

# FOR SALE

# 636 CR 4841 HASLET, TX 76052

Industrial Multi-Tenant Property Investment For Sale in Haslet, Texas



**TRANSWESTERN**  
REAL ESTATE  
SERVICES



287

287

# PROPERTY SUMMARY

**ADDRESS** 636 CR 4841  
Haslet, TX 76052

**PRICE** Contact Broker

**SQUARE FOOTAGE** Building 1: 12,000 Total SF  
Building 2: 9,000 Total SF

**NUMBER OF BUILDINGS** 2 Industrial Warehouses

**TOTAL AREA LEASED** 85.71%

**LAND AREA** 1.60 Acres

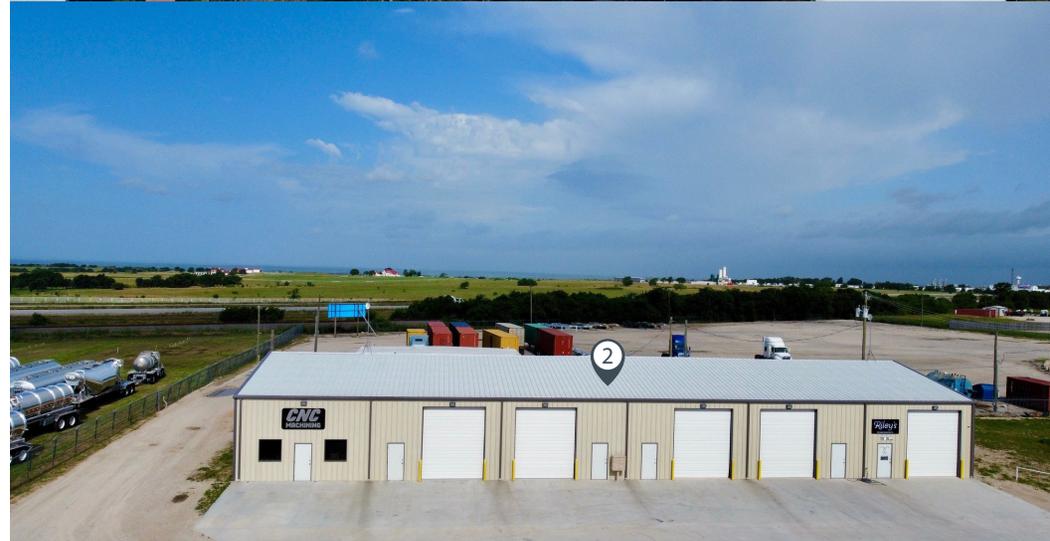
**LOADING** Building 1: Twelve (12) Grade Level  
Building 2: Five (5) 12'x14' Grade Level

**POWER** Building 1: 3-Phase 220V  
Building 2: 3-Phase 240V

**ZONING** Unincorporated Industrial

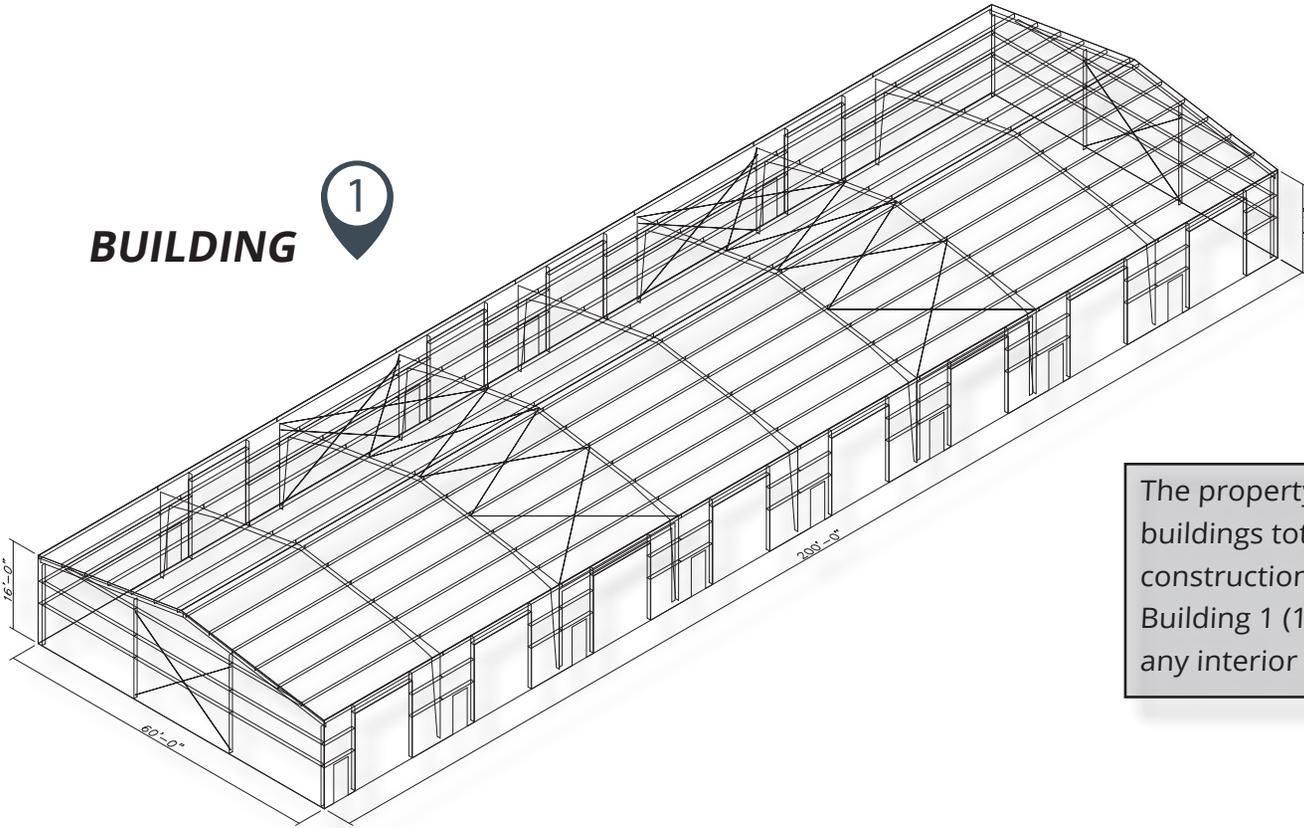
**SUBMARKET** Wise County

**CLEAR HEIGHT** Building 1: 16'-19'  
Building 2: 16'-19'

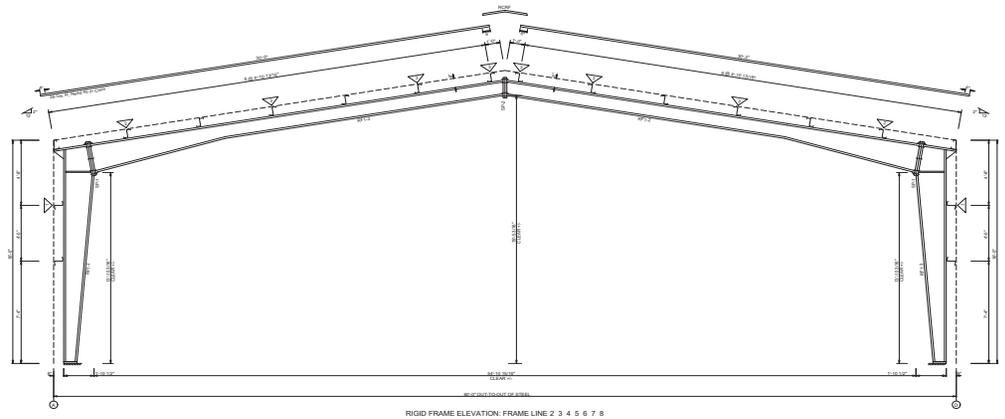


# BUILDING 1 DRAWING

**BUILDING**



The property includes two (2) newly constructed industrial buildings totaling 21,000 SF, completed in 2023. The following construction drawings reflect the as-built shell condition of Building 1 (12,000 SF), showing the structural footprint without any interior finish-out or tenant improvements.





# AREA DEMOGRAPHICS



**3 miles**

Population  
**6,281**



Average Income  
**\$112,001**



Households  
**2,127**

**5 miles**

Population  
**27,129**

Average Income  
**\$127,046**

Households  
**8,667**

**10 miles**

Population  
**131,222**

Average Income  
**\$122,598**

Households  
**43,589**

Haslet, Texas, located within the booming Dallas-Fort Worth metroplex, is emerging as a prime destination for industrial development and investment. The area benefits from rapid population growth, strong economic fundamentals, and proximity to major transportation corridors, including I-35W, SH-114, and Alliance Airport. As industrial users continue to seek well-located facilities with access to regional and national logistics networks, Haslet stands out for its strategic positioning and business-friendly environment. With ongoing infrastructure improvements and increasing demand for functional warehouse space, Haslet offers a compelling opportunity in one of North Texas' most active and fast-growing submarkets.



# 636 CR 4841 HASLET, TX

**Todd Hawpe**

Principal

todd.hawpe@transwestern.com | 817.713.7894

**Jeff Givens**

Principal

jeff.givens@transwestern.com | 817.259.3536

777 Main St, Suite 1500, Fort Worth, TX 76102

(817) 877-4433 | [www.transwestern.com](http://www.transwestern.com)



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

## Information About Brokerage Services

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Transwestern Commercial Services Fort Worth, LLC

9000246

817-877-4433

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Eugene Paul Wittorf

479373

paul.wittorf@transwestern.com

972-774-2500

Designated Broker of Firm

License No.

Email

Phone

Leland Alvinus Prowse IV

450719

leland.prowse@transwestern.com

817-877-4433

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Todd Christopher Hawpe

576920

todd.hawpe@transwestern.com

817-877-4433

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)