

21.81 ACRES - INDUSTRIAL/MULTI-FAMILY DEVELOPMENT - FOR SALE

# WILLOW SPRINGS

12650 WILLOW SPRINGS ROAD, HASLET, TX 76052



**TRANSWORLD®**  
Commercial Real Estate



**FOR SALE - \$6,870,000**

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



*PRESENTED BY:*

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# SECTION I

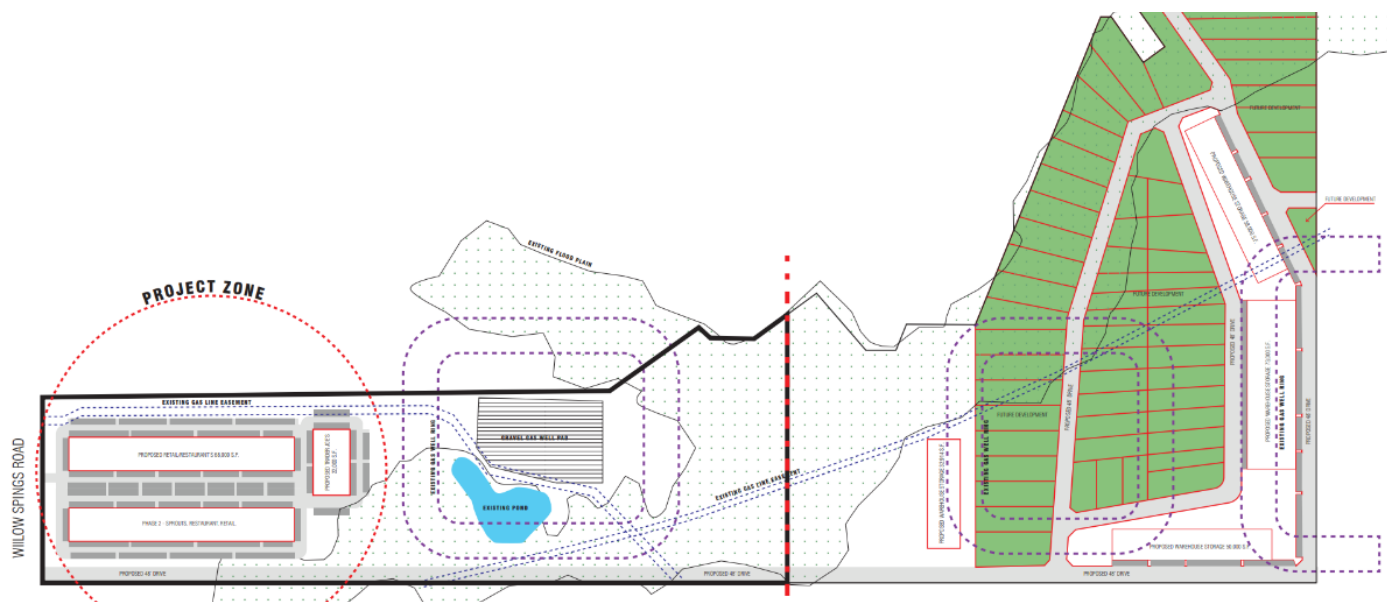
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## Property Summary



# PROPERTY SUMMARY

Willow Springs  
12650 Willow Springs Road | Haslet, TX 76052



## Design Highlights

Lot Size:	21.81 Acres
Asset Type:	Land
Zoning:	LIGHT INDUSTRIAL

## Property Overview

The prime 21.81-acre parcel at 12650 Willow Springs Road in Haslet, TX (76052), offers exceptional development potential in the rapidly growing north Fort Worth area. The site benefits from strong demographics, infrastructure advantages, and a semi-rural setting with natural features like creeks. It presents a rare opportunity for investors or developers to capitalize on the explosive expansion in Tarrant County. With opportunity to develop retail, industrial or multi-family properties, this location is positioned for significant future growth and returns.

## Location Overview

Strategically located with excellent access to major highways including US 287, I-35W, and proximity to Alliance Airport, FedEx, Amazon, and other logistics hubs, this vacant land is ideal for commercial, industrial, or residential projects. The property at 12650 Willow Springs Road lies within the City of Fort Worth's jurisdiction and is zoned "I" (Light Industrial). This designation supports a broad range of uses, including various industrial activities, retail operations, and multifamily residential developments (as permitted by recent state legislation allowing such by-right in certain industrial zones). Its flexible zoning makes it highly adaptable for investors seeking industrial, commercial, or mixed-use projects in a high-growth area.

# SECTION II

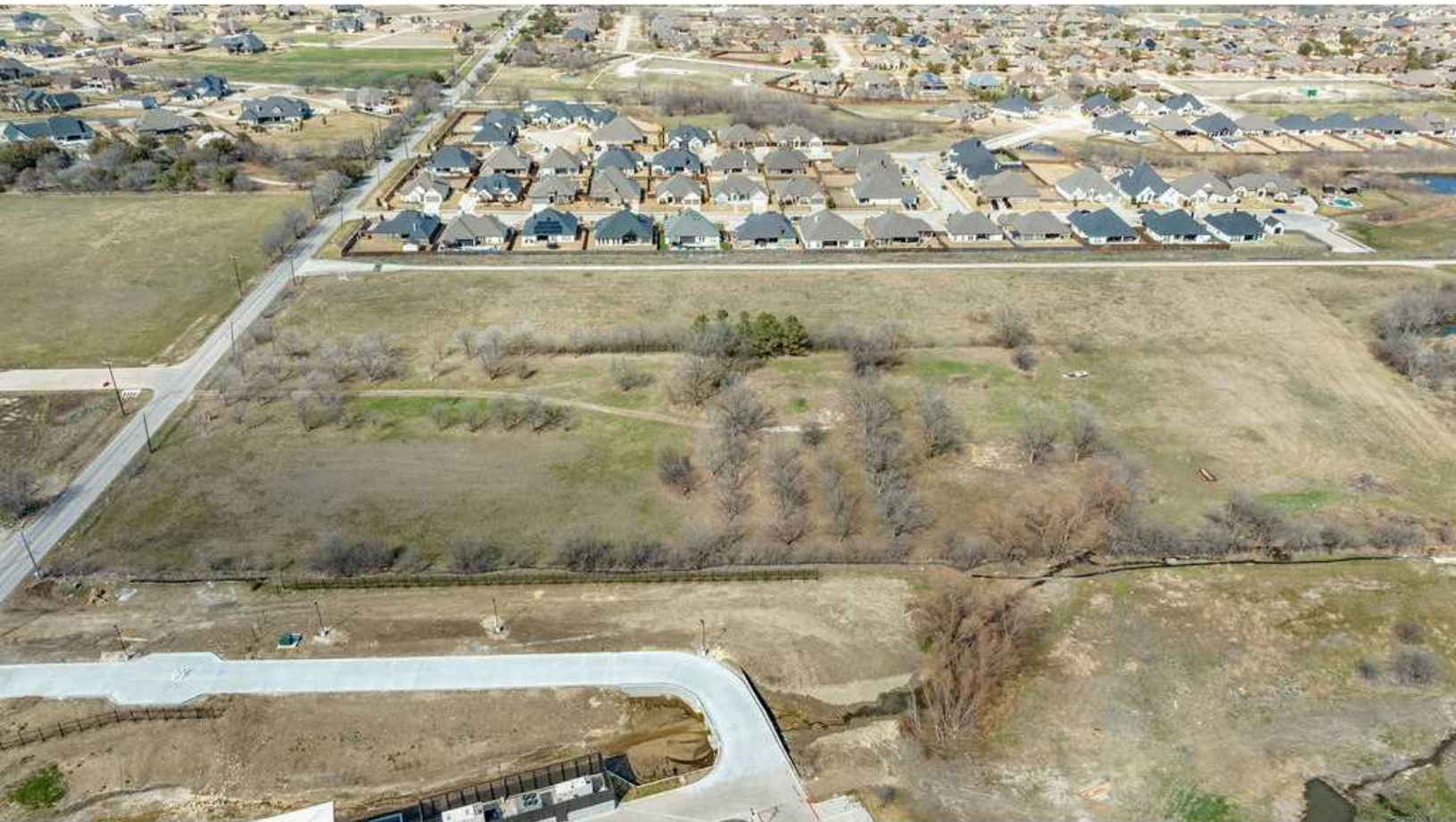
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## West Side - Photos



# WEST TRACK - PHOTOS

Willow Springs  
12650 Willow Springs Road | Haslet, TX 76052



# WEST TRACK - PHOTOS

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# SECTION III

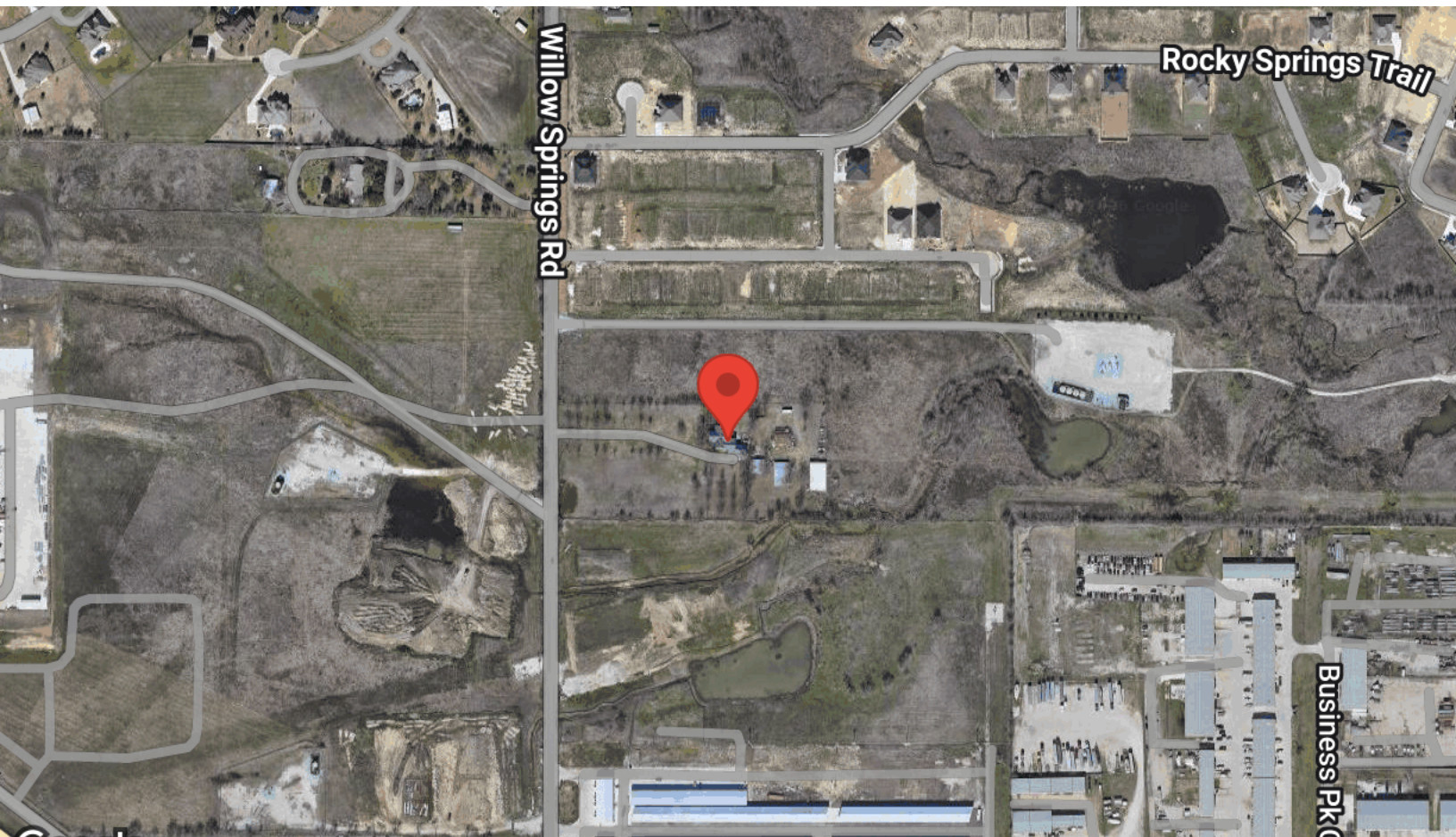
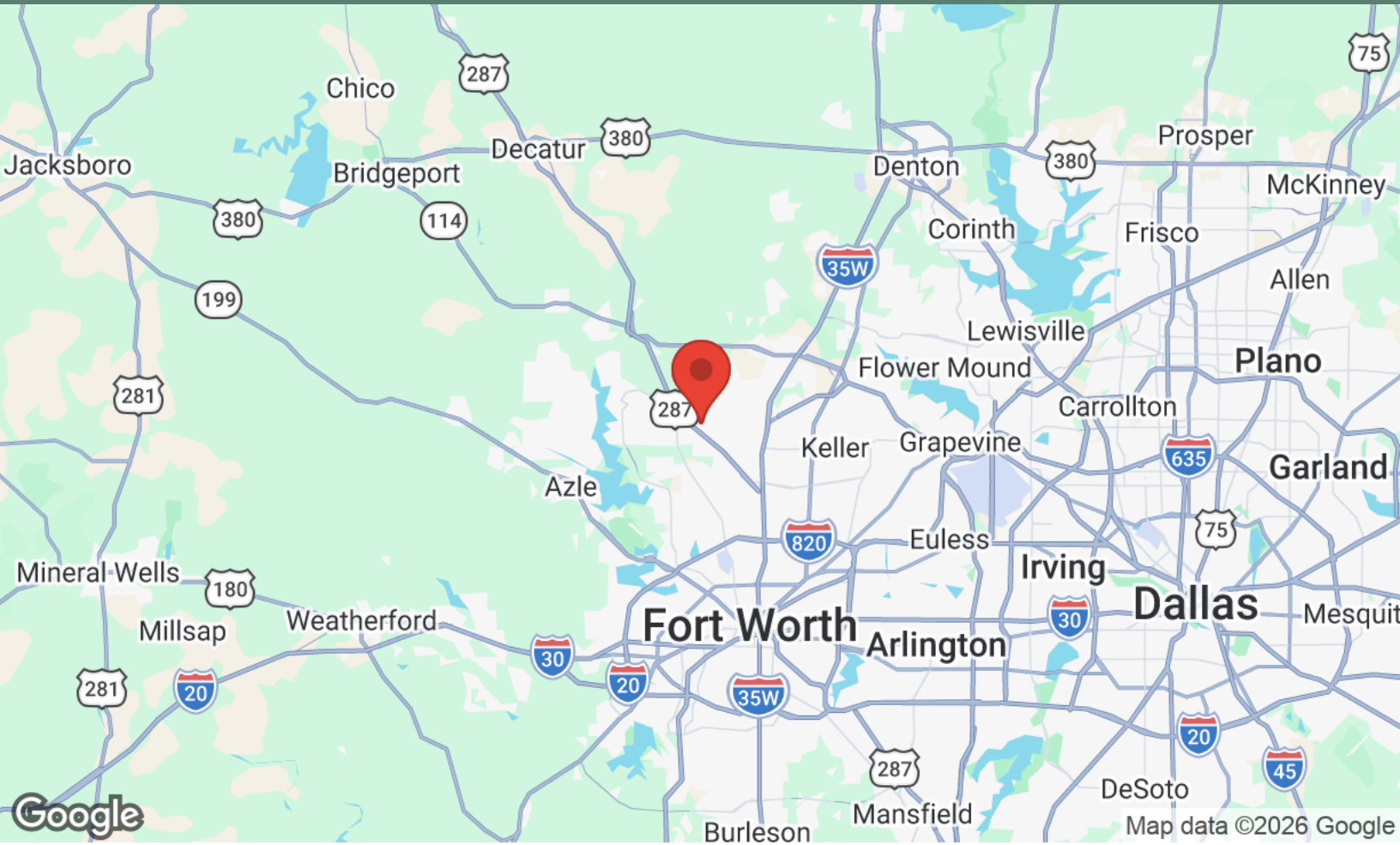
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## Maps / Demographics



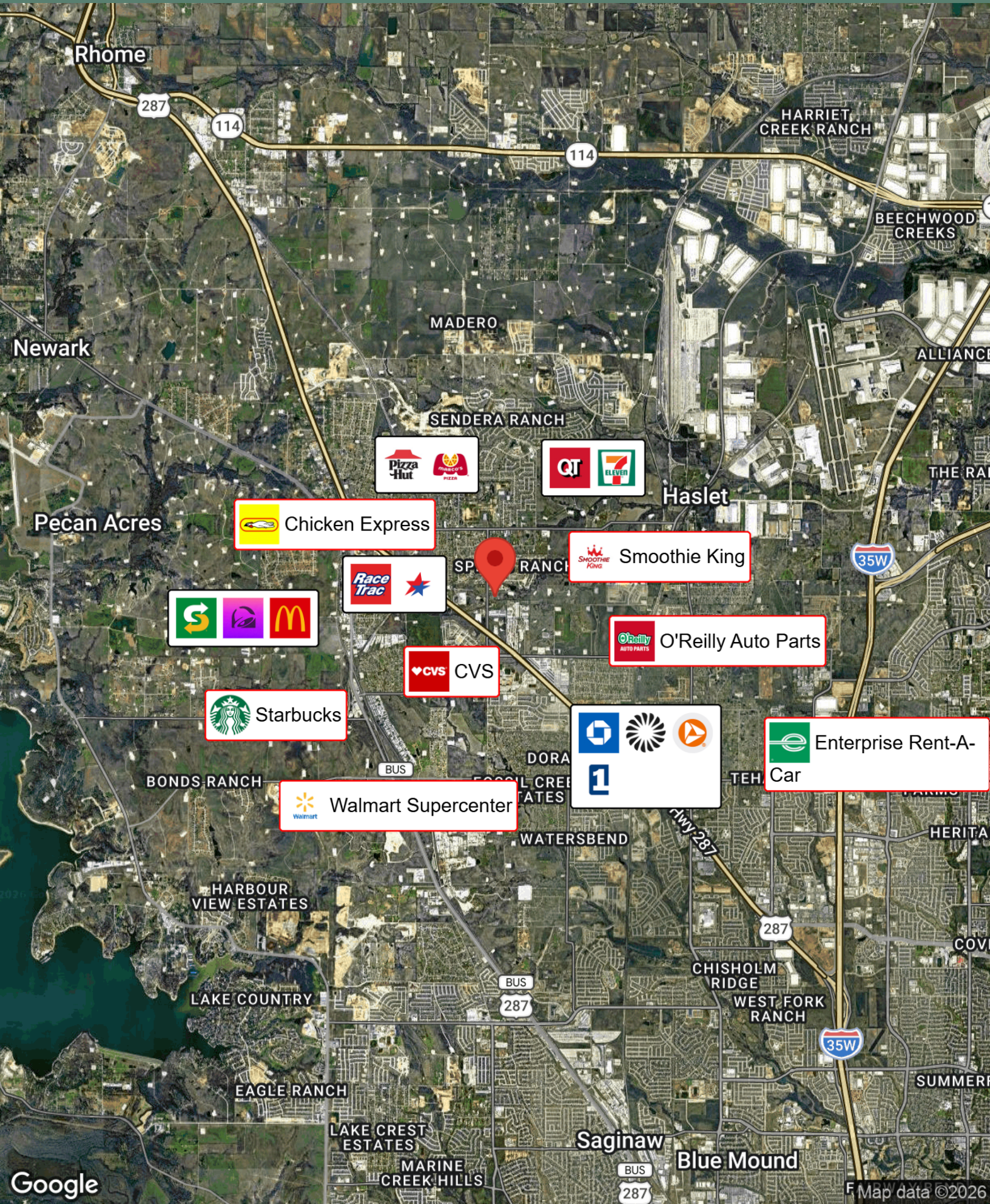
# LOCATION MAPS

Willow Springs  
12650 Willow Springs Road | Haslet, TX 76052



# BUSINESS MAP


Willow Springs  
12650 Willow Springs Road | Haslet, TX 76052



 Chicken Express


 Smoothie King


 Race Trac


 O'Reilly Auto Parts

 CVS

 Starbucks

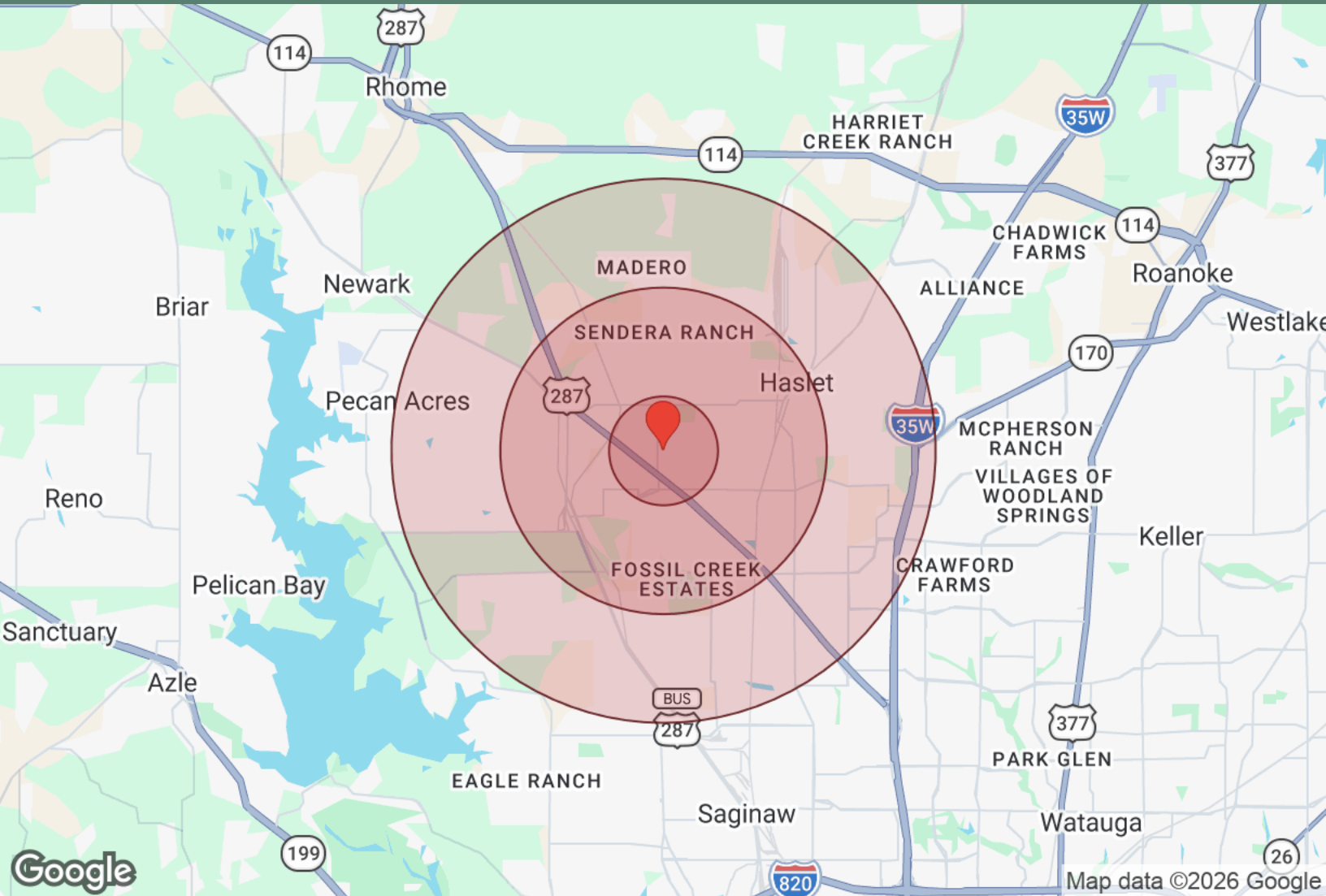
   

 Enterprise Rent-A-Car

 Walmart Supercenter

# DEMOGRAPHICS

Willow Springs  
12650 Willow Springs Road | Haslet, TX 76052



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	1,387	21,136	45,012
Female	1,429	21,766	46,587
Total Population	2,816	42,902	91,599
<b>Race / Ethnicity</b>			
White	1,492	23,978	47,421
Black	441	5,534	13,044
Am In/AK Nat	6	107	220
Hawaiian	1	34	73
Hispanic	624	9,795	21,736
Asian	157	2,042	6,201
Multiracial	95	1,364	2,785
Other	1	43	119
<b>Housing</b>			
Total Units	978	14,925	31,744
Occupied	918	14,050	29,853
Owner Occupied	739	11,682	24,240
Renter Occupied	179	2,368	5,613
Vacant	60	875	1,891

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
Ages 0 - 14	700	9,722	21,595
Ages 15 - 24	358	5,370	11,219
Ages 25 - 54	1,137	18,969	41,491
Ages 55 - 64	309	4,499	8,800
Ages 65+	311	4,342	8,494

	1 Mile	3 Miles	5 Miles
<b>Income</b>			
Median	\$152,523	\$149,933	\$130,377
Under \$15k	55	463	767
\$15k - \$25k	73	321	663
\$25k - \$35k	29	282	523
\$35k - \$50k	4	434	1,323
\$50k - \$75k	147	1,654	3,774
\$75k - \$100k	31	1,254	3,173
\$100k - \$150k	110	2,620	7,323
\$150k - \$200k	200	3,536	6,545
Over \$200k	269	3,486	5,765



**Will Connery**  
**Commercial Broker**  
**will@transworldcre.com**  
**(817) 214-4434**

**William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.**

**In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.**

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Transworld Commercial Brokers, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9013356</b> License No.	<b>phil@transworldcre.com</b> Email	<b>(303)981-1936</b> Phone
Designated Broker of Firm <b>Philip Kubat</b>	License No. <b>759206</b>	Email <b>phil@transworldcre.com</b>	Phone <b>(303)981-1936</b>
Licensed Supervisor of Sales Agent/ Associate <b>William Connery</b>	License No. <b>813285</b>	Email <b>will@transworldcre.com</b>	Phone <b>607-423-8718</b>
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](http://www.trec.texas.gov)

IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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