



## 5796 E. Hwy 114 • Haslet, TX

Multi-Building • Multi-Tenant Retail/Office Investment

<b>Price</b>	\$6,146,000	<b>Cap Rate</b>	6.50%
<b>Total Building</b>	21,500 SF	<b>Land</b>	2.186 acres
<b>Price / SF</b>	\$286.00	<b>Occupancy</b>	100% (current)

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## Investment Highlights

- **Strategic Location:** Situated along the rapidly developing Hwy 114 corridor, the property benefits from increasing traffic volumes, enhancing visibility and accessibility.
- **Robust Economic Growth:** The Dallas-Fort Worth (DFW) Metroplex, encompassing Haslet, has experienced substantial population and employment growth. The North Central Texas Council of Governments (NCTCOG) forecasts a 69% increase in both population and employment over a 30-year period, reflecting strong development trends.
- **Infrastructure Enhancements:** Ongoing improvements, such as road expansions and utility upgrades, have further stimulated local growth, supporting commercial activities in the area.

## Property Summary

This property comprises four buildings on a 2.186-acre site at the southeast corner of SH 114 and CR 4841, with a current occupancy rate of 100%. The diverse tenant mix includes an oil industry service company, a doctor's office, a pharmacy, general contractors, and insurance companies, collectively occupying 21,500 square feet of leasable space across eleven tenants. Each tenant's lease includes annual rate escalations, with lease terms staggered over the next eight years.

Building 1: Office space, 5,900 SF, built in 2021.

Building 2: Office space, 6,000 SF, built in 2018.

Building 3: Office space, 3,600 SF, built in 2017.

Building 4: Office space, 6,000 SF, built in 2019.

## Opportunities for Enhancement

- **Expansion Potential:** Building 3 can be expanded by an additional 2,400 SF, increasing the property's leasable area.
- **Utility Upgrades:** Connecting to the new public sewer system, approximately two miles away, could enhance the property's infrastructure and support future developments.
- **Additional Land Acquisition:** Purchasing adjacent property from the state could provide extra parking space, accommodating tenant and customer needs.
- **Potential Roadway Acquisition:** Purchasing adjacent roadway from the county could provide enhanced parking/access for tenants and their customers.
- **New Construction:** There's potential to add a new 6,000 SF building, further increasing rental income.
- **Traffic Improvements:** Plans to add a traffic light at the 114 and 4841 intersection are underway, which would improve accessibility and potentially increase property value.

## Aerials & Site Context



### Contact

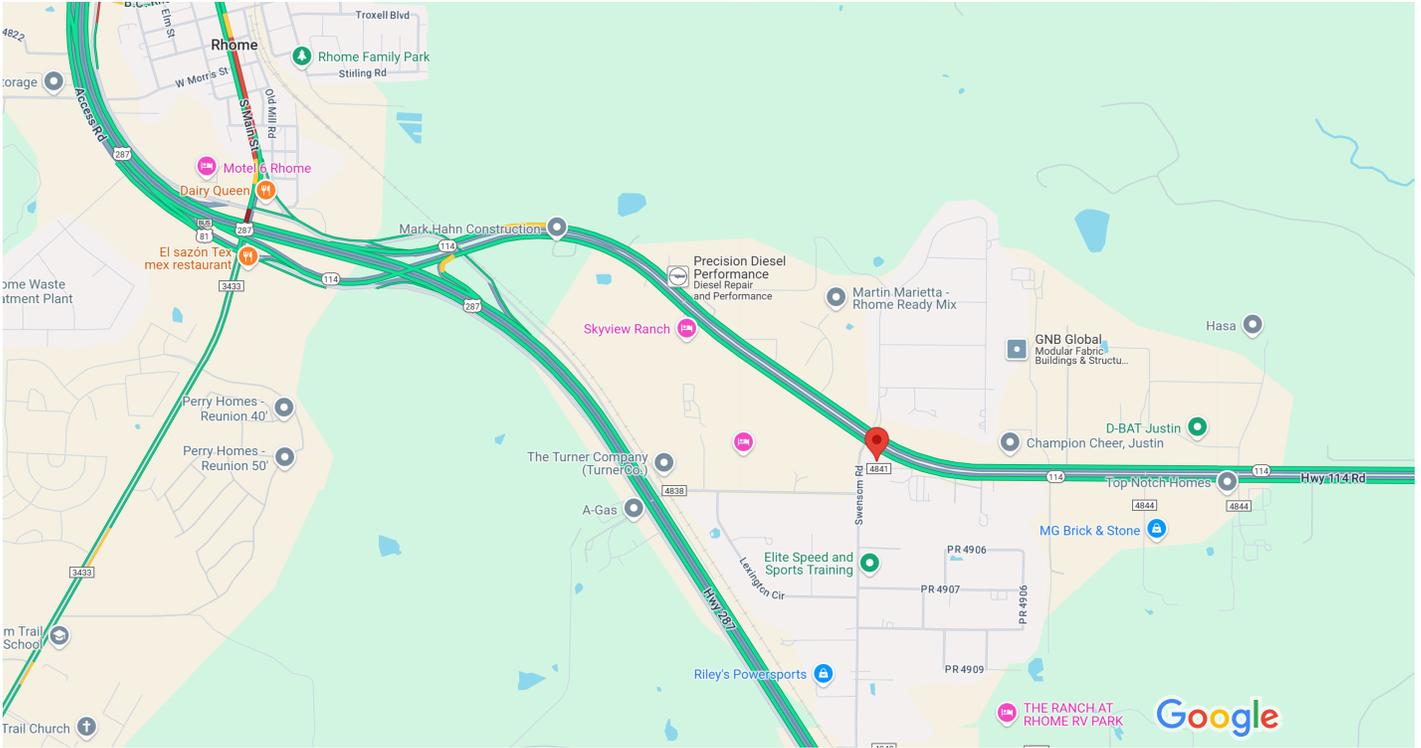
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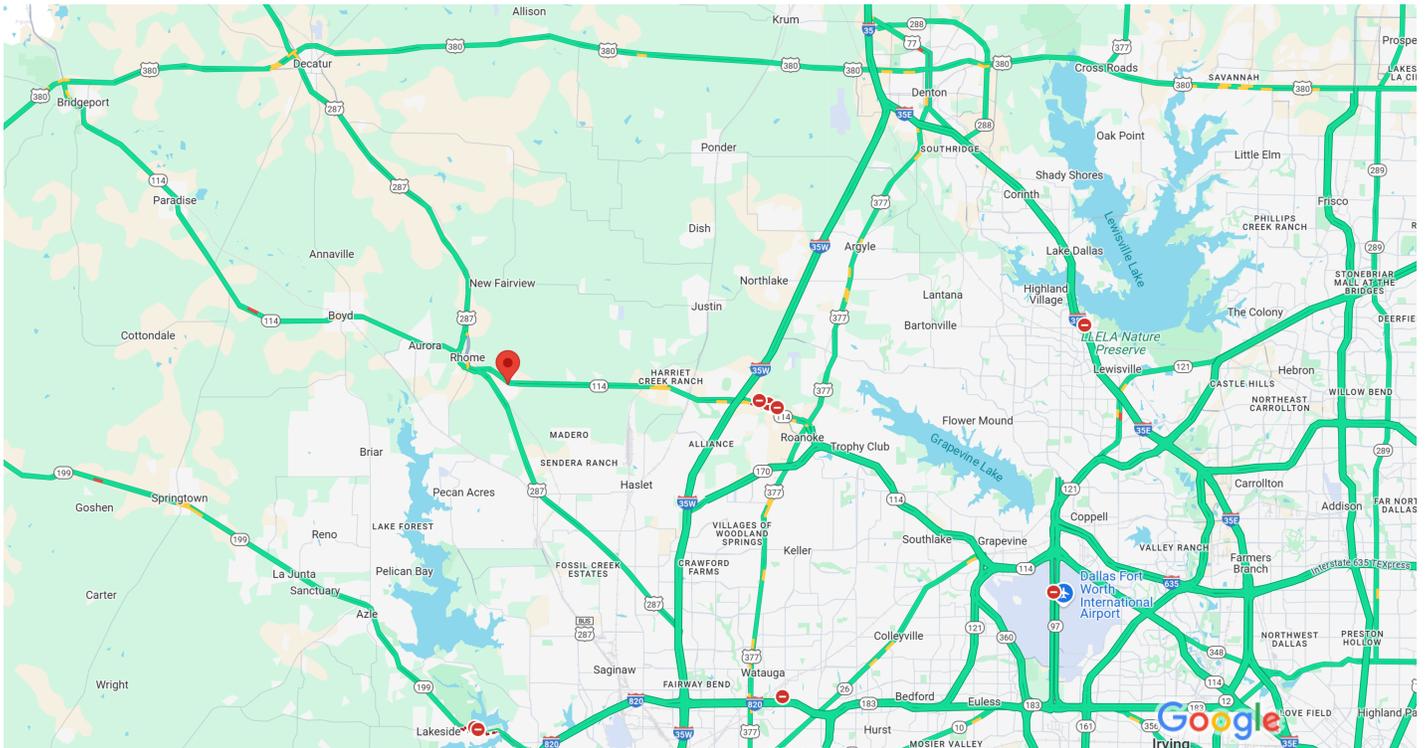
Address: 5796 E. Hwy 114, Haslet, TX (SE corner of SH 114 & CR 4841)

# 5796 E State Hwy 114



Map data ©2025 Google 1000 ft

# 5796 E State Hwy 114



Map data ©2025 Google 2 mi