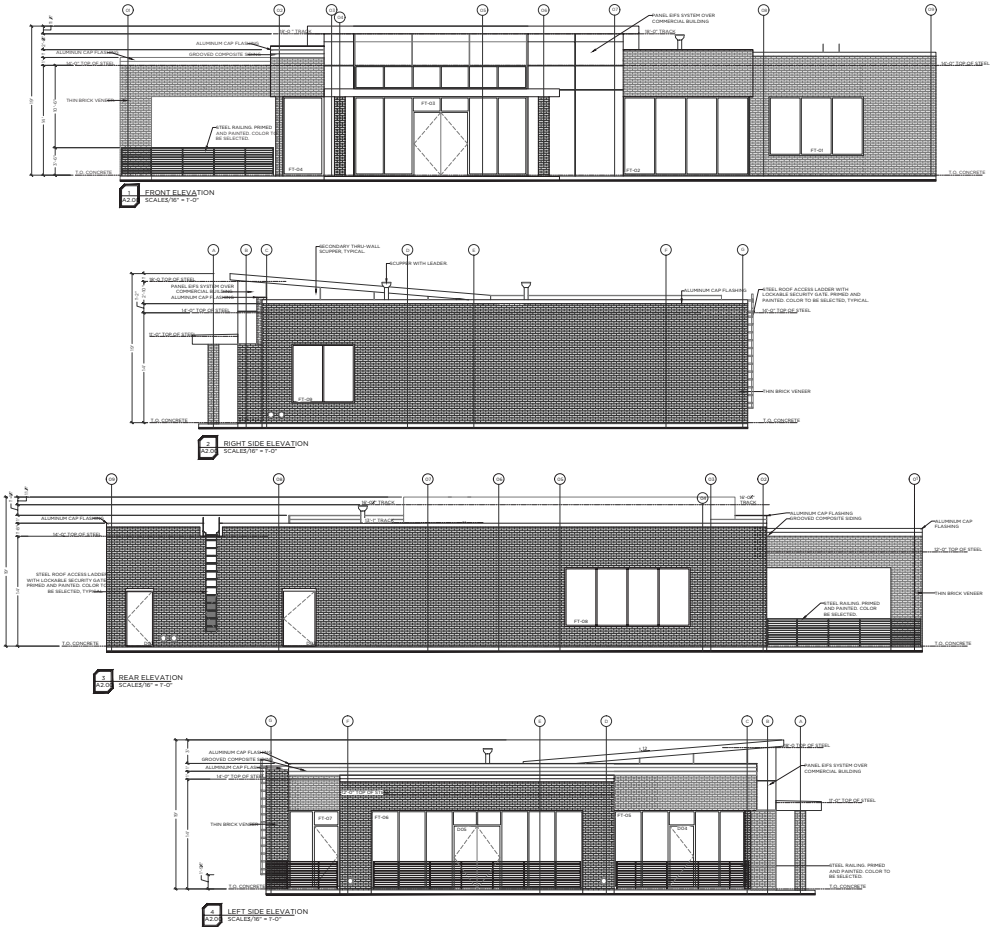
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5020 NE Loop 820 Building









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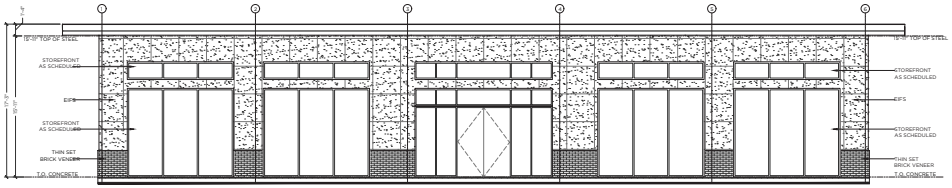
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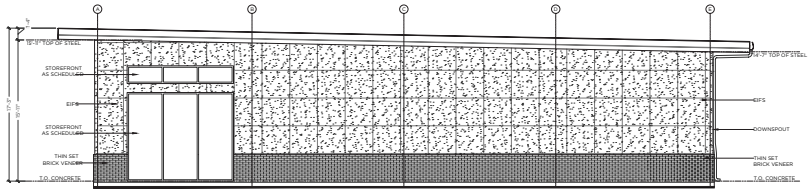
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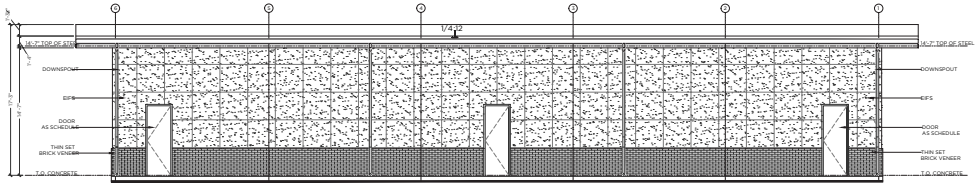
5030 NE Loop 820 Building



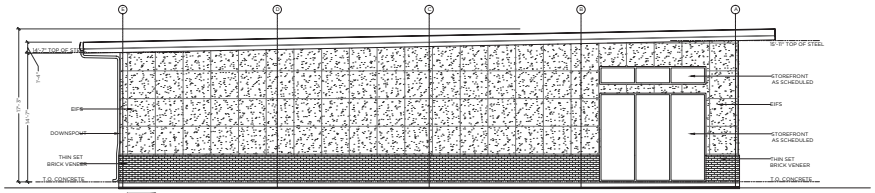
1 A2.00 FRONT ELEVATION
SCALE3/16" = 1'-0"



2 A2.00 RIGHT SIDE ELEVATION
SCALE3/16" = 1'-0"



3 A2.00 REAR ELEVATION
SCALE3/16" = 1'-0"



4 A2.00 LEFT SIDE ELEVATION
SCALE3/16" = 1'-0"







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2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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