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OFFERING SUMMARY

| ADDRESS | 1425 Avondale-Haslet Rd Fort Worth TX 76052 | |
|----------------|--|--|
| COUNTY | Tarrant | |
| PRICE | \$1,500,000 | |
| PRICE PSF | \$13.03 | |
| LAND SF | 115,085 SF | |
| LAND ACRES | +/- 2.642 | |
| OWNERSHIP TYPE | Fee Simple | |
| ZONING TYPE | E - Neighborhood Commercial | |
| TRAFFIC COUNT | 7,100+ | |
| | | |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2023 Population | 8,157 | 36,687 | 69,621 |
| 2023 Median HH Income | \$143,517 | \$125,519 | \$115,453 |
| 2023 Average HH Income | \$177,301 | \$162,673 | \$148,614 |

LOCATION

1.5 miles west of US-287/81 on Avondale-Haslet Rd. 13 min southwest of TX-114 via FM 156/Blue Mound Rd.

PROPERTY DESCRIPTION

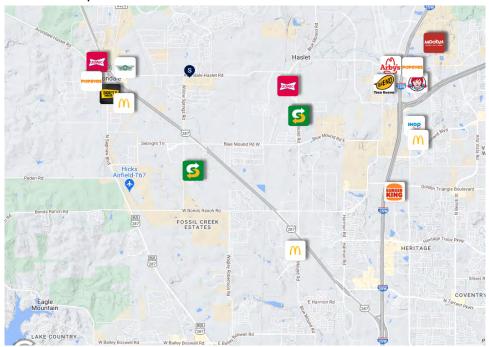
Take advantage of the rapid growth along the Avondale-Haslet to I-35W corridor in Northwest Tarrant County by placing your commercial development on Avondale-Haslet Rd just 1.5 miles from US-287 and just minutes from US-287/ I-35W junction. This +/- 2.642 AC property offers 250 feet of frontage on Avondale-Haslet. With easy access to Alliance and Fort Worth, your business will be well-positioned to benefit from the economic development in the Haslet area where over 13,000 new home lots (Sendera Ranch-9,200, North Star II-2,124, and Green Brick Partners-2,200).are planned or have already been delivered within a 3 mile radius.

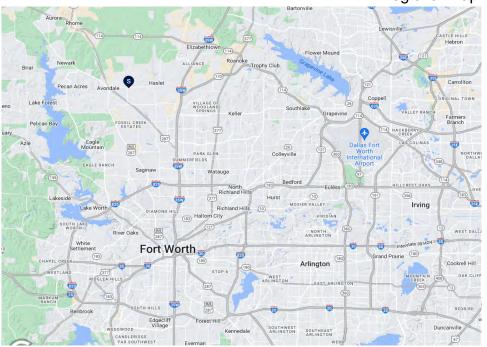


PROPERTY HIGHLIGHTS

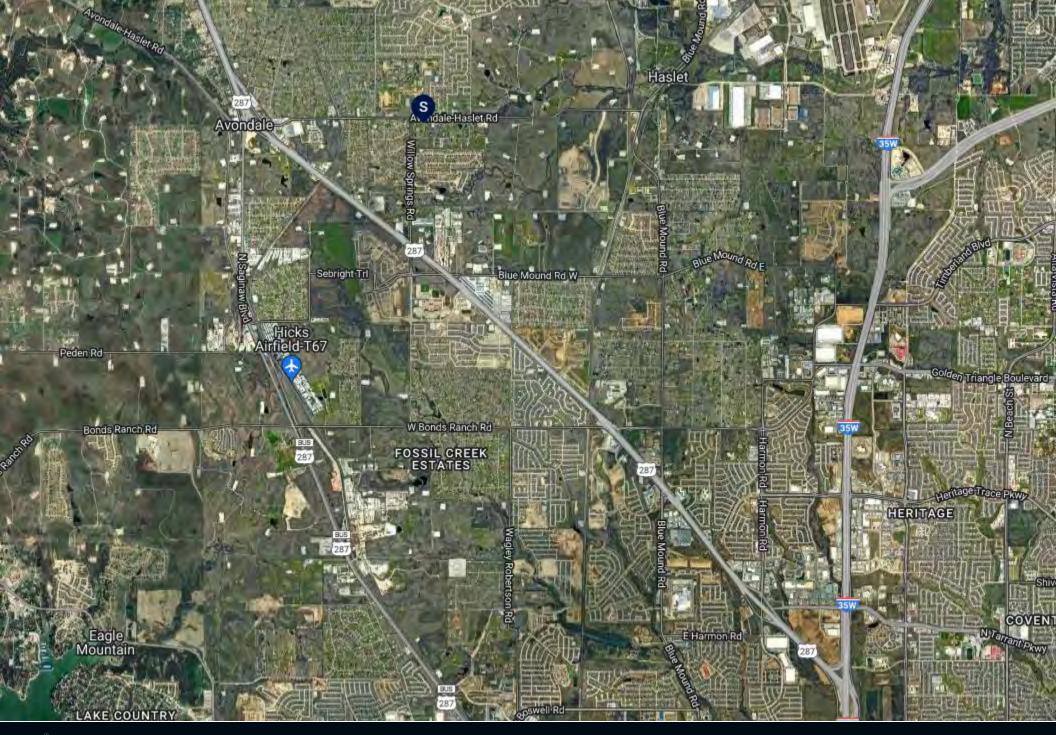
- Ideal for commercial development Zoned Neighborhood Commercial
- 250 feet of frontage
- 7100+ cars per day on Avondale-Haslet
- 25 min from downtown Fort Worth
- 15 min from Alliance Airport

Locator Map Regional Map



















Property Images | NW Tarrant Development Opportunity - Avondale-Haslet Rd 5



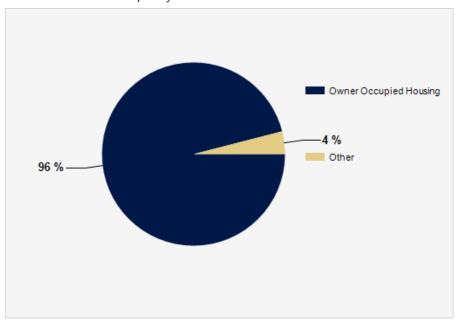




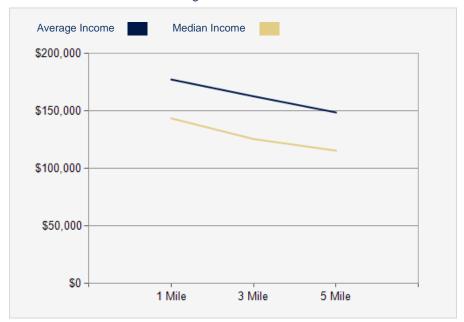


Property Images | NW Tarrant Development Opportunity - Avondale-Haslet Rd 6

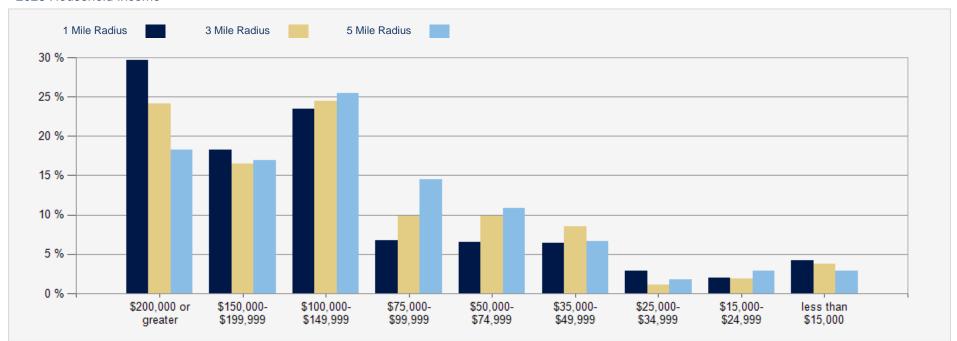
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





John Torres

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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|---|------------------------------------|------------------------------|---------------------------------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John Torres | 0686924 | john.torres@precregroup.com | (469)520-1198 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Myndee Allen | 0758513 | myndee.allen@precregroup.com | (903)647-3766 |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/1 | Геnant/Seller/Landlord Initial | s Date | |
| Regulated by the Texas Real Estate Comm | nission | Information available at | : www.trec.texas.gov IABS 1-0 Date |

Phone: 4695201198

IABS

NW Tarrant Development Opportunity - Avondale-Haslet Rd



Exclusively Marketed by:

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