

Haslet Corners- Land / Padsite For Sale

301 FM 156 * Haslet, Texas 76052



FOR MORE INFORMATION:

T 817-416-3981
 F 817-416-8372
 WWW.OFFICEEQUITYSOLUTIONS.COM

Property Overview

- +/-1 acres Available
- Rate: \$20.00psf
- Zoning: Commercial

Property Highlights

- Easy access to Fm 156, Highway 287, and I-35W
- Close to Alliance Airport
- Utilities and some site paving included

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Aerial Photo

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Demographics >>

	1 mile	3 miles
Population	304	15,919
Households	105	5,021
Median Age	37.80	34.50
Median HH Income	\$109,091	\$114,173
Daytime Employees	532	8,170
Population Growth '22 - '27	↑ 8.55%	↑ 9.94%
Household Growth '22 - '27	↑ 8.57%	↑ 9.74%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
School House Rd	Avondale Haslet Rd S	8,667	2022	0.10 mi
Farm-to-Market Roa...	Gammil St SW	12,101	2020	0.28 mi
Hwy 156	Gammil St SW	12,732	2022	0.29 mi
Westport Pkwy	Keller Haslet Rd W	3,265	2022	0.43 mi
Farm-to-Market Roa...	School House Rd SE	11,134	2020	0.45 mi
Haslet County Line Rd	School House Rd SE	10,274	2022	0.46 mi
School House Rd	Research Dr N	6,604	2018	0.50 mi
Haslet County Line Rd	Hwy 156 SW	8,637	2022	0.50 mi
Avondale Haslet Rd	Haslet County Line ...	7,173	2022	0.53 mi
Haslet County Line Rd	School House Rd SE	9,800	2017	0.53 mi

Made with TrafficMetrix® Products



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Demographics / Traffic

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Location

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- SH 170 will be expanded to intersect with FM 156 at the site.
- After the expansion, the land will be on the hard corner of FM 156 and SH 170.



FOR MORE INFORMATION:

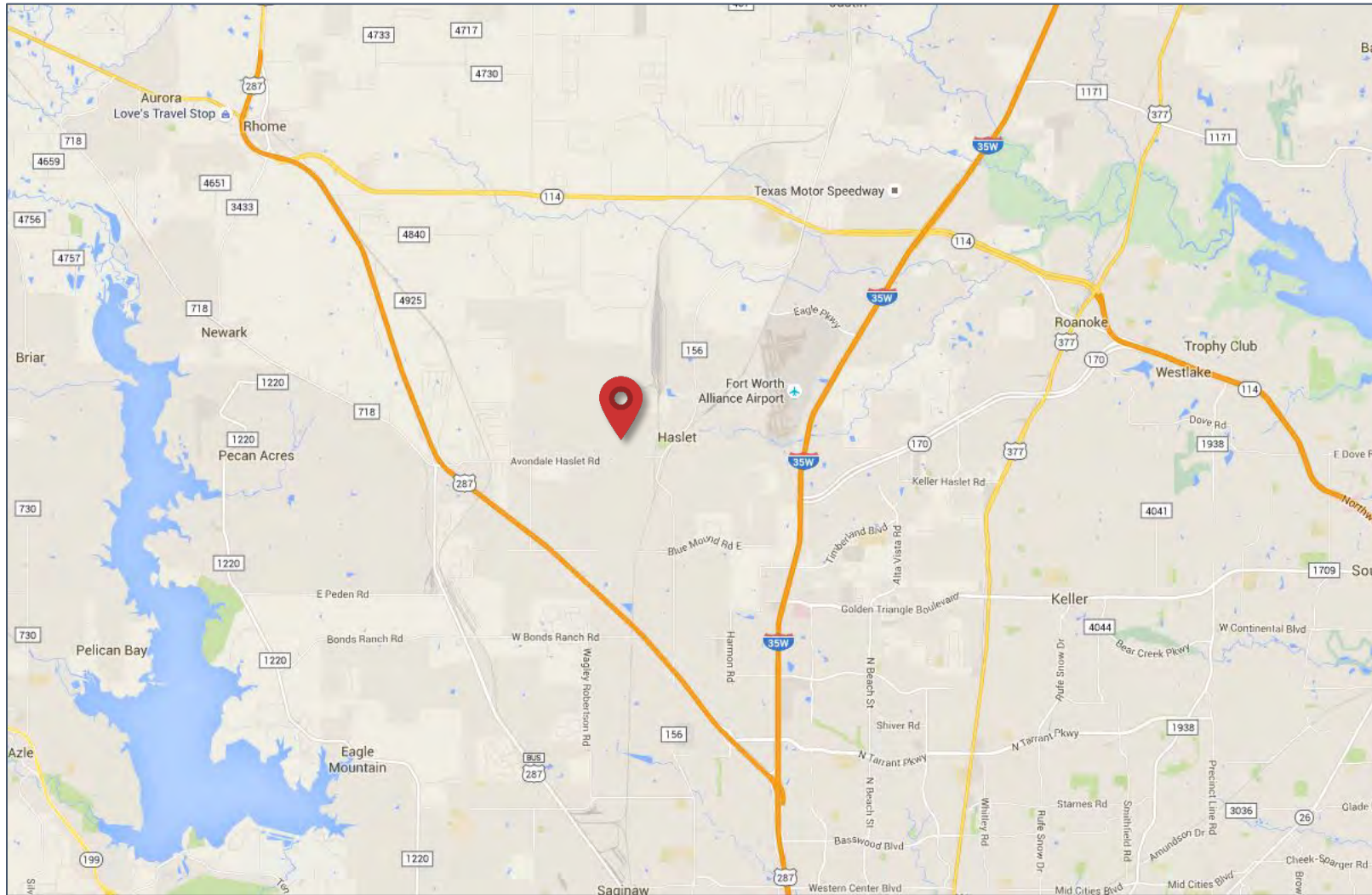
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Map

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512 W. Bonds Ranch Rd * Fort Worth, TX



FOR LEASE

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This Leasing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES/URE has not made any investigation, and makes no warranty or representation, about the information contained in this Leasing Brochure. It has been obtained from sources deemed reliable; however, OES/URE has not verified, and will not verify, any of the information contained herein, nor has OES/URE conducted any investigation regarding these matters and makes no warranty or representation with respect to projected expenses for the subject property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements, or any other information contained with this Leasing Brochure.

All potential tenants must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Prospective tenants shall be responsible for their costs and expenses of investigating the subject property. By accepting this Leasing Brochure you explicitly agree to release OES/URE, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or decision about this property.

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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.

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.

<u>ULTIMA REAL ESTATE</u>	<u>0377623</u>	<u>Ultimaceo@gmail.com</u>	<u>(972)980-9393</u>
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<u>PAUL OBED BERMUDEZ</u>	<u>0377623</u>	<u>ultimaceo@gmail.com</u>	<u>(972)980-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Paul Bermudez</u>	<u>0377623</u>	<u>ultimaceo@gmail.com</u>	<u>(972)980-9393</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Daniel Molina</u>	<u>0525467</u>	<u>dmolina@officeequitysolutions.com</u>	<u>(817)416-3981</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Buyer/Tenant/Seller/Landlord Initials

Date