



IH-35W Land ★ SALE

67.58 AC
NW CORNER
KELLER HICKS
& IH-35W



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★ CALL FOR OFFERS: 8/22 ★



KELLER HICKS RD



Executive Summary

PROPERTY SUMMARY

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LanCarte Commercial is pleased to offer +/- 67.58 acres of prime commercial land, prominently located along the frontage of IH-35W in Haslet, Texas. The property, located at the northwest corner of IH35 and Keller Hicks Road is one of the few remaining tracts of prominent size with direct IH35 frontage. This

strategically positioned property is only 1.5 miles south of Alliance Airport, providing premium access, high visibility, and over 3,200 linear feet of combined frontage. The site is located in the ETJ of Haslet and is surrounded by public utilities. The site is generally flat and efficiently shaped.

LISTING HIGHLIGHTS:

- Total Land Area: +/- 67.58 Acres
- County: Tarrant County
- Zoning: None; City of Haslet ETJ (designated “Commercial” use in comprehensive plan)
- Existing Utilities:
 - Water (12”)
 - Sanitary Sewer (Two 8” Lines)
 - Natural Gas (10”)
 - High Voltage Transmission: Two 345 KV lines
- Two (2) Income-Producing Billboard Leases
 - Upon commencement, will generate between \$80,000 and \$120,000/year, with potential for profit-sharing to the landlord.
- Prominent Interstate Visibility – over 99,700 AVD on IH35-W (TX DoT 2022)
- Direct Interstate Ingress/Egress: Southbound exit and northbound entrance ramps located at Keller-Hicks Road
- **Data Center Compatible Site:** 345KV transmission line bisecting NW corner; Substation less than 1 mile NE; established data centers in close proximity
- Significant residential and retail growth in the trade area; deep labor pool

Property Details

ACCESS, UTILITIES & ELECTRICITY

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ACCESS

- Southbound exit ramp at Keller Hicks Road
- Northbound entrance ramp at Keller Hicks Road
 - Exit ramp +/- 1,500' south

UTILITIES

- City of Haslett CCN
- Water
 - Existing 12" water in Harmon Road (west of larger tract)
 - City's Master Plan shows a 12" extending from Harmon Rd and Keller-Hicks, east in Keller Hicks then north along the I-35 frontage.
- Sewer
 - 8" to northern portion of the large tract and
 - 8" to the property just north of the small tract.
- Natural Gas
 - 10" Atmos gas line along the north boundary of property

• DATA CENTER COMPATIBLE

• HIGH-VOLTAGE OVERHEAD POWER: 345 KV

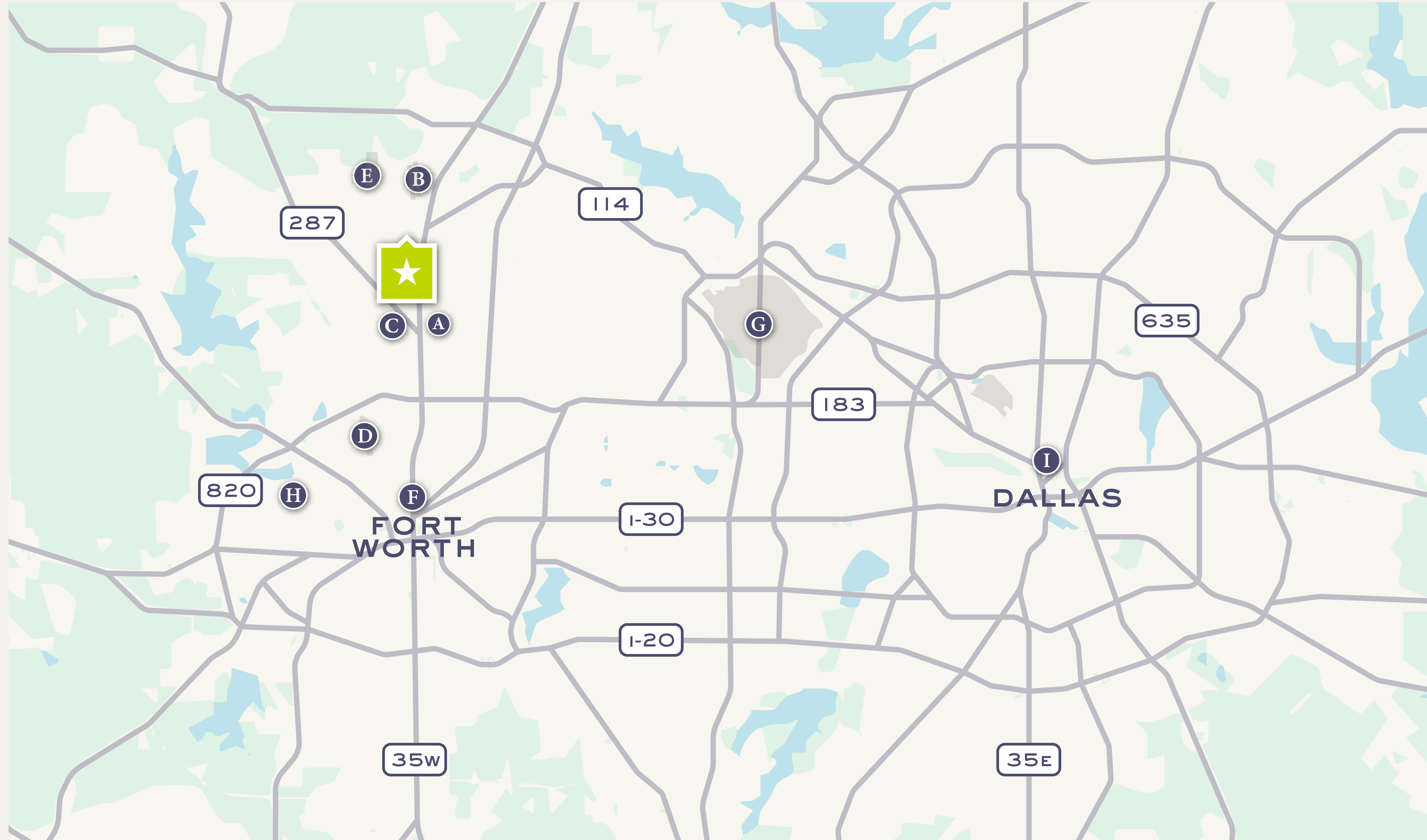
• SUBSTATION +/- 0.75 MILES AWAY

• HIGH SPEED FIBER OPTIC LINE

Property Details

AREA DEVELOPMENT & POINT OF REFERENCE

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SUBJECT PROPERTY

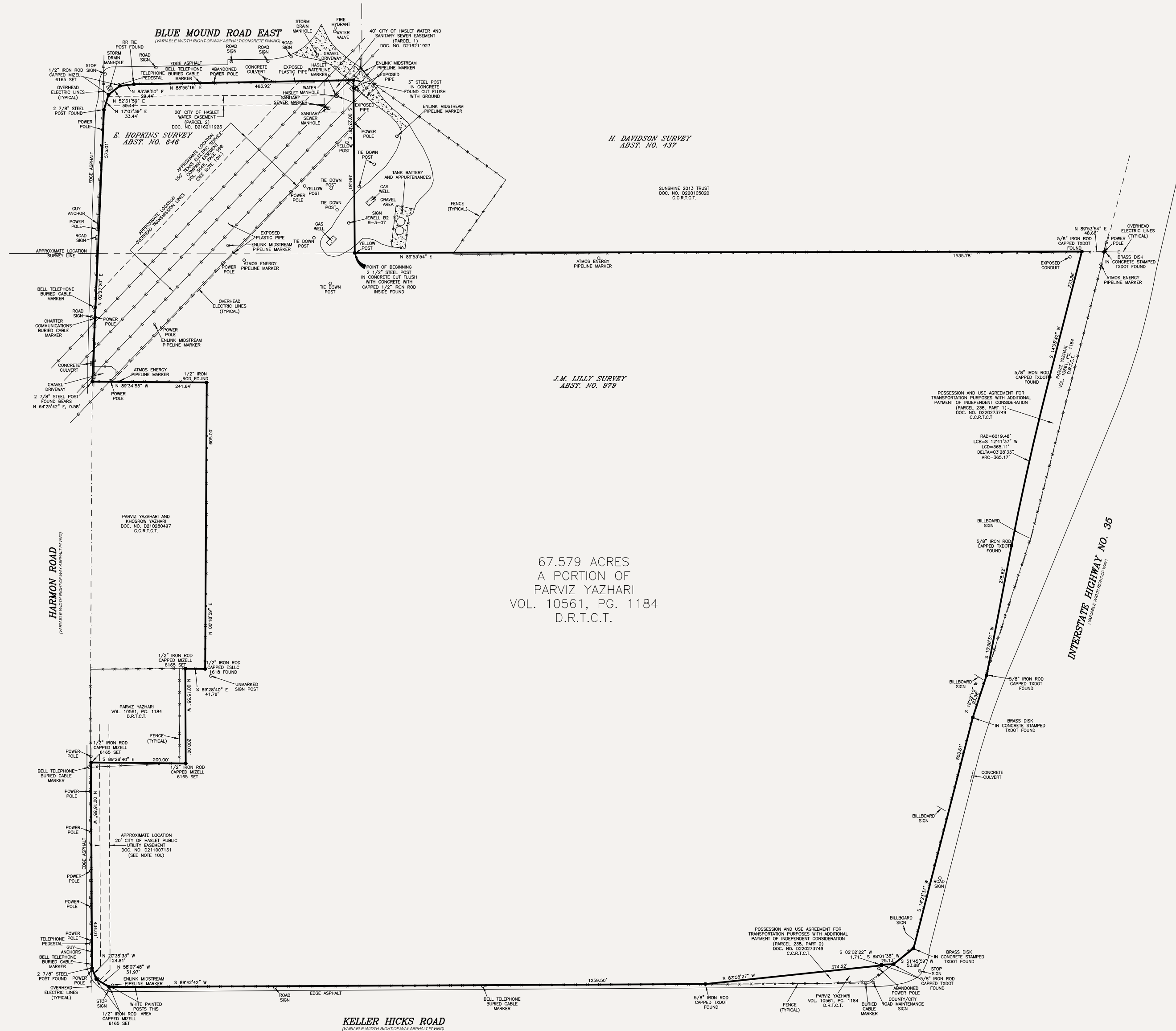
DISTANCES

- A** ALLIANCE TOWN CENTER
6 MIN
- B** ALLIANCE AIRPORT
7 MIN
- C** PRESIDIO COMMONS RETAIL
8 MIN
- D** MEACHUM AIRPORT
12 MIN
- E** BNSF ALLIANCE INTERMODAL
14 MIN
- F** DOWNTOWN FORT WORTH
16 MIN
- G** DFW INTERNATIONAL AIRPORT
22 MIN
- H** LOCKHEED MARTING
24 MIN
- I** DOWNTOWN DALLAS
40 MIN

Property Details

DEMOGRAPHICS & PROPERTY SURVEY

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TOTAL POPULATION

Of the top 30 most populous cities, Fort Worth is the fastest growing, with the population growing by 2.2% in the past year, and 6.5% since 2020.

1 MILE	3 MILES	5 MILES
4,700	79,500	214,800
GROWTH BY 2029	GROWTH BY 2029	GROWTH BY 2029
1.32%	1.29%	2.08%

AVERAGE HH INCOME

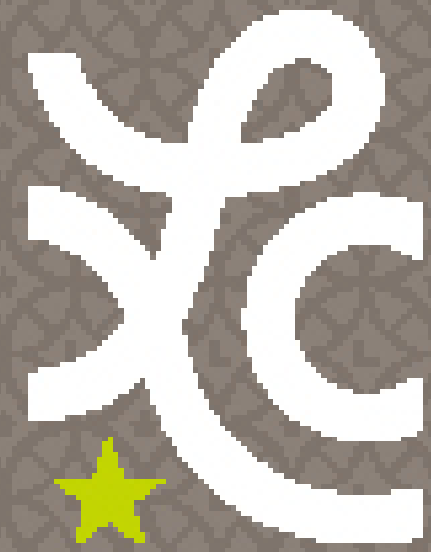
The average annual household income in Fort Worth is \$97,226, while the median household income sits at \$72,726 per year.

1 MILE	2 MILES	3 MILES
\$118,995	\$126,522	\$124,866

NUMBER OF BUSINESSES

Over 65,000 businesses call DFW home, including global leaders such as Texas Instruments, AT&T, Comerica, and Southwest Airlines.

1 MILE	2 MILES	3 MILES
146	1,930	4,553



LANCARTE
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Relentlessly Pursuing What Matters

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