

COMMERCIAL PROPERTY FOR SALE

6342 N Beach Street, Haltom City, Texas



LOCATION:

SWQ of Western Center Blvd & Beach St in Haltom City, Texas

AVAILABLE:

23,958 SF Vacant Land

ZONING:

C2

SALE PRICE:

Call for Pricing

TRAFFIC COUNTS:

Beach St: 30,783 vpd
Western Center Blvd: 27,496 vpd
(TXDOT 2022)

PROPERTY INFORMATION:

Close to Highway 377

Close to 35W

.55 acre lot in a commercial area

Located right behind a popular car wash

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2024 Population	19,688	123,654	307,621
Daytime Pop.	12,439	109,288	275,034
Households	8,035	45,319	107,317
Avg. HH Income	\$94,041	\$104,900	\$111,783

For more information, please contact Bethany Williams

469-534-2350 • bwilliams@ridgepre.com

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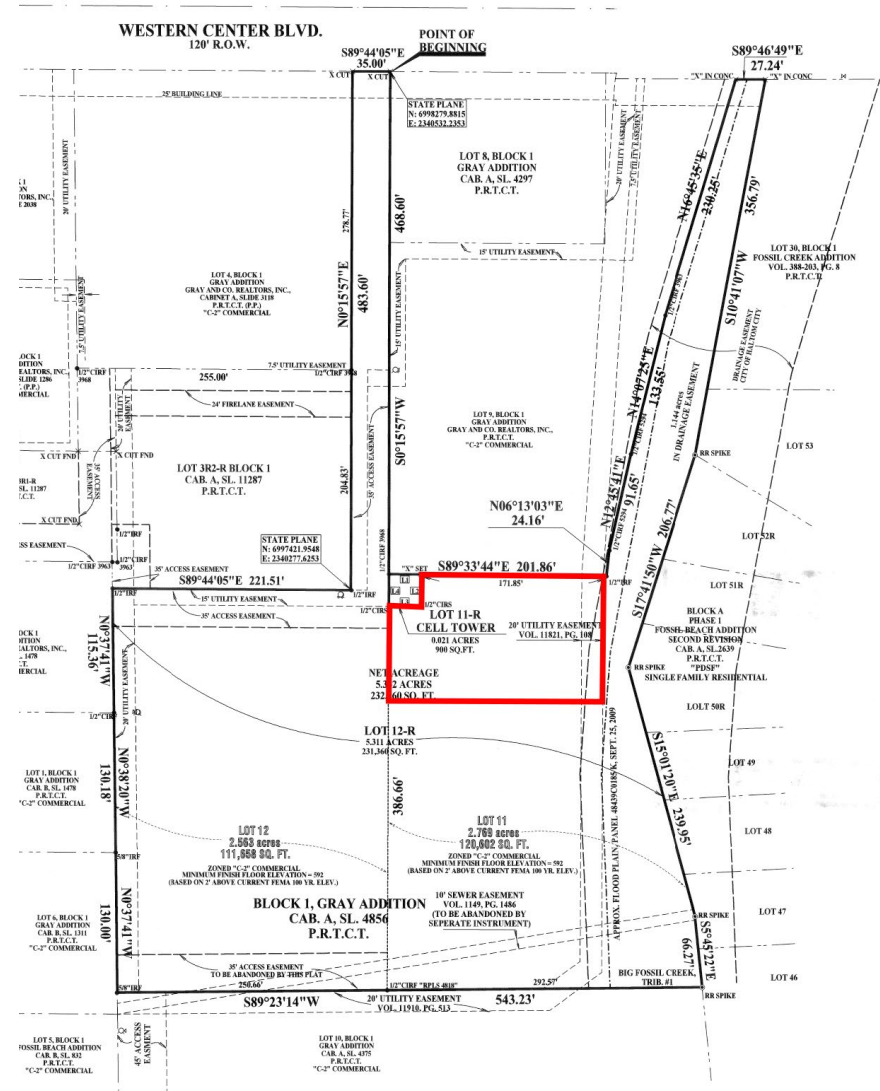
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PROPERTY INFORMATION:

This 23,958-square-foot commercial property, zoned Commercial 2, offers exceptional business potential in a highly strategic location. Positioned at 6342 N. Beach Street in Haltom City, Texas, the property enjoys excellent accessibility from Western Center Boulevard and N. Beach Street.

Its proximity to major transportation corridors, including I-35W and Highway 377 (Denton Highway), ensures seamless connectivity to surrounding areas, making it a practical choice for businesses seeking a well-connected operational base. The C2 zoning would allow retail stores, bakeries, banks and beauty shops, storage warehouses, or a flex space or office.

Contact us for more details.



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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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date