



UNINCORPORATED 5-ACRE PROPERTY FOR SALE

2555 Blue Mound Rd W
Haslet, TX 76052

AVAILABLE:
**5 ACRES WITH
8,000 SF WAREHOUSE**

FOR SALE
CALL FOR PRICE

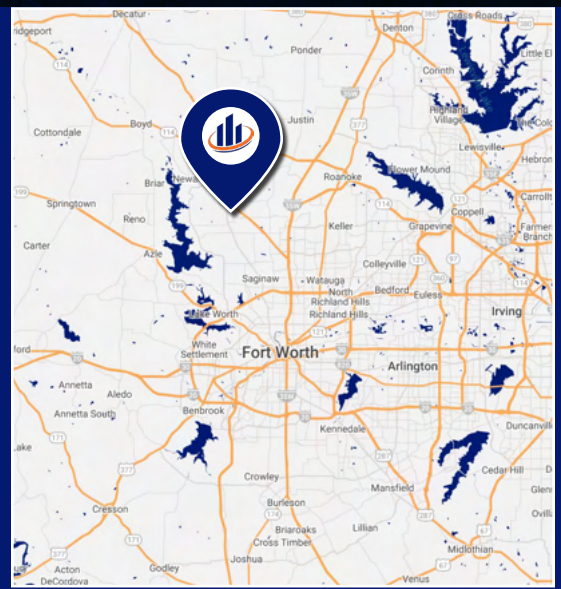
This unincorporated 5-acre property in the Extraterritorial Jurisdiction (ETJ) offers a range of possibilities for savvy investors or business owners seeking a prime location with existing income streams. Situated strategically near Hwy-287 and the multi- use development of Avondale-Haslet, this property presents an ideal blend of convenience and growth potential.

FEATURES

- Building SF:** 8,000 SF
- Lot Size:** 5 Acres
- Year Built:** 2001
- Zoning:** LI
- Market:** Fort Worth

HIGHLIGHTS

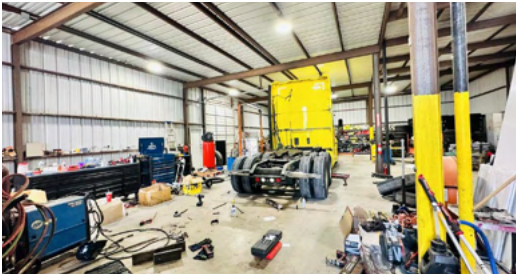
- Currently operating as a truck stop and U-Haul dealership
- Fully fenced with gated entrance for security
- Unincorporated area offers flexibility in usage and development possibilities
- The 8,000 SF warehouse is well-suited as a shop, with approximately 1,500 SF of office space and restrooms



UNINCORPORATED 5-ACRE PROPERTY FOR SALE



2555 Blue Mound Rd W | Haslet, TX 76052



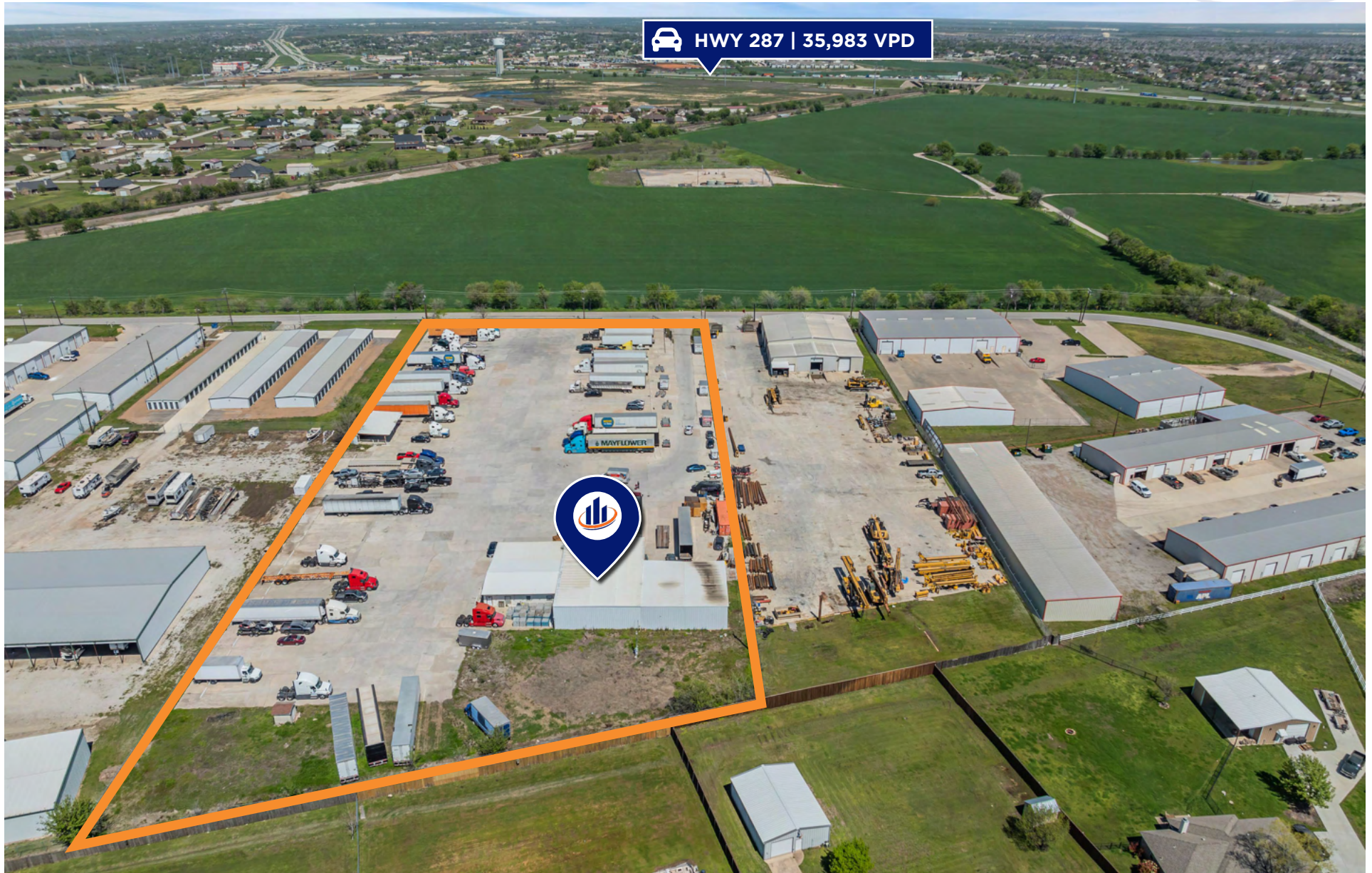
UNINCORPORATED 5-ACRE PROPERTY FOR SALE

2555 Blue Mound Rd W | Haslet, TX 76052



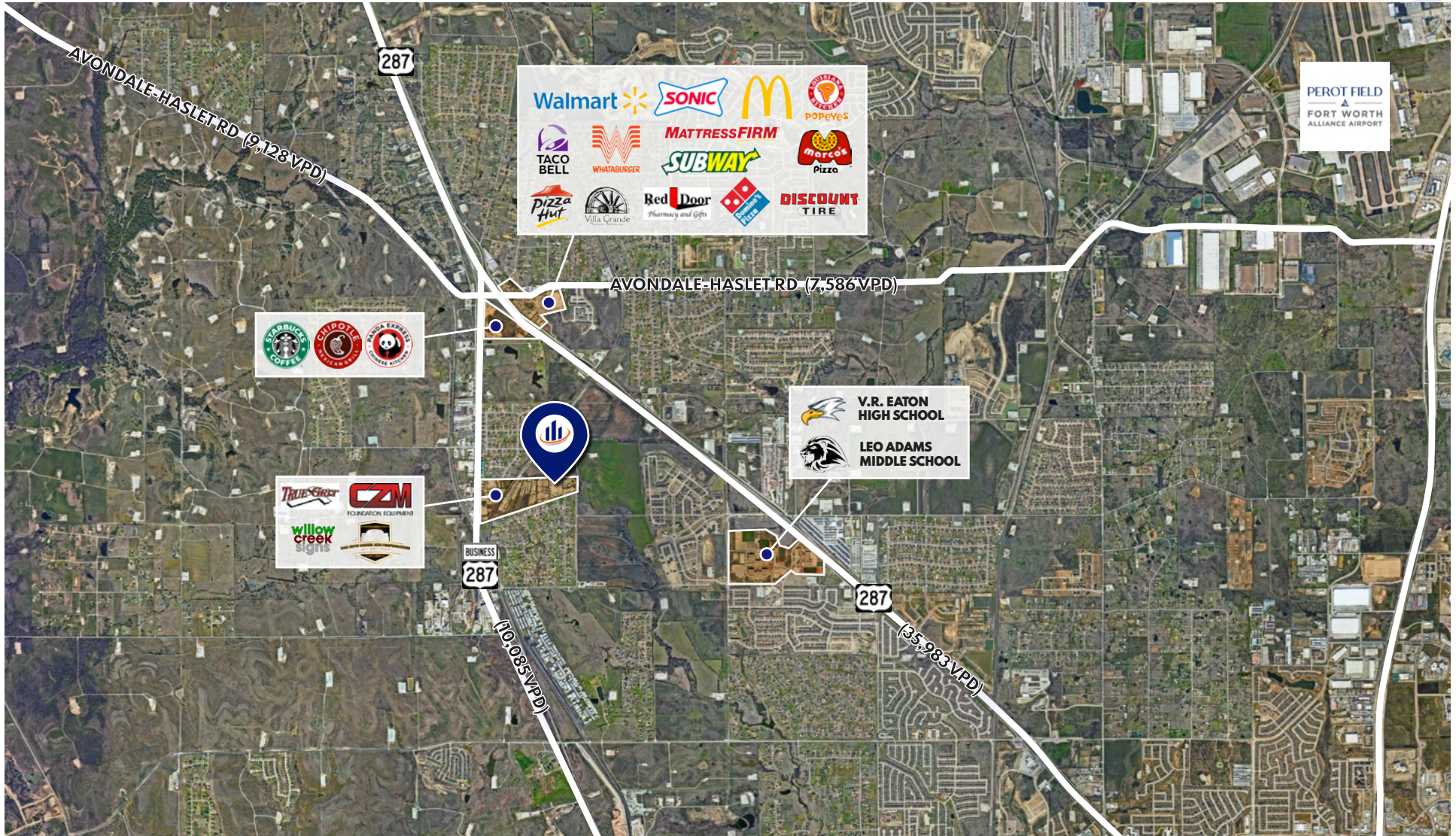
UNINCORPORATED 5-ACRE PROPERTY FOR SALE

2555 Blue Mound Rd W | Haslet, TX 76052



UNINCORPORATED 5-ACRE PROPERTY FOR SALE

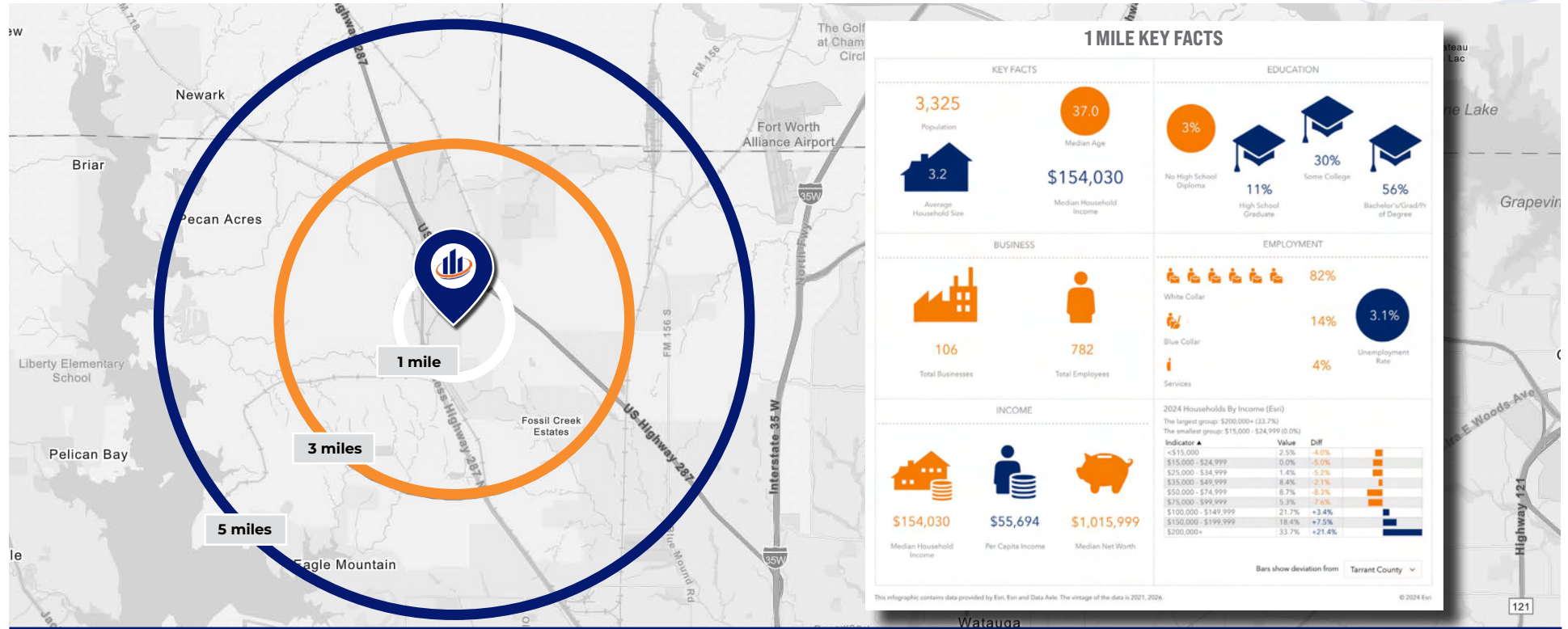
2555 Blue Mound Rd W | Haslet, TX 76052



This prime location offers convenient access to the thriving areas of Avondale-Haslet and Highway 287. With easy connectivity to major transportation routes and just 25 minutes from downtown Fort Worth, this site is ideal for businesses seeking a strategic and accessible location within a rapidly growing region.

UNINCORPORATED 5-ACRE PROPERTY FOR SALE

2555 Blue Mound Rd W | Haslet, TX 76052



2024 Summary 2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	3,325	32,010	92,749	6,180	52,416	150,362
Households	1,051	9,724	29,514	1,973	15,855	47,638
Families	940	8,432	24,565	1,738	13,737	39,567
Average Household Size	3.16	3.29	3.14	3.13	3.31	3.16
Owner Occupied Housing Units	942	8,636	25,761	1,538	13,899	42,362
Renter Occupied Housing Units	109	1,088	3,753	435	1,956	5,277
Median Age	37.0	36.8	35.2	37.6	37.6	36.1
Median Household Income	\$154,030	\$150,082	\$128,018	\$138,805	\$150,467	\$137,705
Average Household Income	\$183,312	\$175,574	\$154,826	\$180,203	\$183,983	\$169,445



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date