

THE SHOPS AT SENDERA RANCH

13951 Sendera Ranch Blvd, Haslet, TX, 76052

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



 SENDERA RANCH ELEMENTARY
586 STUDENTS

 INTERACTIVE
MARKETING PACKAGE

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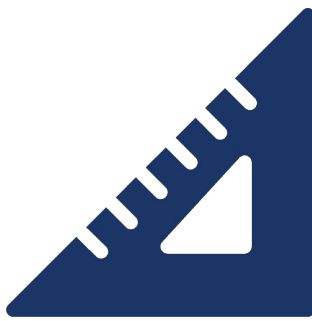


PROJECT SCOPE

- New Construction Retail for Lease & Pad sites Available for Lease / Sale
- Drive Thru End Cap Available
- Pads Delivered “Pad Ready”
- Adjacent to Sendera Ranch Elementary School & CVS Pharmacy
- In Close Proximity to many new Residential Developments: Sendera Ranch (9,200 Lots), North Star II (2,124 Lots), & Green Brick Partners (2,200 Lots).
- Zoning: E (Haslet)
- Strategically positioned on the North West Quadrant of Diamondback Ln & Sendera Ranch Blvd

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	10,812	28,127	63,556
Current Year Estimate	9,245	21,501	47,677
2020 Census	9,186	17,779	38,896
Growth Current Year-Five-Year	16.95%	30.82%	33.30%
Growth 2020-Current Year	0.64%	20.93%	22.58%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,662	9,802	21,517
Current Year Estimate	3,088	7,399	16,034
2020 Census	2,805	5,639	12,438
Growth Current Year-Five-Year	18.60%	32.47%	34.20%
Growth 2020-Current Year	10.08%	31.22%	28.91%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$163,452	\$143,832	\$139,420



Building 1: ±16,600 SF

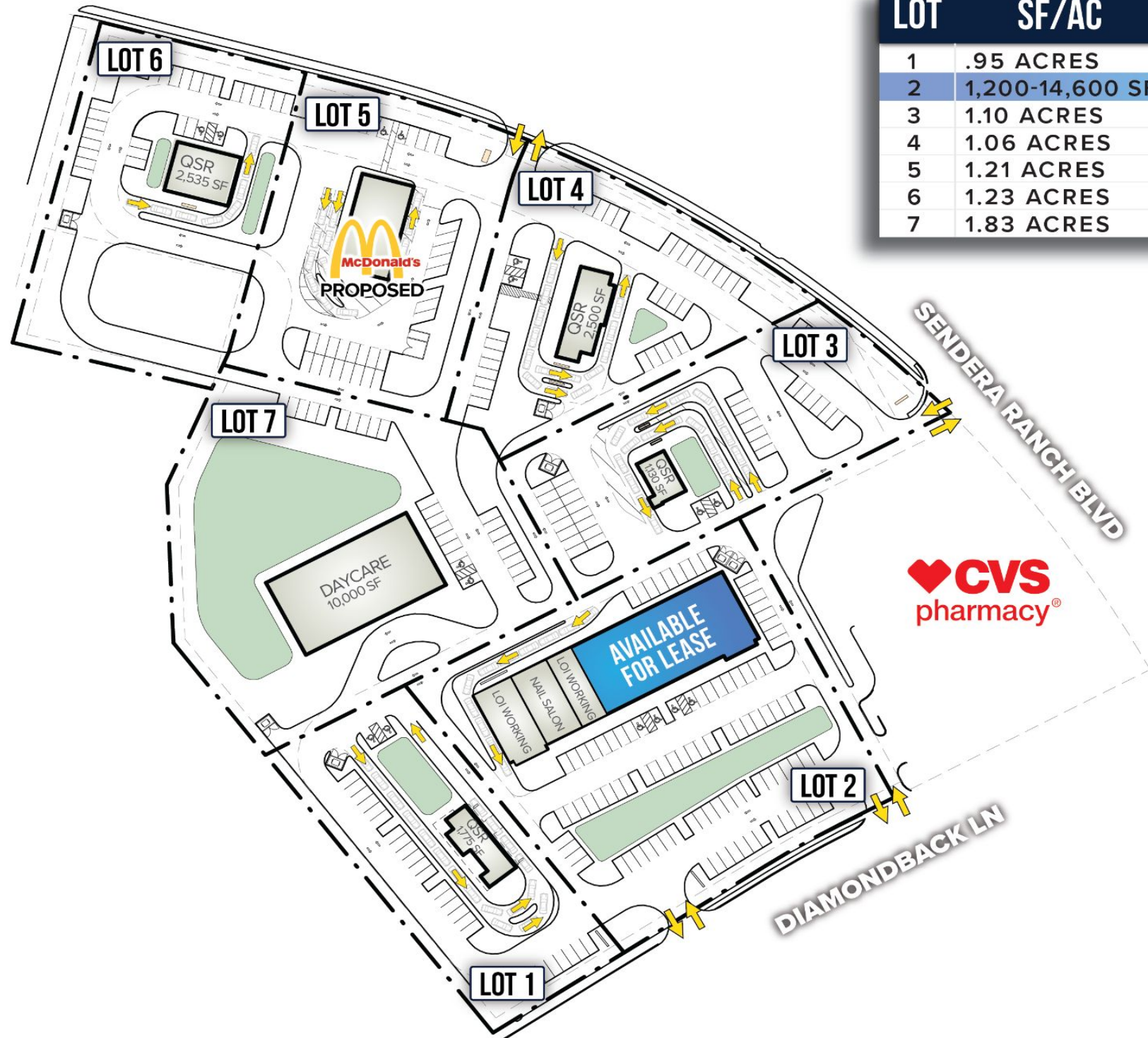
Pad Sites Available

- Rear: Daycare / Medical Office
- Frontage: Sendera Ranch Blvd / Diamondback Ln

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LOT	SF/AC	TENANT/AVAILABLE
1	.95 ACRES	PAD SITE AVAILABLE
2	1,200-14,600 SF	AVAILABLE FOR LEASE
3	1.10 ACRES	PAD SITE AVAILABLE
4	1.06 ACRES	PAD SITE AVAILABLE
5	1.21 ACRES	PROPOSED MCDONALD'S
6	1.23 ACRES	PAD SITE AVAILABLE
7	1.83 ACRES	PAD SITE AVAILABLE



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 **SENDERA RANCH**
9,200 LOTS

 **SENDERA RANCH ELEMENTARY SCHOOL**
586 STUDENTS



LOT 1
QSR 1,775 SF

LOT 2

DAYCARE
10,000 SF

LOT 7

QSR 1,130 SF

LOT 6
QSR 2,535 SF

LOT 5

QSR 2,500 SF

LOT 4

LOT 3

CITY AMENITY CENTER

DIAMONDBACK LN



SENDERA RANCH BLVD



MEDIAN CUT

MEDIAN CUT

LOI WORKING
NAIL SALON
LOI WORKING
AVAILABLE FOR LEASE
DRIVE-THRU



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LOT 4

LOT 5

SENDERA RANCH BLVD

MEDIAN CUT

MEDIAN CUT



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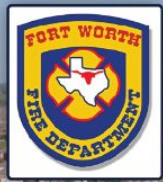
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 **SENDERA RANCH**
9,200 LOTS

 **SENDERA RANCH ELEMENTARY SCHOOL**
586 STUDENTS



LOT 6

LOT 7

LOT 5

LOT 4

LOT 3

LOT 1

LOT 2

DIAMONDBACK LN

AVAILABLE FOR LEASE

DAYCARE
10,000 SF

QSR
1,775 SF

QSR
2,535 SF

QSR
2,500 SF

QSR
1,130 SF



CITY AMENITY CENTER

MEDIAN CUT

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LOI WORKING
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LOI WORKING

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WILSON MIDDLE SCHOOL
1,298 STUDENTS



SENDERA RANCH
9,208 LOTS



SENDERA RANCH
9,208 LOTS



FORT WORTH
FIRE STATION 34



SENDERA RANCH ELEMENTARY SCHOOL
586 STUDENTS

**SUBJECT
PROPERTY**



SENDERA RANCH
9,208 LOTS

CITY AMENITY CENTER



FUTURE RESIDENTIAL
DEVELOPMENT

SENDERA RANCH BLVD +5,000 VPD

MEDIAN CUTS

DIAMONDBACK LN +7,000 VPD

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HASLET, TX

Haslet, Texas, is a vibrant community located in the Dallas-Fort Worth metroplex, offering residents a blend of small-town charm and modern amenities. With its convenient proximity to major highways such as Interstate 35W and Highway 287, Haslet provides easy access to nearby cities while maintaining a peaceful suburban atmosphere. The town boasts a variety of recreational opportunities, including parks, sports fields, and community events, fostering a tight-knit sense of community among its residents.

Economically, Haslet is experiencing significant growth, fueled by its strategic location and business-friendly environment. The Alliance Texas development, one of the largest mixed-use developments in the nation, is situated nearby, attracting numerous companies and contributing to job creation in the area. Additionally, the presence of Amazon's fulfillment center and other distribution facilities has bolstered the local economy, providing employment opportunities and driving further commercial development. With its strong community spirit and favorable economic prospects, Haslet continues to attract new residents and businesses seeking a dynamic yet welcoming place to call home.



20.93%

**3-MILE POPULATION
GROWTH RATE**



\$163,452

**AVG HOUSEHOLD
INCOME**



TOP 10

**ONE OF THE FASTEST GROWING TOWNS
NEAR FORT WORTH**

FORT WORTH MSA





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:
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **13951 Sendera Ranch Blvd, Haslet, TX, 76052** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.