

# RAW LAND +/- 3.44 AC

1480 AVONDALE HASLET RD, FORT WORTH, TX 76052  
ZONED "NEIGHBORHOOD COMMERCIAL PD"

SHADOW HAWK DR

VOSSLER DR

492'

488'

436'

226'

AVONDALE HASLET RD



**ZACH NAPIER**  
817.915.6438  
ZACH.AVONDALE@GMAIL.COM

**SCOTT SCHAMBACHER**  
817.881.0459  
SCOTT.AVONDALE@GMAIL.COM

**AVONDALE**  
DEVELOPMENT GROUP



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WILLOW SPRINGS RD

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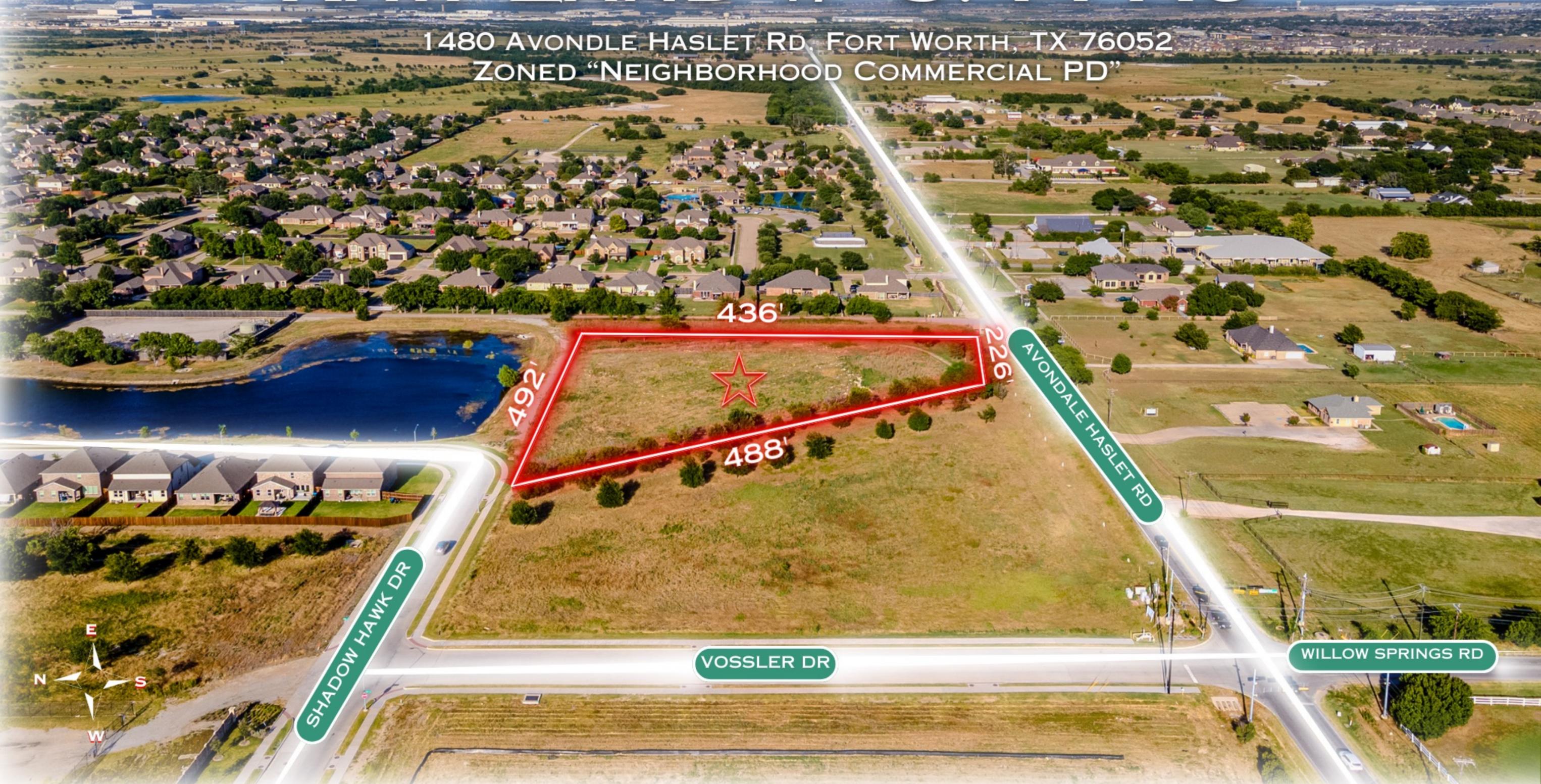
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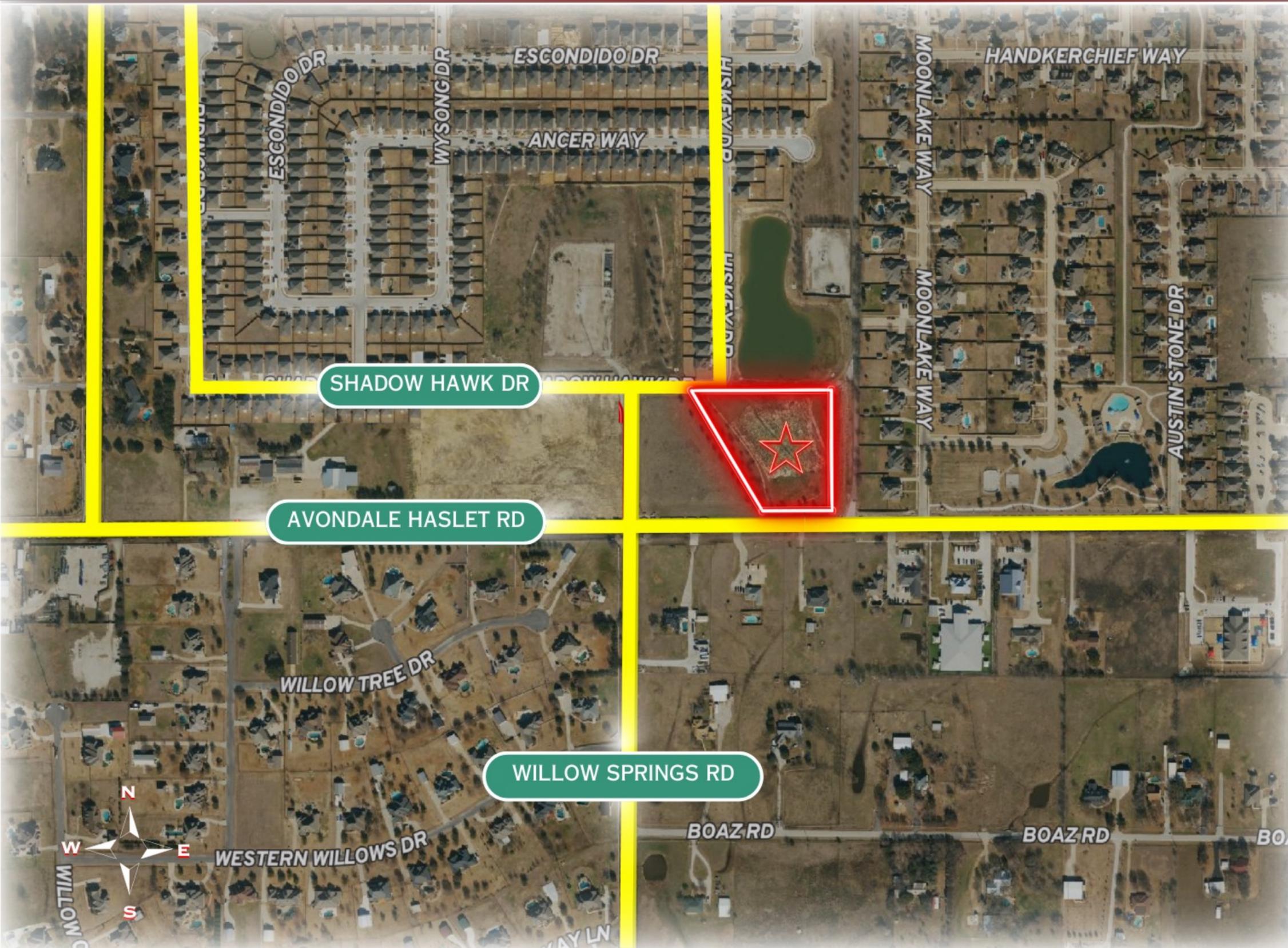
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# RAW LAND 3.44 ACRES

1480 AVONDALE - HASLET RD  
HASLET, TX 76052



## LOCATION HIGHLIGHTS

- **BUS-287** - 1.6 MILES
- **US-287** - 1.6 MILES
- **FM718** - 2 MILES
- **FM 156** - 2.5 MILES
- **I35W** - 2.5 MILES
- **HWY 114** - 6.5 MILES
- **DFW AIR** - 20 MILES

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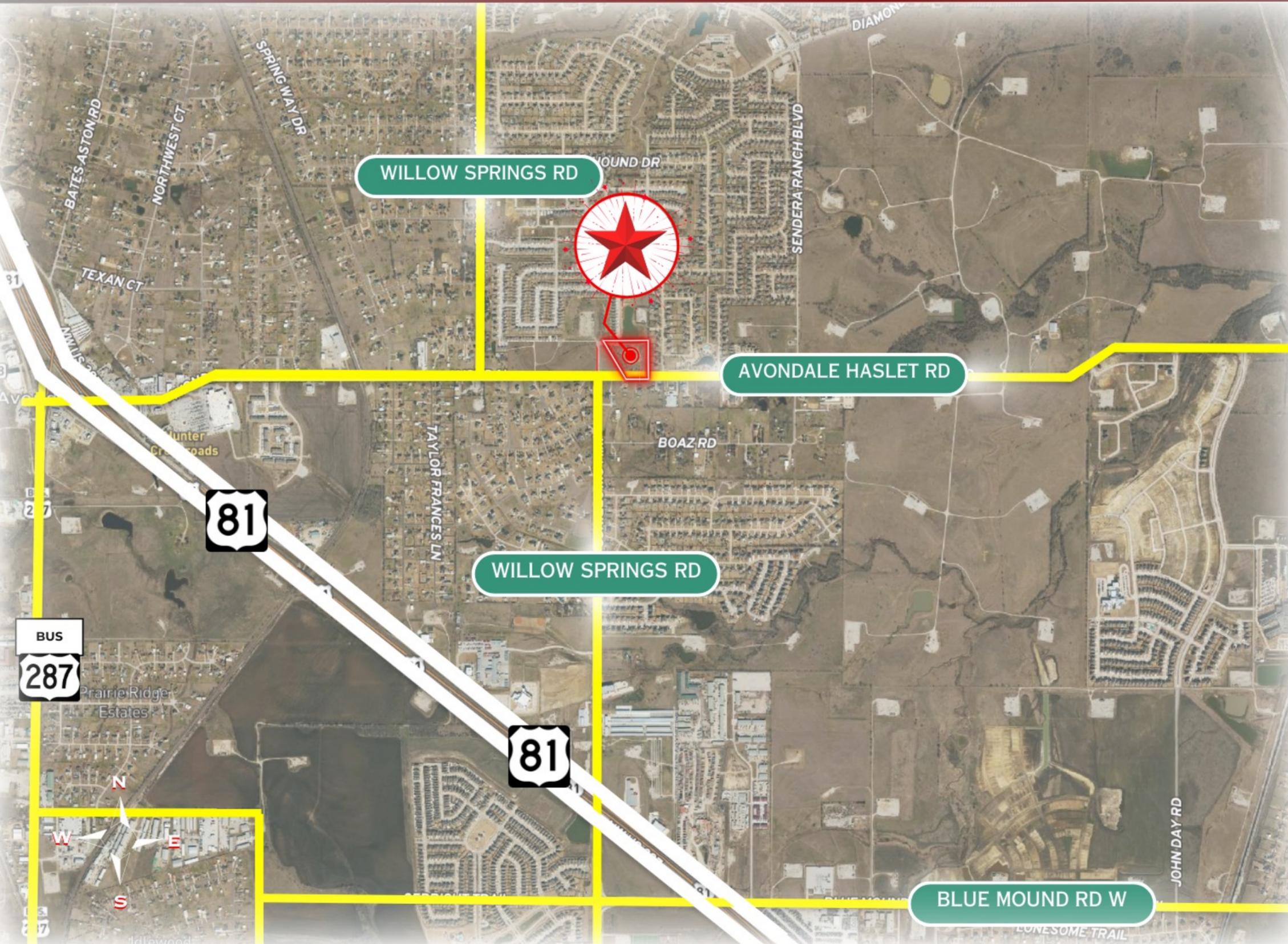
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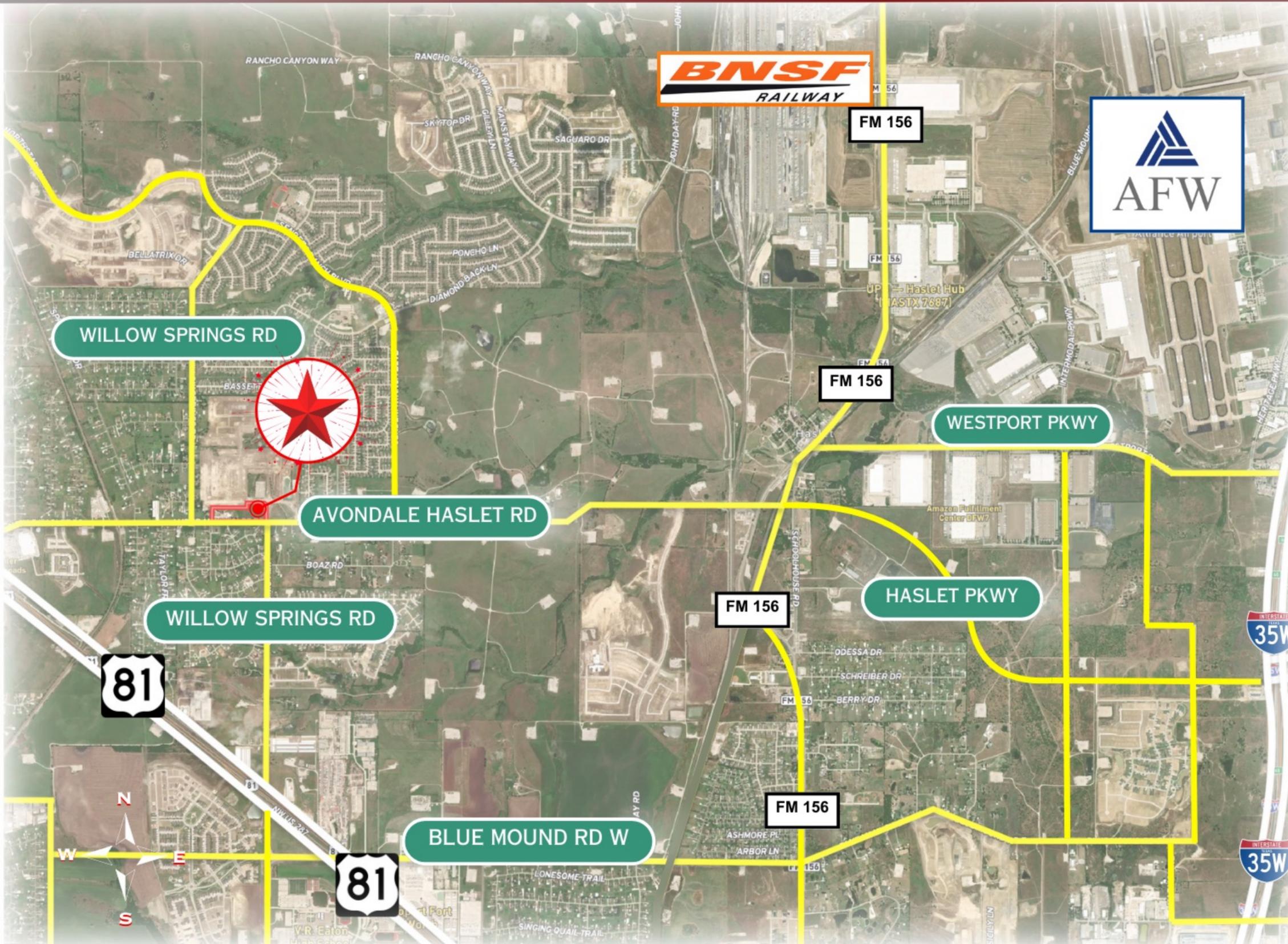
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## INVESTOR CONCEPT



- AVONDALE COMMERCIAL CONCEPT OPTION #2 IS A FORWARD-THINKING DEVELOPMENT THAT REIMAGINES AN 8.8-ACRE PROPERTY TO CATER TO THE DIVERSE NEEDS OF SMALL AND MEDIUM-SIZED BUSINESSES.
- THESE SMALLER LOTS ARE WELL-SUITED FOR RETAIL STORES, RESTAURANTS, SHOPPING AND CLOTHING OUTLETS, MEDICAL FACILITIES, COMMERCIAL OFFICE SPACES, BANKING / FINANCIAL INSTITUTIONS, AND MANY MORE.
- CONCEPT OPTION #2 IS POISED TO OFFER THE PERFECT OPPORTUNITY FOR BUSINESSES TO ESTABLISH ITS PRESENCE AND FLOURISH IN THIS DYNAMIC AND VIBRANT COMMERCIAL LANDSCAPE.

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## OWNER CONCEPT

- AVONDALE OWNER USER CONCEPT, A VISIONARY DEVELOPMENT SET TO REIMAGINE A SPRAWLING 3.44-ACRE PROPERTY INTO A PIVOTAL COMMERCIAL HUB.
- OWNER CONCEPT INVOLVES CONSTRUCTING A SINGULAR BUILDING WHILE DEDICATING THE REMAINING LAND TO STORAGE OR OTHER OPERATIONAL USES.
- BUSINESSES REQUIRING PRIVATE OPERATIONAL SPACE, COMPANIES SEEKING OUTDOOR COMPONENTS, EDUCATIONAL INSTITUTIONS, AND LARGE EVENT CENTERS.
- THE OWNER USER CONCEPT OFFERS AN OPPORTUNITY FOR GROWTH FOR ESSENTIAL COMMUNITY INSTITUTIONS AND BUSINESSES.



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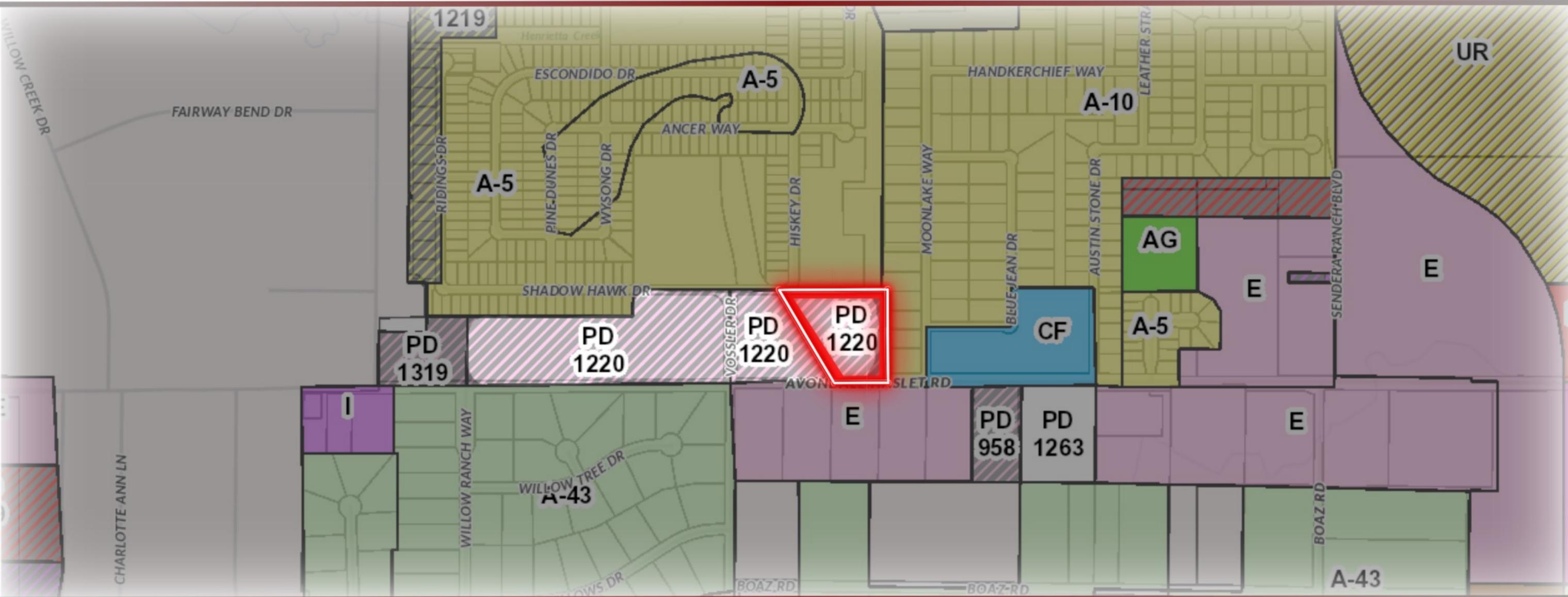




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## CITY OF FORT WORTH ZONING MAP



- THE PROPERTY IS CURRENTLY ZONED AS “ NEIGHBORHOOD COMMERCIAL PD “
- ZONING VARIANCES CAN BE OBTAINED
- LARGE AMOUNTS OF RESIDENTIAL SURROUNDING THE PROPERTY

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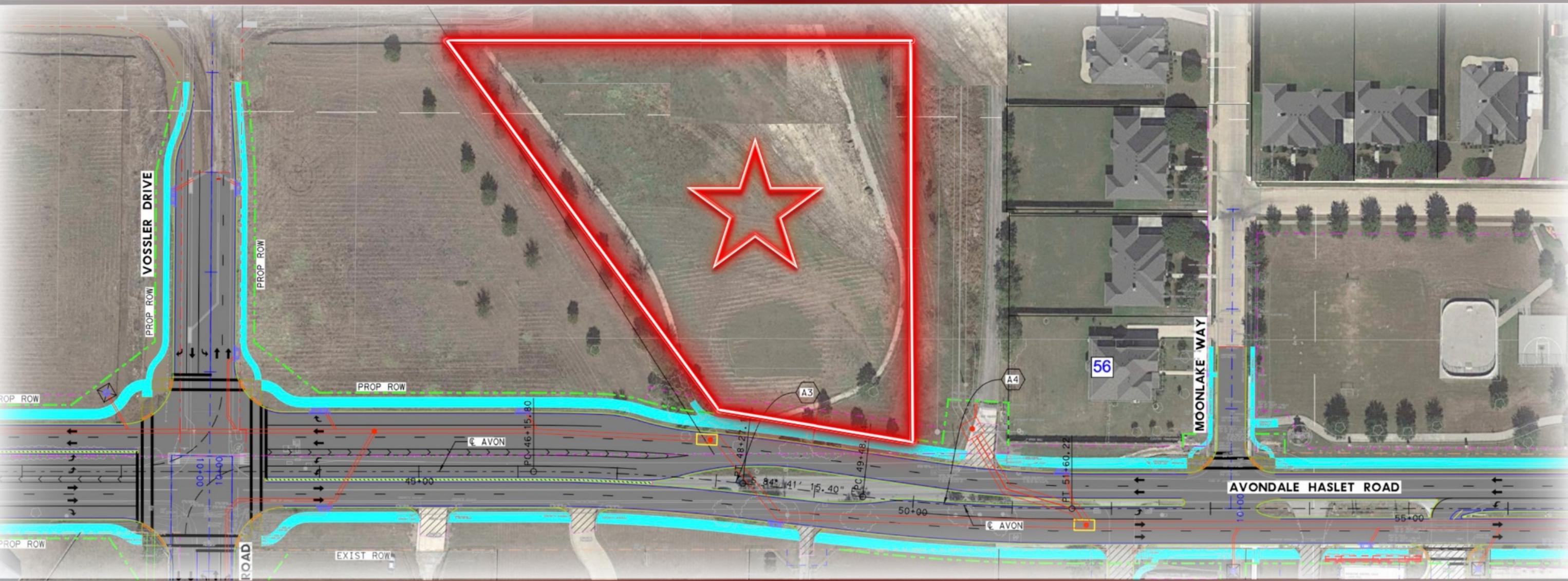
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## CITY OF FORT WORTH ROAD EXPANSION PROJECT



- AVONDALE HASLET ROAD IS BEING EXTENDED FROM FM 156, PROVIDING A DIRECT CONNECTION TO HIGHWAY 287, CONSTRUCTION SCHEDULED TO COMMENCE IN 2025
- AVONDALE HASLET RD WILL BE A 4 LANE DIVIDED THOROUGHFARE WITH MULTIPLE TURN LANES
- THE INTERSECTION OF AVONDALE-HASLET ROAD, VOSSLER DRIVE, AND WILLOW SPRINGS ROAD IS A WELL-LIT, 4-WAY INTERSECTION, ENHANCING SAFETY AND TRAFFIC FLOW IN THE AREA.

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## PROPERTY FEATURES

**Price Guidance :** CONTACT FOR DETAILS

**Lot Size :** +/- 3.44 Acres

**Overall Property Dimension :** +/- 226' x 436' x 492'

**Lot SqFt :** +/- 149,846 Sf

**Utilities :** City Sewer , City Water

**Road Frontage :** 226' on Avondale Haslet rd

**Zoning :** " PD " - Neighborhood Commercial Uses

**Subdivided Option :** Owners are willing to subdivide

**Best Use :** Retail, Medical, Offices, Event Center,  
Dining, Shopping

**Other Details :**

- NO Flood Plain
- NO Wetlands
- NO Gas Pads

**IMPORTANT INFO :**

Avondale has off market properties very similar, that are well suited for Industrial and Commercial solutions. Contact For More Details.

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## ROOFTOPS

1. Haslet Heights:	+/- 216 LOTS
2. Highlands At Willow :	+/- 165 LOTS
3. Willow Springs:	+/- 201 LOTS
4. Sendera Ranch:	+/- 11,000 LOTS
5. Vista Ranch:	+/- 241 LOTS
6. Praire Ridge Estates:	+/- 108 LOTS
7. Avondale Ranch:	+/- 80 LOTS
8. Willow Springs Ranch:	+/- 138 LOTS
9. Spring Ranch Estates:	+/- 49 LOTS
10. Le Terra:	+/- 676 LOTS
11. Haslet Park:	+/- 135 LOTS
12. The Meadow:	+/- 299 LOTS
13. Brent Wood:	+/- 33 LOTS
14. Blue Mound Estates:	+/- 54 LOTS
15. Sweetgrass:	+/- 160 LOTS
16. Caraway:	+/- 303 LOTS
17. Idlewood Estates:	+/- 147 LOTS
18. Wellington	+/- 3,000 LOTS
19. Sun Valley Estates:	+/- 89 LOTS
20. Willow Ridge:	+/- 610 LOTS
21. Van Zandt Farms:	+/- 343 LOTS
22. Lonesome Dove Estates:	+/- 221 LOTS
23. Bridgeview:	+/- 603 LOTS
24. Emerald Park:	+/- 649 LOTS
25. North Glen Heights	+/- 172 LOTS
26. Highland Meadows:	+/- 221 LOTS
27. White/Hugh Estates:	+/- 198 LOTS
28. Watercress:	+/- 113 LOTS

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# FOR MORE INFORMATION

SCAN OUR QR CODE →



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