

# LAND FOR SALE 6.803 AC

3309 - 3455 Keller Haslet Road, Fort Worth, TX 76177



**LAND FOR SALE**

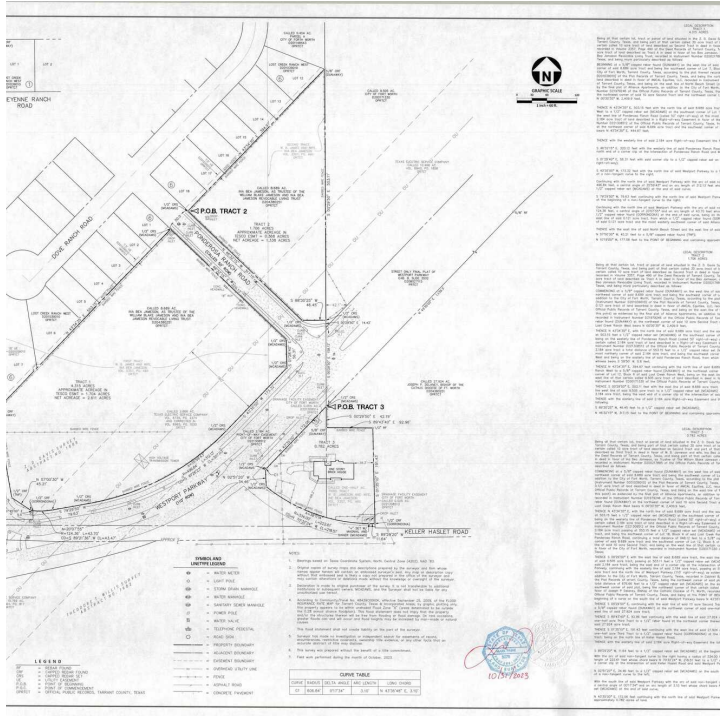
**LeAnn Brown**  
Managing Partner / Broker  
O: 817.849.8282 x104  
C: 817.313.3107  
labrown@silveroakcre.com

**Russ Webb**  
Managing Partner / CCIM / Broker  
O: 817.849.8282 x106  
C: 817.233.7100  
rwebb@silveroakcre.com

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## OFFERING SUMMARY

Sale Price:	\$2,062,000
Pricing / SF	\$6.50 - \$10.50
Lot Size:	6.803 Acres
Price / Acre:	\$339,000
Zoning:	AG
Market:	DFW
Submarket:	Alliance

## PROPERTY OVERVIEW

Property located near the North Fort Worth / Keller borders, right off SH 170, between Alta Vista Rd. and Beach Street.

## PROPERTY HIGHLIGHTS

- Land is relatively flat
- Fronts new Westport Parkway realignment, Keller Haslet Road and Ponderosa Ranch Road
- Existing Overhead Power Line Easement - ONCOR
- Easy access to SH170 and I-35W, as well as secondary north/south roads--Beach Street and Alta Vista Road
- Surrounding developments include residential, multifamily/apartments, industrial, and Alliance
- May be sold together or as separate parcels

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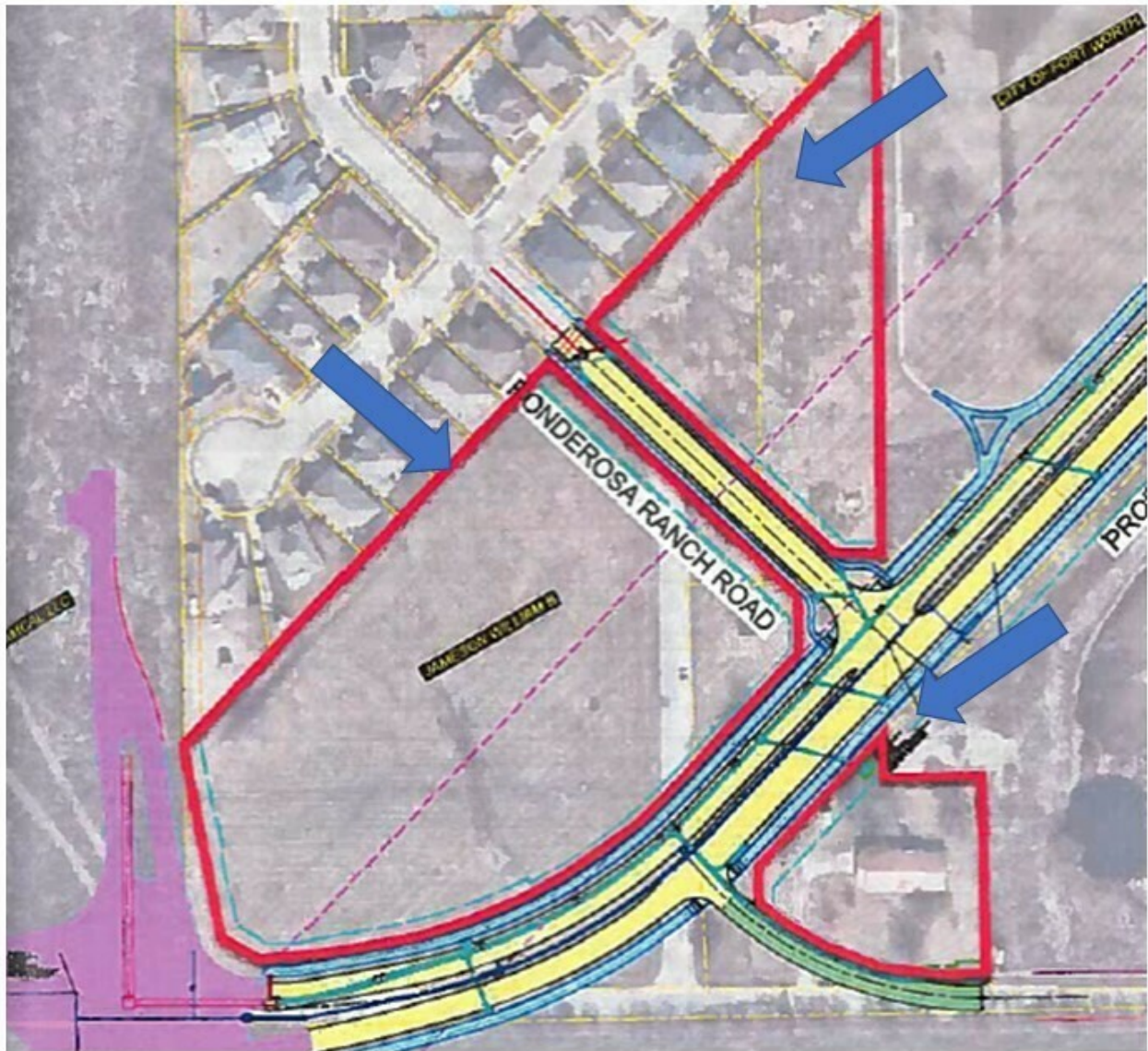


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## ROADWAY REALIGNMENT MAP & LAND BOUNDARIES 3309 & 3455 Keller Haslet Road, Fort Worth, TX



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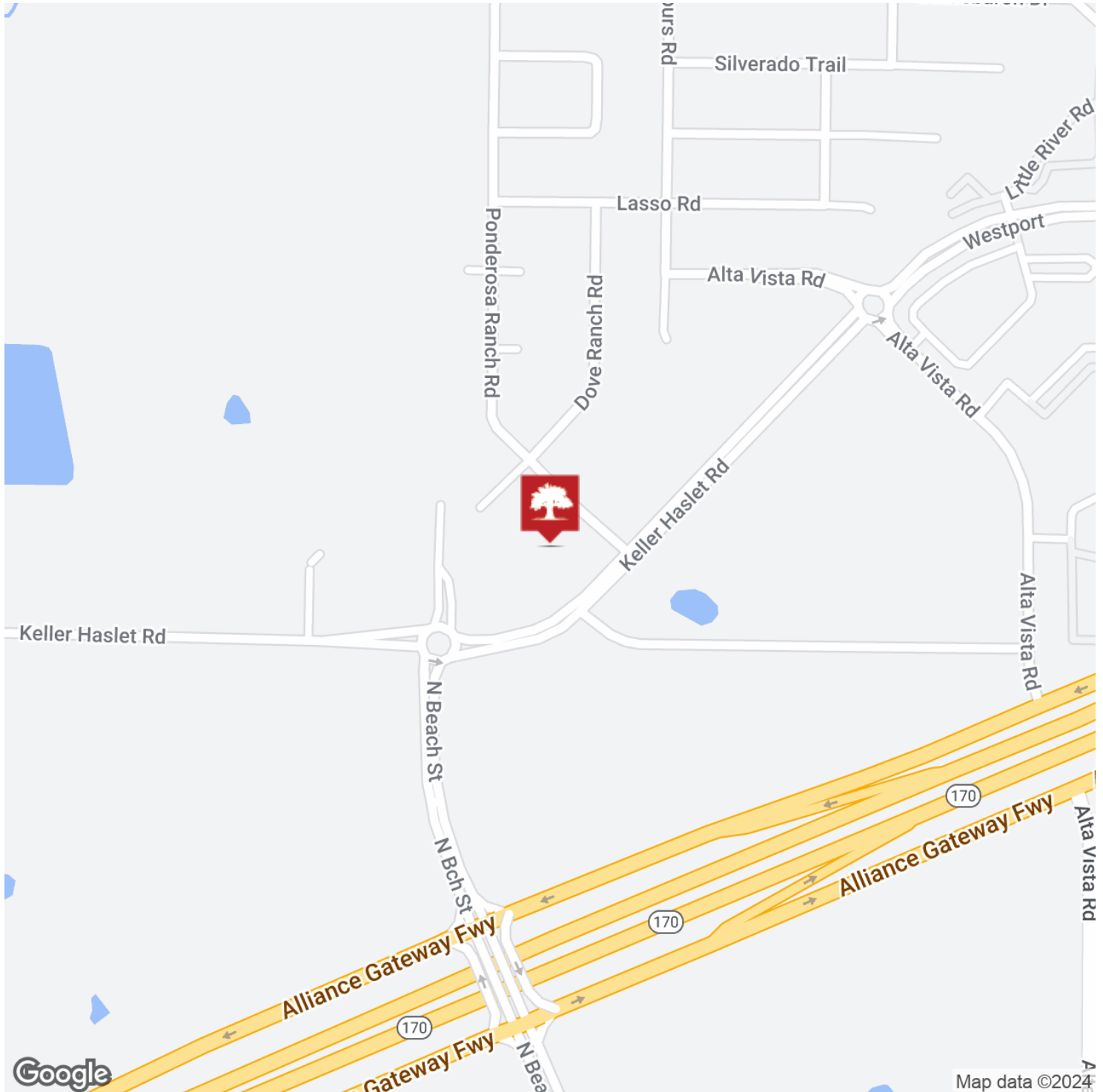
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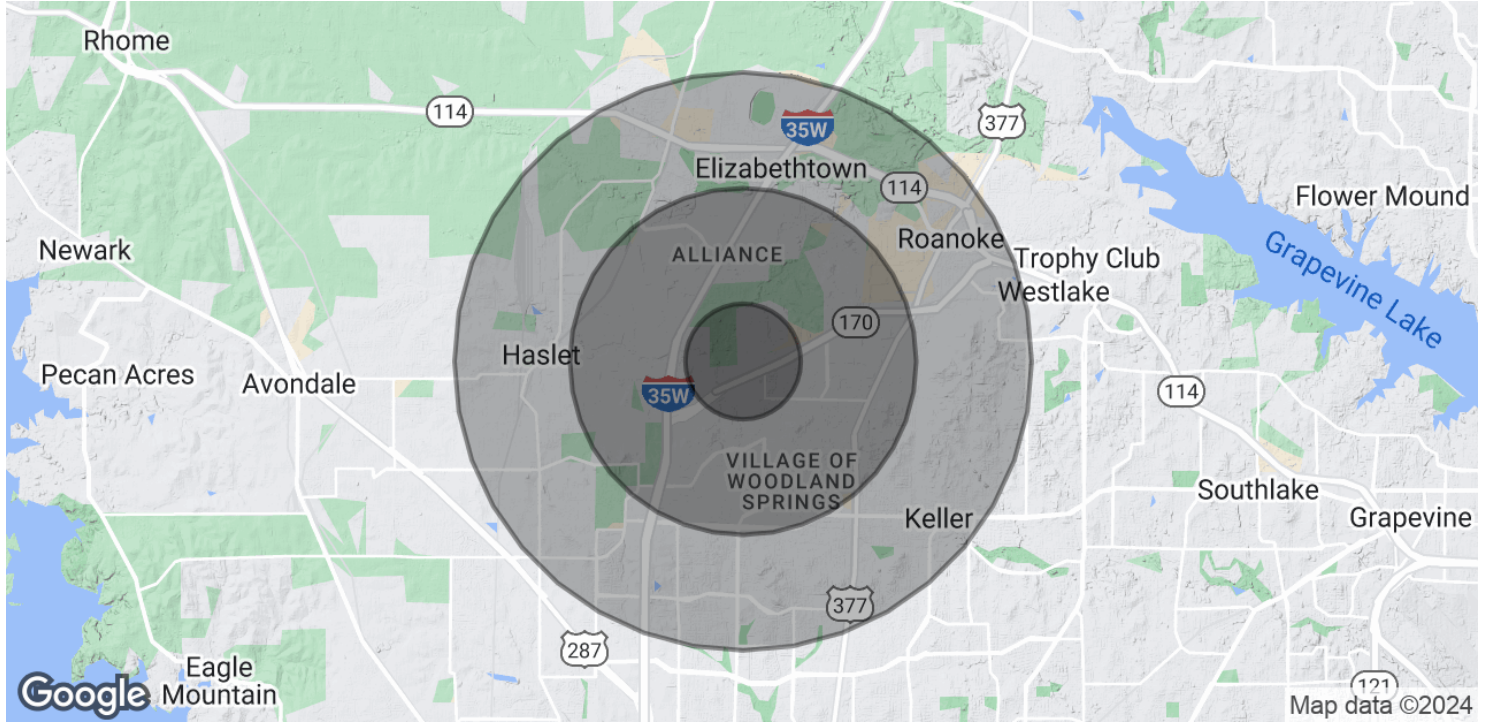
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,256	50,001	121,778
Average Age	30.6	34.3	36.7
Average Age (Male)	25.7	31.1	34.2
Average Age (Female)	31.5	34.5	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	17,406	43,984
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$92,719	\$117,869	\$128,112
Average House Value	\$193,232	\$272,292	\$299,078

\* Demographic data derived from 2020 ACS - US Census

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## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>Silver Oak Commercial Realty</b>	<b>9000679</b>	<b>info@silveroakcre.com</b>	<b>(817)849-8282</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James R. Leatherwood</b>	<b>493949</b>	<b>jleatherwood@silveroakcre.com</b>	<b>(817)849-8282</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>LeAnn Brown</b>	<b>409352</b>	<b>labrown@silveroakcre.com</b>	<b>(817)849.8282 x104</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 1-0 Date