



## FOR LEASE

5230 Denton Hwy, Haltom City, TX 76148

**RDS REAL ESTATE**  
RON STURGEON REAL ESTATE, LP.



**Jim Eaton**  
RDS Real Estate  
5940 Eden, Fort Worth, TX 76117  
[jime@rdsinvestments.com](mailto:jime@rdsinvestments.com)  
(817) 439-3224

# 5230 Denton Hwy

\$17 /SF/Year

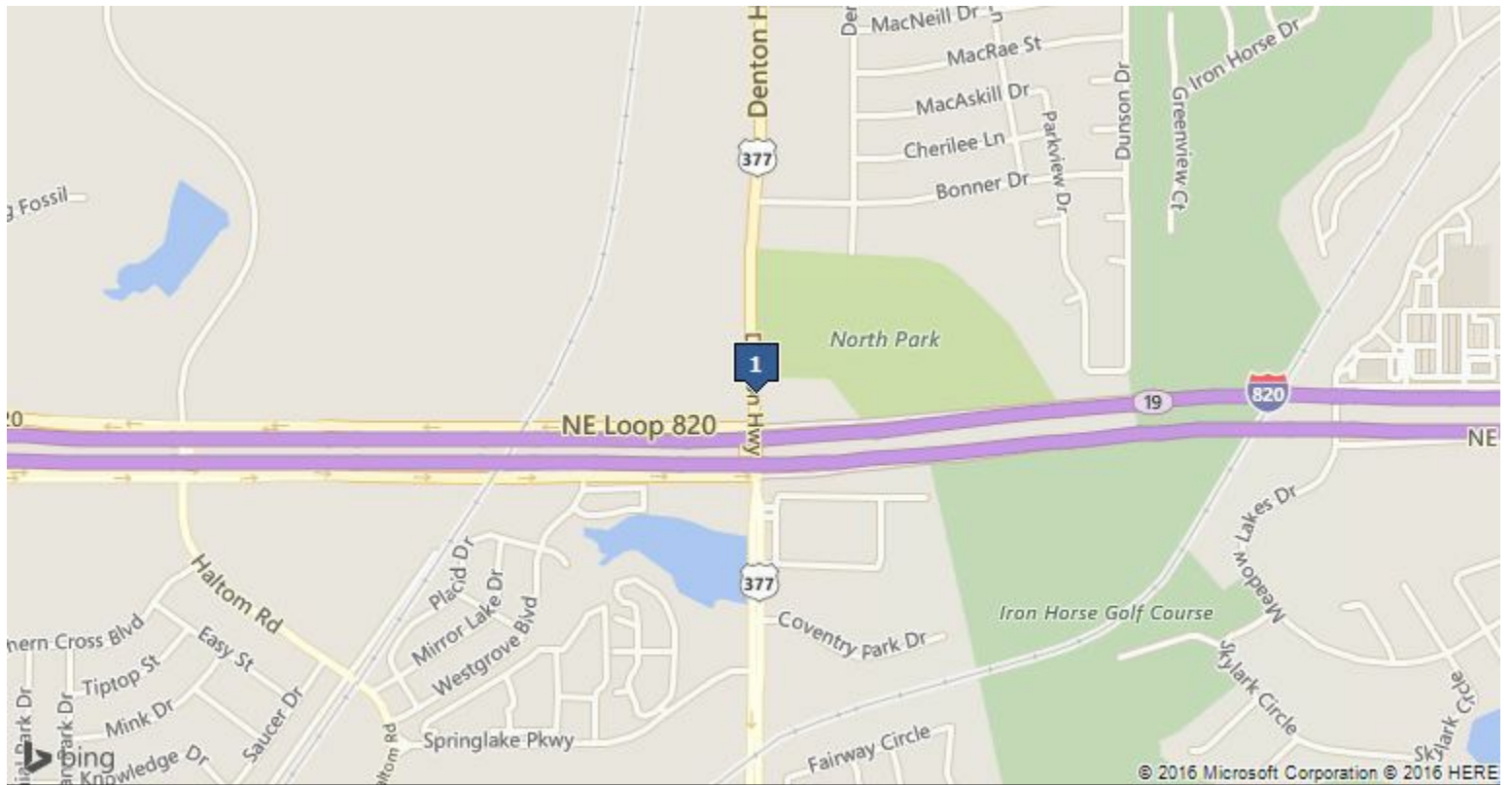
Totally renovated property in highly visible location. Anchored by multi-location salon and spa. End cap available. Generous TI allowance for well qualified tenants.



Total Space Available:	8,000 SF
Rental Rate:	\$17 /SF/Year
Min. Divisible:	1,937 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Additional Sub-types:	Restaurant
Building Size:	20,000 SF
Gross Leasable Area:	20,000 SF
Lot Size:	4.03 AC

## Space 1

Space Available	8,000 SF
Rental Rate	\$17 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Neighborhood Center, Restaurant
Min. Divisible	1,937 SF
Lease Type	NNN



**5230 Denton Hwy, Haltom City, TX 76148**

Located just north of Loop 820 on east side of Denton Hwy (Hwy. 377)



# Property Photos



# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	4,696	53,400	133,165
2015 Female Population	4,463	54,917	137,402
% 2015 Male Population	51.27%	49.30%	49.22%
% 2015 Female Population	48.73%	50.70%	50.78%
2015 Total Population: Adult	6,792	80,604	196,953
2015 Total Daytime Population	6,145	91,926	259,573
2015 Total Employees	1,171	36,708	119,466
2015 Total Population: Median Age	31	34	34
2015 Total Population: Adult Median Age	42	45	44
2015 Total population: Under 5 years	787	7,574	19,823
2015 Total population: 5 to 9 years	659	7,835	21,187
2015 Total population: 10 to 14 years	595	7,927	21,156
2015 Total population: 15 to 19 years	567	7,258	18,834
2015 Total population: 20 to 24 years	907	8,029	18,211
2015 Total population: 25 to 29 years	838	8,614	20,258
2015 Total population: 30 to 34 years	756	8,063	20,839
2015 Total population: 35 to 39 years	593	6,954	18,625
2015 Total population: 40 to 44 years	594	7,579	19,989
2015 Total population: 45 to 49 years	555	7,119	18,082
2015 Total population: 50 to 54 years	572	7,513	18,419
2015 Total population: 55 to 59 years	500	6,793	16,062
2015 Total population: 60 to 64 years	416	5,375	12,202
2015 Total population: 65 to 69 years	316	4,242	9,606
2015 Total population: 70 to 74 years	195	2,811	6,286
2015 Total population: 75 to 79 years	137	1,893	4,390
2015 Total population: 80 to 84 years	92	1,406	3,378
2015 Total population: 85 years and over	80	1,332	3,220
% 2015 Total population: Under 5 years	8.59%	6.99%	7.33%
% 2015 Total population: 5 to 9 years	7.20%	7.23%	7.83%
% 2015 Total population: 10 to 14 years	6.50%	7.32%	7.82%
% 2015 Total population: 15 to 19 years	6.19%	6.70%	6.96%
% 2015 Total population: 20 to 24 years	9.90%	7.41%	6.73%
% 2015 Total population: 25 to 29 years	9.15%	7.95%	7.49%
% 2015 Total population: 30 to 34 years	8.25%	7.44%	7.70%
% 2015 Total population: 35 to 39 years	6.47%	6.42%	6.88%
% 2015 Total population: 40 to 44 years	6.49%	7.00%	7.39%
% 2015 Total population: 45 to 49 years	6.06%	6.57%	6.68%
% 2015 Total population: 50 to 54 years	6.25%	6.94%	6.81%
% 2015 Total population: 55 to 59 years	5.46%	6.27%	5.94%
% 2015 Total population: 60 to 64 years	4.54%	4.96%	4.51%
% 2015 Total population: 65 to 69 years	3.45%	3.92%	3.55%
% 2015 Total population: 70 to 74 years	2.13%	2.60%	2.32%
% 2015 Total population: 75 to 79 years	1.50%	1.75%	1.62%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	1.00%	1.30%	1.25%
% 2015 Total population: 85 years and over	0.87%	1.23%	1.19%
2015 White alone	5,675	78,553	198,442
2015 Black or African American alone	450	6,847	16,657
2015 American Indian and Alaska Native alone	70	833	1,875
2015 Asian alone	828	7,691	15,812
2015 Native Hawaiian and OPI alone	38	211	449
2015 Some Other Race alone	1,837	10,411	27,637
2015 Two or More Races alone	261	3,771	9,695
2015 Hispanic	3,663	28,486	76,684
2015 Not Hispanic	5,496	79,831	193,883
% 2015 White alone	61.96%	72.52%	73.34%
% 2015 Black or African American alone	4.91%	6.32%	6.16%
% 2015 American Indian and Alaska Native alone	0.76%	0.77%	0.69%
% 2015 Asian alone	9.04%	7.10%	5.84%
% 2015 Native Hawaiian and OPI alone	0.41%	0.19%	0.17%
% 2015 Some Other Race alone	20.06%	9.61%	10.21%
% 2015 Two or More Races alone	2.85%	3.48%	3.58%
% 2015 Hispanic	39.99%	26.30%	28.34%
% 2015 Not Hispanic	60.01%	73.70%	71.66%
2015 Not Hispanic: White alone	5,547	69,850	147,971
2015 Not Hispanic: Black or African American alone	212	2,624	6,326
2015 Not Hispanic: American Indian and Alaska Native alone	34	458	975
2015 Not Hispanic: Asian alone	486	4,752	8,687
2015 Not Hispanic: Native Hawaiian and OPI alone	5	109	255
2015 Not Hispanic: Some Other Race alone	7	97	201
2015 Not Hispanic: Two or More Races	121	1,382	3,012
% 2015 Not Hispanic: White alone	72.04%	76.85%	72.40%
% 2015 Not Hispanic: Black or African American alone	2.75%	2.89%	3.10%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.44%	0.50%	0.48%
% 2015 Not Hispanic: Asian alone	6.31%	5.23%	4.25%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.06%	0.12%	0.12%
% 2015 Not Hispanic: Some Other Race alone	0.09%	0.11%	0.10%
% 2015 Not Hispanic: Two or More Races	1.57%	1.52%	1.47%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	9,159	108,317	270,567
2015 Households	3,434	39,027	93,086

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	471	5,618	19,110
Household Change 2010-2015	10	384	2,914
% Population Change 2010-2015	5.42%	5.47%	7.60%
% Household Change 2010-2015	0.29%	0.99%	3.23%
Population Change 2000-2015	1,459	17,421	66,197
Household Change 2000-2015	340	4,835	20,587
% Population Change 2000 to 2015	18.95%	19.17%	32.39%
% Household Change 2000 to 2015	10.99%	14.14%	28.40%

## Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,276	35,715	75,498
2015 Occupied Housing Units	3,094	34,194	72,506
2015 Owner Occupied Housing Units	1,651	23,001	50,940
2015 Renter Occupied Housing Units	1,443	11,193	21,566
2015 Vacant Housings Units	182	1,522	2,995
% 2015 Occupied Housing Units	94.44%	95.74%	96.04%
% 2015 Owner occupied housing units	53.36%	67.27%	70.26%
% 2015 Renter occupied housing units	46.64%	32.73%	29.74%
% 2000 Vacant housing units	5.56%	4.26%	3.97%

## Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$48,712	\$55,970	\$59,573
2015 Household Income: Average	\$61,235	\$69,292	\$75,820
2015 Per Capita Income	\$22,959	\$24,995	\$26,206
2015 Household income: Less than \$10,000	223	1,642	3,677
2015 Household income: \$10,000 to \$14,999	147	1,408	2,923
2015 Household income: \$15,000 to \$19,999	190	1,849	4,298
2015 Household income: \$20,000 to \$24,999	179	1,841	4,338
2015 Household income: \$25,000 to \$29,999	237	1,885	4,260
2015 Household income: \$30,000 to \$34,999	184	2,244	5,084
2015 Household income: \$35,000 to \$39,999	267	2,076	4,268
2015 Household income: \$40,000 to \$44,999	189	2,039	4,524
2015 Household income: \$45,000 to \$49,999	136	1,765	3,858
2015 Household income: \$50,000 to \$59,999	401	4,630	9,727
2015 Household income: \$60,000 to \$74,999	449	4,951	11,124
2015 Household income: \$75,000 to \$99,999	355	5,387	13,306
2015 Household income: \$100,000 to \$124,999	179	3,086	8,605
2015 Household income: \$125,000 to \$149,999	161	1,962	5,418
2015 Household income: \$150,000 to \$199,999	61	1,356	4,787
2015 Household income: \$200,000 or more	76	906	2,889
% 2015 Household income: Less than \$10,000	6.49%	4.21%	3.95%
% 2015 Household income: \$10,000 to \$14,999	4.28%	3.61%	3.14%



# Demographics

## Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.53%	4.74%	4.62%
% 2015 Household income: \$20,000 to \$24,999	5.21%	4.72%	4.66%
% 2015 Household income: \$25,000 to \$29,999	6.90%	4.83%	4.58%
% 2015 Household income: \$30,000 to \$34,999	5.36%	5.75%	5.46%
% 2015 Household income: \$35,000 to \$39,999	7.78%	5.32%	4.59%
% 2015 Household income: \$40,000 to \$44,999	5.50%	5.22%	4.86%
% 2015 Household income: \$45,000 to \$49,999	3.96%	4.52%	4.14%
% 2015 Household income: \$50,000 to \$59,999	11.68%	11.86%	10.45%
% 2015 Household income: \$60,000 to \$74,999	13.08%	12.69%	11.95%
% 2015 Household income: \$75,000 to \$99,999	10.34%	13.80%	14.29%
% 2015 Household income: \$100,000 to \$124,999	5.21%	7.91%	9.24%
% 2015 Household income: \$125,000 to \$149,999	4.69%	5.03%	5.82%
% 2015 Household income: \$150,000 to \$199,999	1.78%	3.47%	5.14%
% 2015 Household income: \$200,000 or more	2.21%	2.32%	3.10%

## Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$950,279	\$10,799,163	\$26,247,598
2015 Jewelry stores	\$330,738	\$3,859,333	\$9,466,189
2015 Mens clothing stores	\$1,097,173	\$12,681,251	\$30,937,731
2015 Shoe stores	\$1,117,168	\$12,872,565	\$31,445,490
2015 Womens clothing stores	\$1,818,414	\$21,431,569	\$52,294,756
2015 Automobile dealers	\$14,259,220	\$169,006,844	\$414,144,424
2015 Automotive parts and accessories stores	\$2,782,671	\$32,914,181	\$80,193,746
2015 Other motor vehicle dealers	\$387,332	\$4,614,722	\$11,088,395
2015 Tire dealers	\$1,244,112	\$14,710,208	\$35,816,761
2015 Hardware stores	\$56,464	\$691,191	\$1,713,487
2015 Home centers	\$560,568	\$6,891,587	\$16,991,969
2015 Nursery and garden centers	\$659,992	\$8,153,813	\$20,143,497
2015 Outdoor power equipment stores	\$308,410	\$3,794,532	\$9,261,683
2015 Paint andwallpaper stores	\$66,429	\$808,541	\$1,990,074
2015 Appliance, television, and other electronics stores	\$1,892,916	\$22,605,871	\$55,395,283
2015 Camera andphotographic supplies stores	\$144,519	\$1,729,534	\$4,293,907
2015 Computer andsoftware stores	\$5,247,975	\$61,506,281	\$149,013,740
2015 Beer, wine, and liquor stores	\$909,648	\$10,651,229	\$25,976,759
2015 Convenience stores	\$4,164,374	\$47,934,266	\$116,387,548
2015 Restaurant Expenditures	\$3,764,567	\$44,309,874	\$108,411,522
2015 Supermarkets and other grocery (except convenience) stores	\$14,987,771	\$174,050,726	\$421,880,409
2015 Furniture stores	\$1,358,051	\$15,986,270	\$39,118,663
2015 Home furnishings stores	\$4,664,182	\$55,455,259	\$135,322,221
2015 General merchandise stores	\$24,395,460	\$289,691,280	\$709,920,978
2015 Gasoline stations with convenience stores	\$12,936,082	\$150,577,376	\$365,267,919
2015 Other gasoline stations	\$9,265,825	\$108,282,658	\$262,525,809
2015 Department stores (excl leased depts)	\$24,064,722	\$285,831,947	\$700,454,789
2015 General merchandise stores	\$24,395,460	\$289,691,280	\$709,920,978
2015 Other health and personal care stores	\$948,264	\$11,297,593	\$27,678,080

# Demographics

## Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$3,806,971	\$45,137,532	\$109,729,546
2015 Pet and pet supplies stores	\$1,032,525	\$12,344,792	\$29,972,582
2015 Book, periodical, and music stores	\$154,563	\$1,867,774	\$4,581,022
2015 Hobby, toy, and game stores	\$449,068	\$5,313,469	\$12,926,471
2015 Musical instrument and supplies stores	\$45,355	\$540,616	\$1,340,980
2015 Sewing, needlework, and piece goods stores	\$84,436	\$1,003,404	\$2,446,072
2015 Sporting goods stores	\$432,802	\$5,176,370	\$12,828,257