



**NW Tarrant
Development
Opportunity -
Avondale-Haslet Rd**

FOR SALE

**1425 Avondale-Haslet Rd
Fort Worth, TX 76052**

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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.



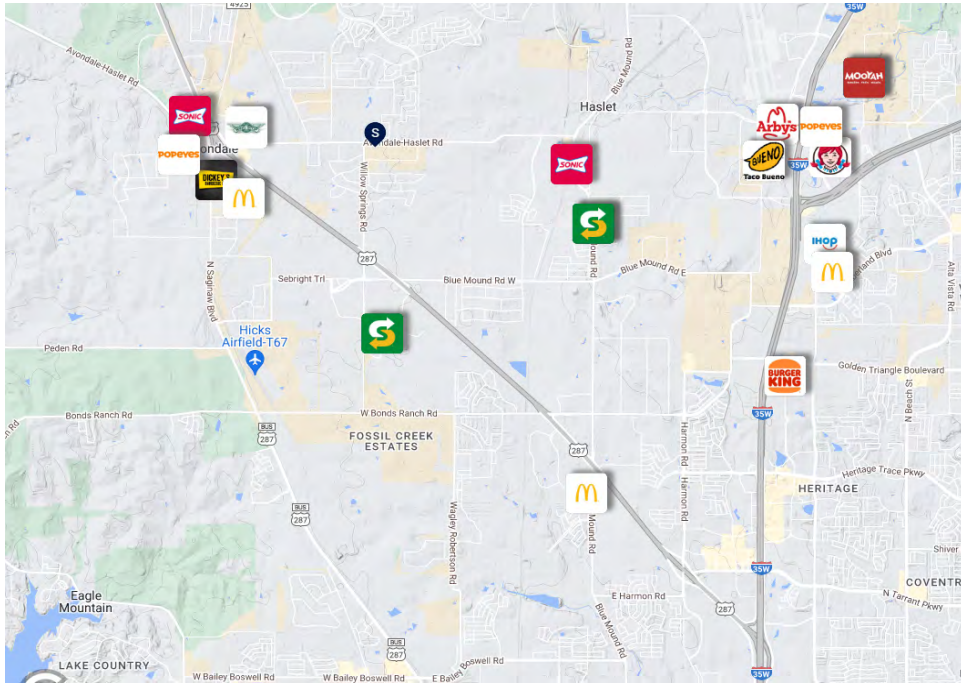
PROPERTY HIGHLIGHTS

- 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

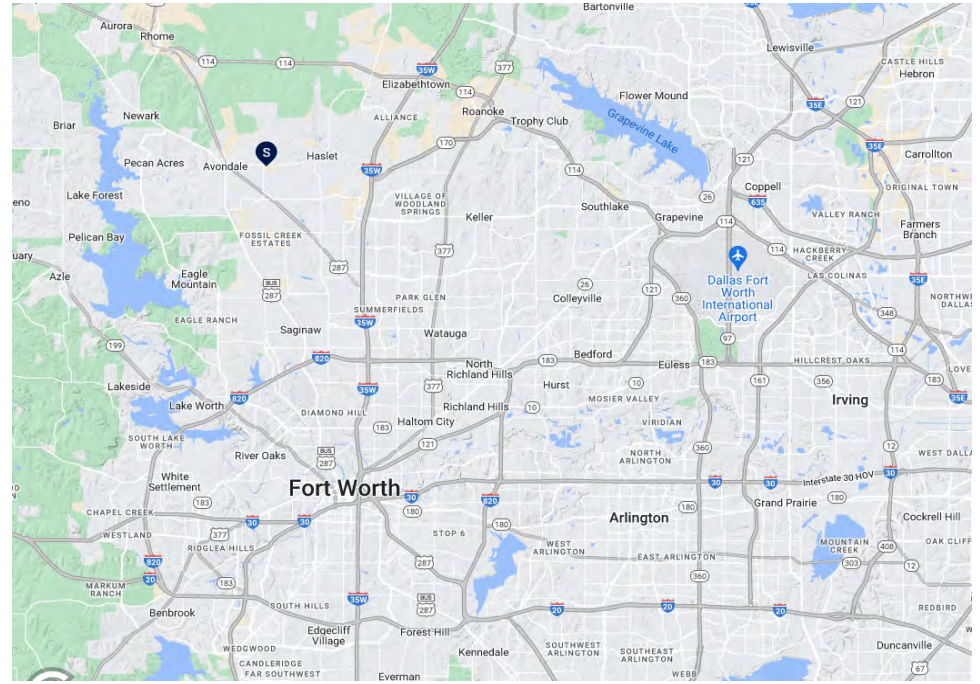


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Locator Map

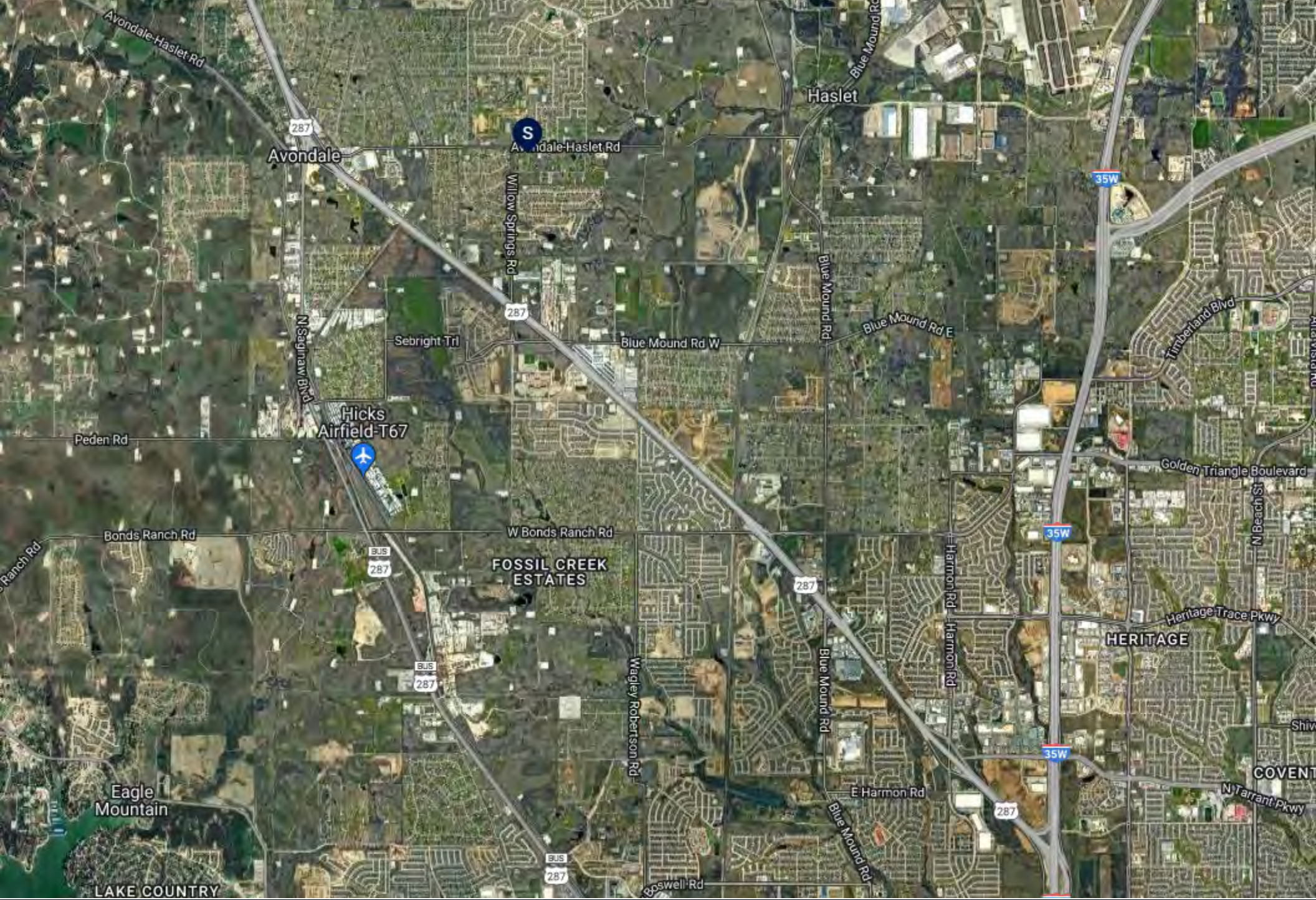


Regional Map



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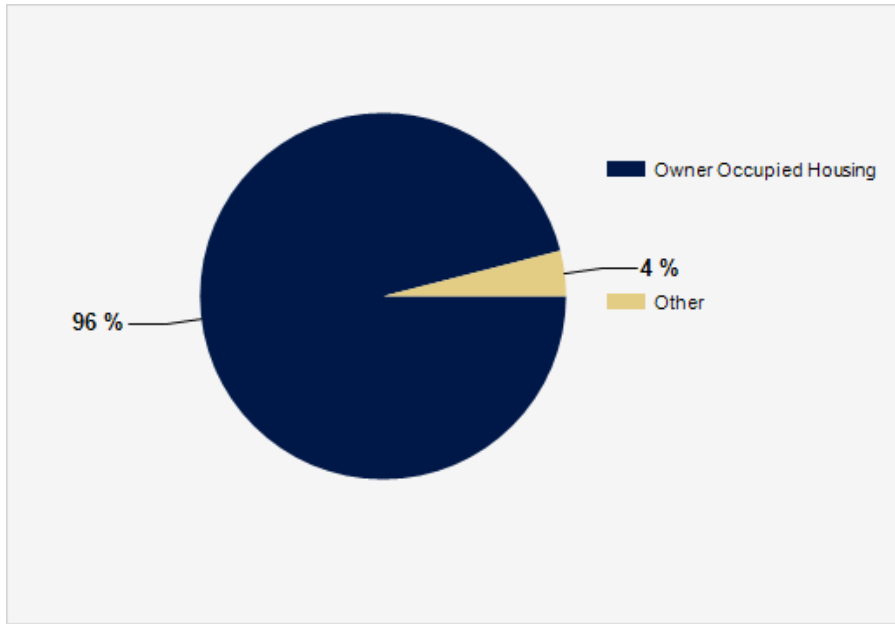
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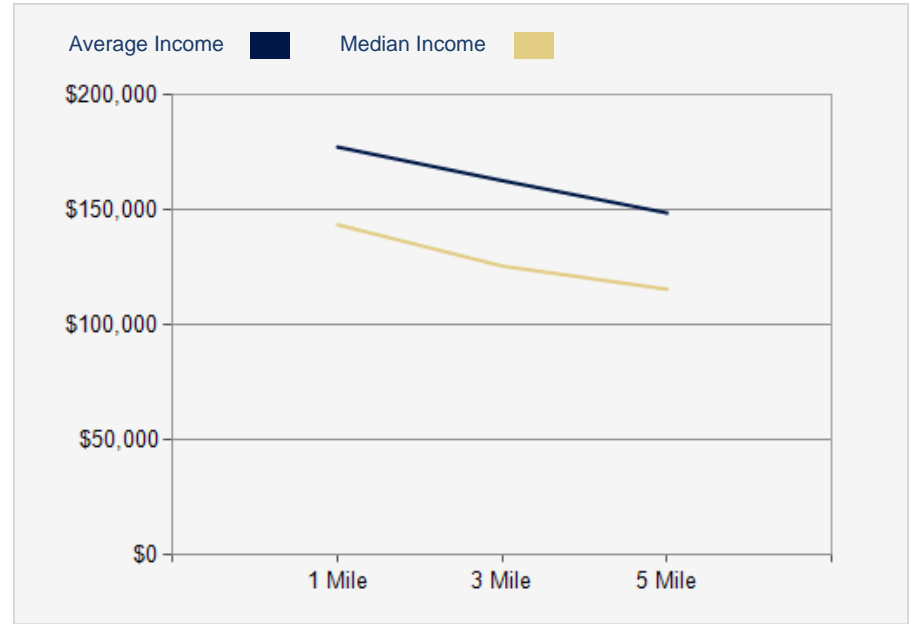




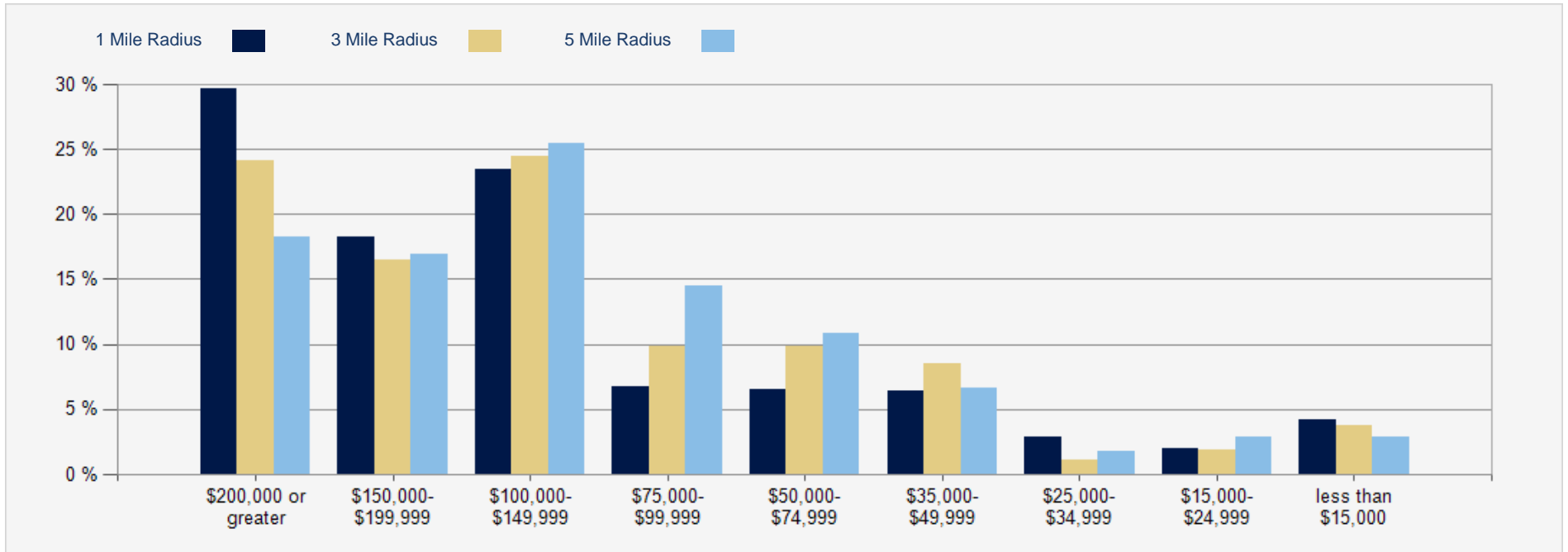
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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Exclusively Marketed by:

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