



# Shovel-Ready Pad Site ★ SALE

+/- 4.68 AC  
HARD CORNER  
KELLER HICKS  
& IH-35W



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DOWNTOWN  
FORT WORTH



KELLER HICKS ROAD

# Executive Summary

PROPERTY SUMMARY

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## PROPERTY/LOCATION HIGHLIGHTS

- +/- 4.68 AC Hard Corner
- Zoning: City of Haslet ETJ
- Prominent Interstate Visibility – 104,187 AVD on IH35-W (TX DoT 2023)
- Direct Interstate Ingress/Egress: Southbound exit and northbound entrance ramps located at Keller-Hicks Road
- Significant residential and retail growth in the trade area; deep labor pool
- Owner/Developer to deliver shovel-ready; utilities brought to site boundary; off-site detention by owner
- Adjacent to **FW35 Logistics Crossing** a 992,000 SF Class-A Industrial Development

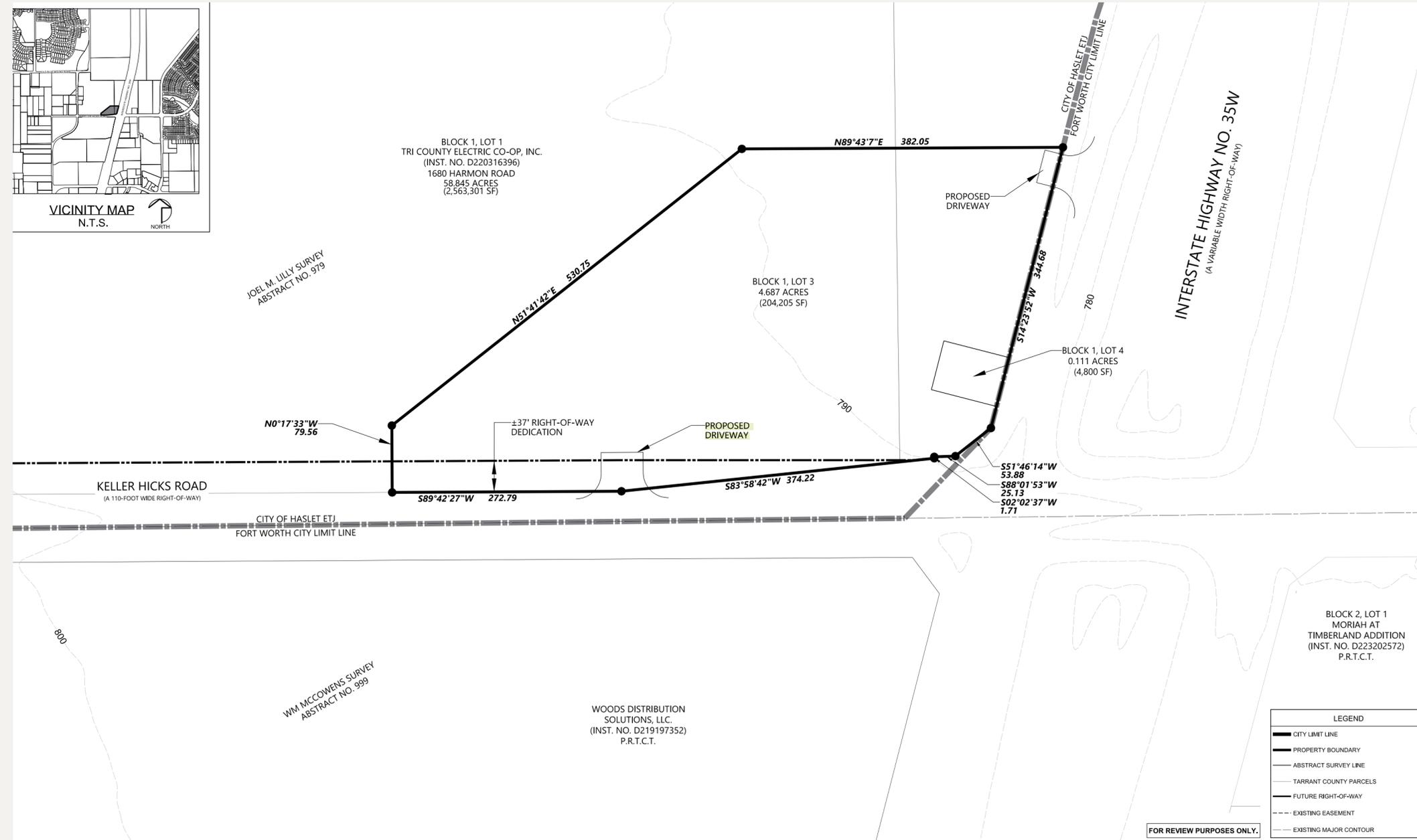
LanCarte Commercial is pleased to present a +/- 4.68-acre shovel-ready pad site at the northwest corner of IH-35W and Keller Hicks Road in Haslet, Texas. With over 3,200 feet of combined frontage, the site offers exceptional visibility and direct interstate access, including southbound exit and northbound entrance ramps at Keller Hicks.

Shadow-anchored by a larger +/- 67.58-acre development featuring a planned 992,000 SF Class-A industrial warehouse, this high-profile location sits just 1.5 miles south of Alliance Airport in the ETJ of Haslet with no zoning restrictions. Utilities will be delivered to the site boundary, and off-site detention will be provided by the owner, positioning this site for immediate development in a fast-growing, high-demand corridor.

# Preliminary Plan

ACCESS & UTILITIES

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## ACCESS

- Southbound exit ramp at Keller Hicks Road
- Northbound entrance ramp at Keller Hicks Road

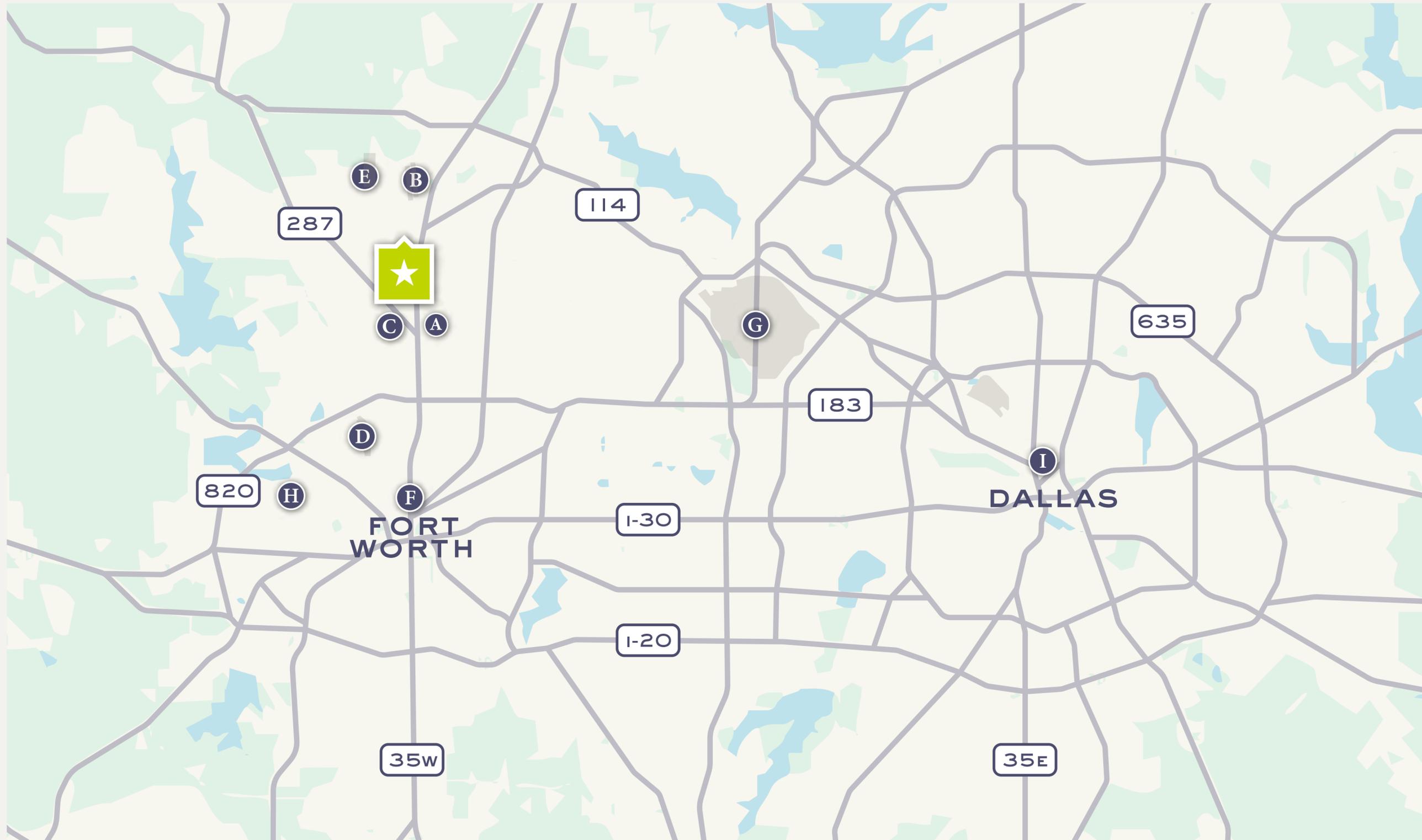
## UTILITIES

- Delivered by Owner
- City of Haslett CCN
- Water
- Sewer
- Natural Gas

# Location Details

AREA DEVELOPMENT & POINTS OF INTEREST

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 **SUBJECT PROPERTY**

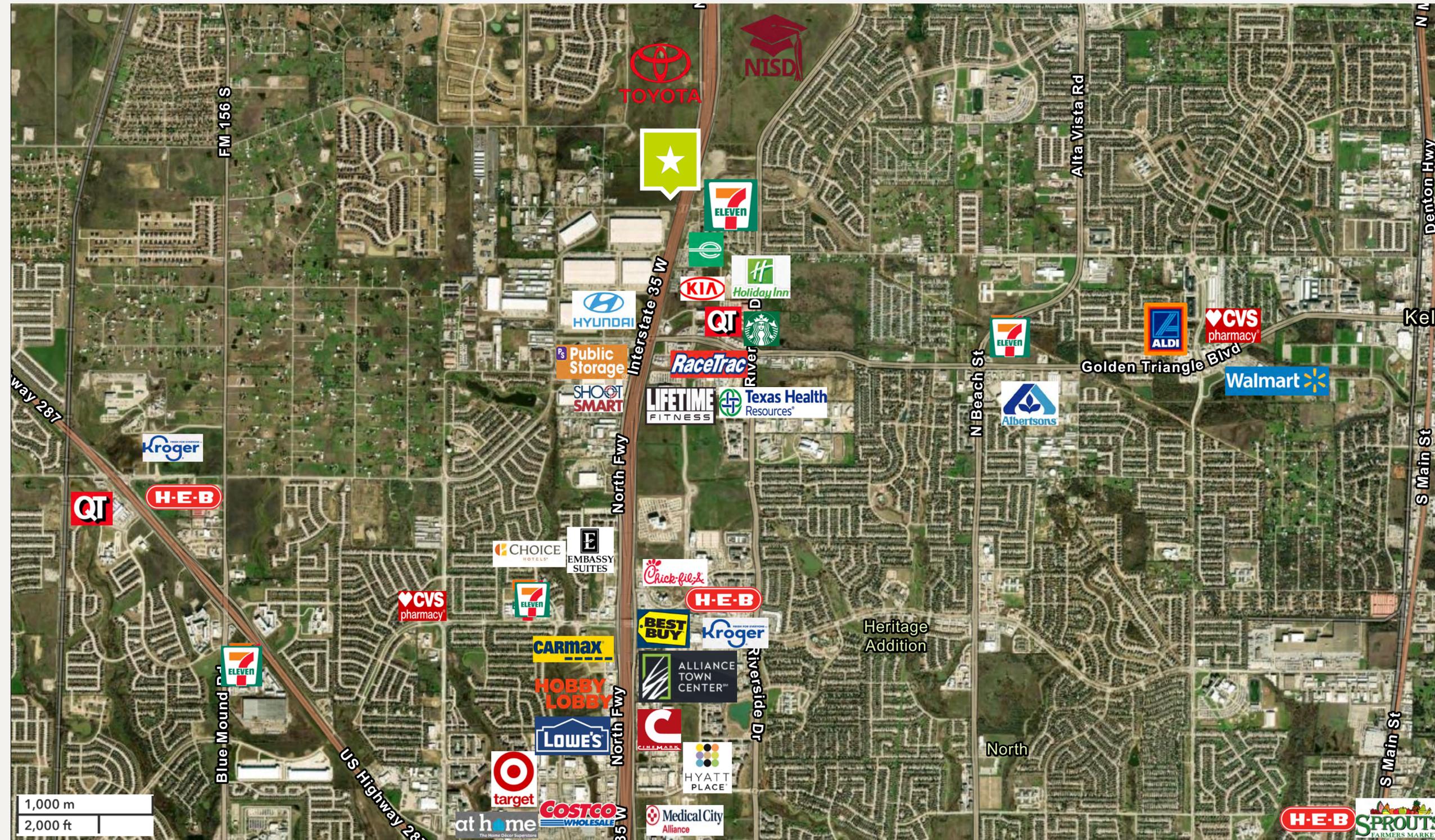
## DISTANCES

-  **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

RETAIL MAP

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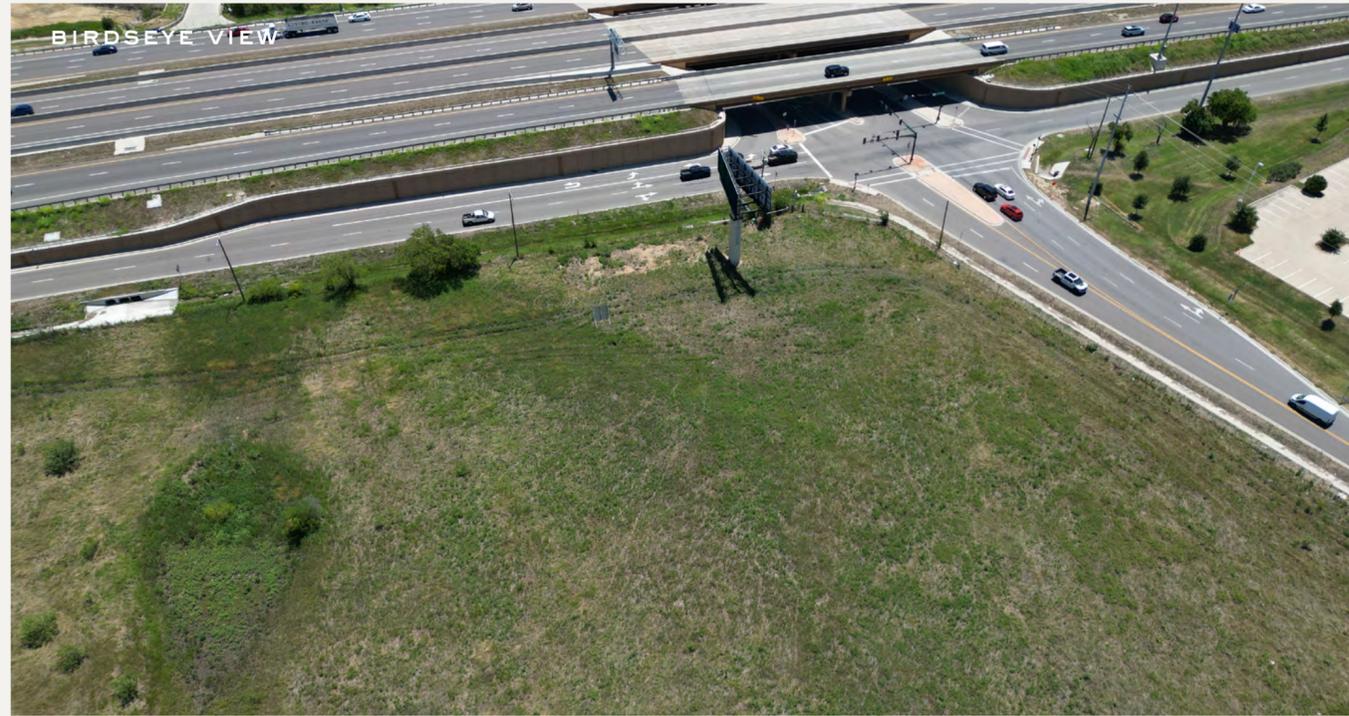
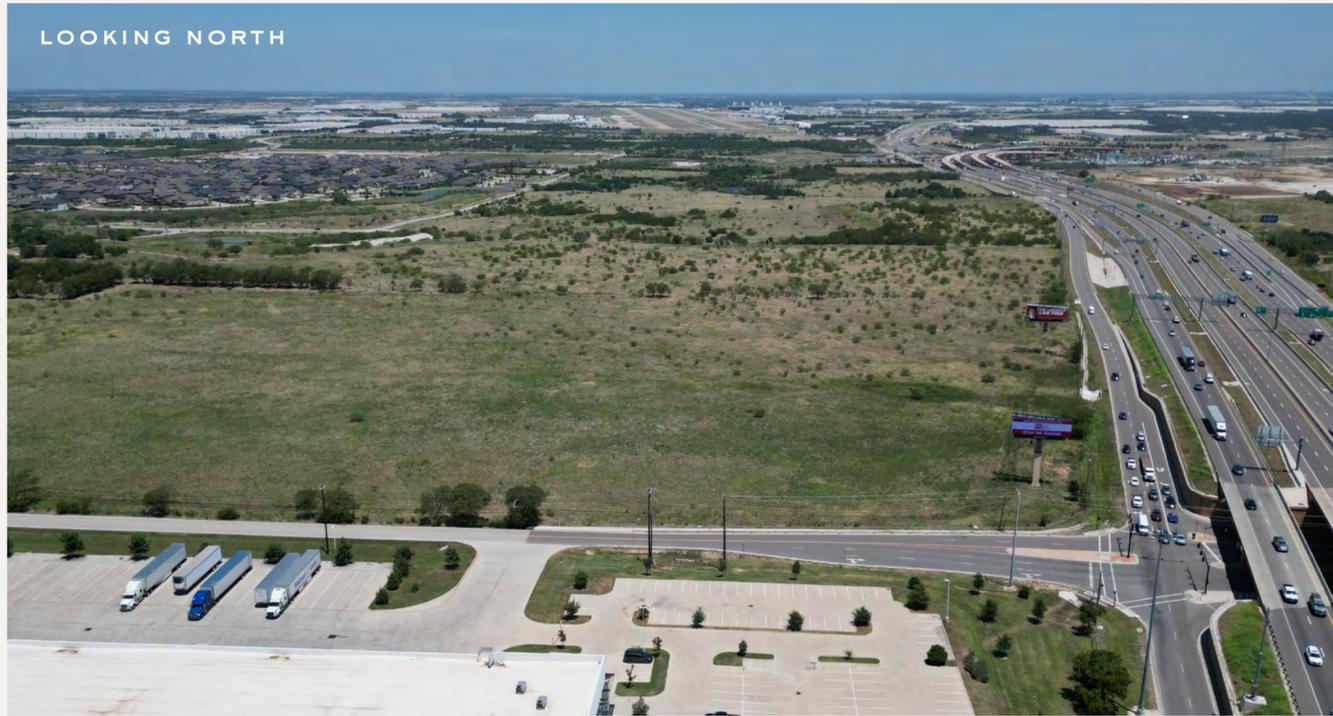


1,000 m  
2,000 ft

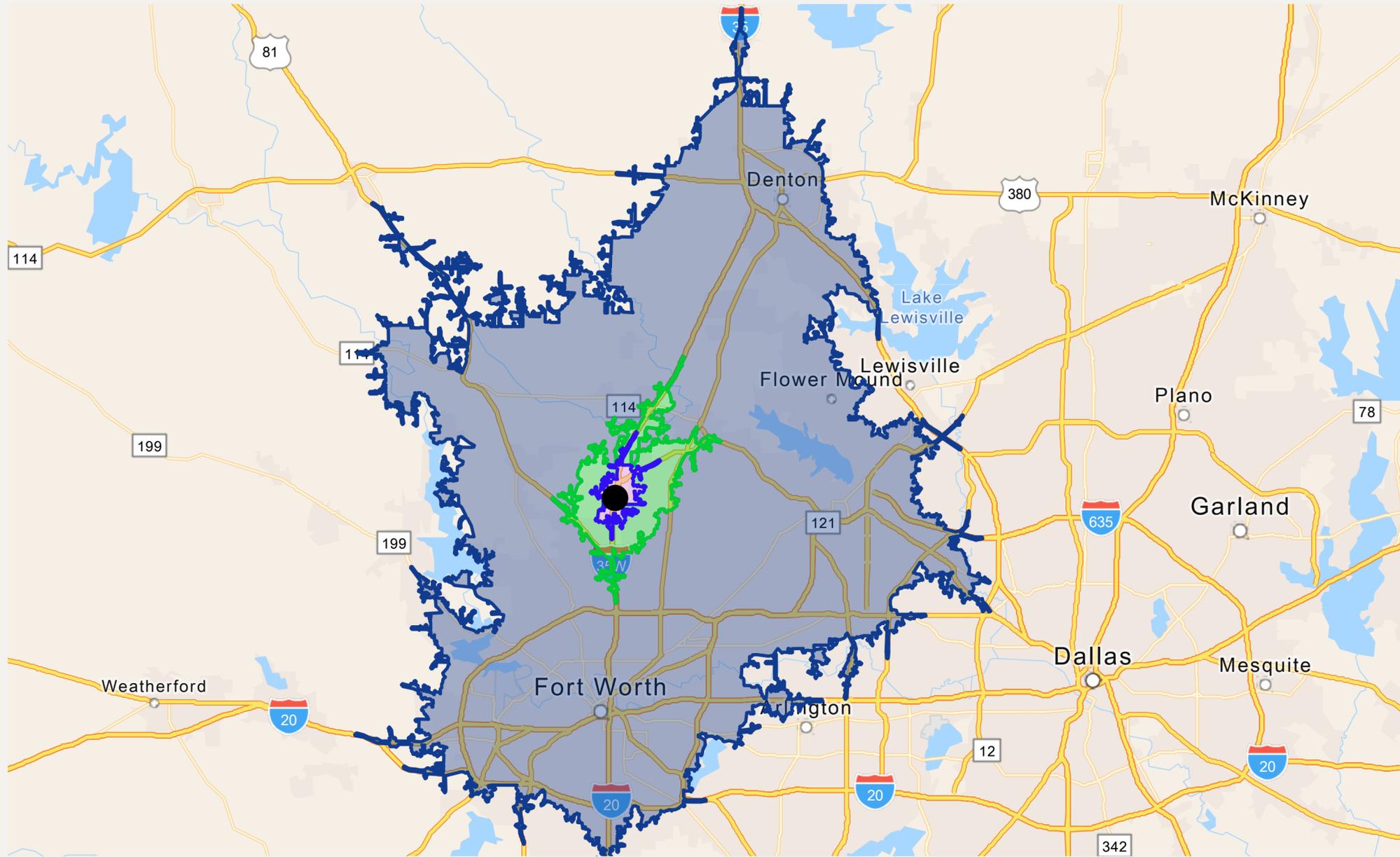
# Property Photos

AERIAL PHOTOS

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# Trade Area and Demographics



■ 5 MINUTE DRIVE TIME     
 ■ 15 MINUTE DRIVE TIME     
 ■ 30 MINUTE DRIVE TIME

## TOTAL POPULATION & HOUSEHOLDS (Radius)

1 MILE	3 MILES	5 MILES
15,281	103,640	1,770,563
5,386	35,157	666,252

## AVERAGE HH INCOME & SIZE (Radius)

1 MILE	3 MILES	5 MILES
\$143,799	\$128,526	\$130,029
2.84	2.94	2.61

## NUMBER OF BUSINESSES & EMPLOYEES (Drive Time)

5 MIN	15 MIN	30 MIN
146	1,930	4,553
5,377	29,819	857,772



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COMMERCIAL

*Relentlessly Pursuing What Matters*

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