

FOR SALE

636 CR 4841 HASLET, TX 76052

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



TRANSWESTERN

REAL ESTATE
SERVICES



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 100%

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

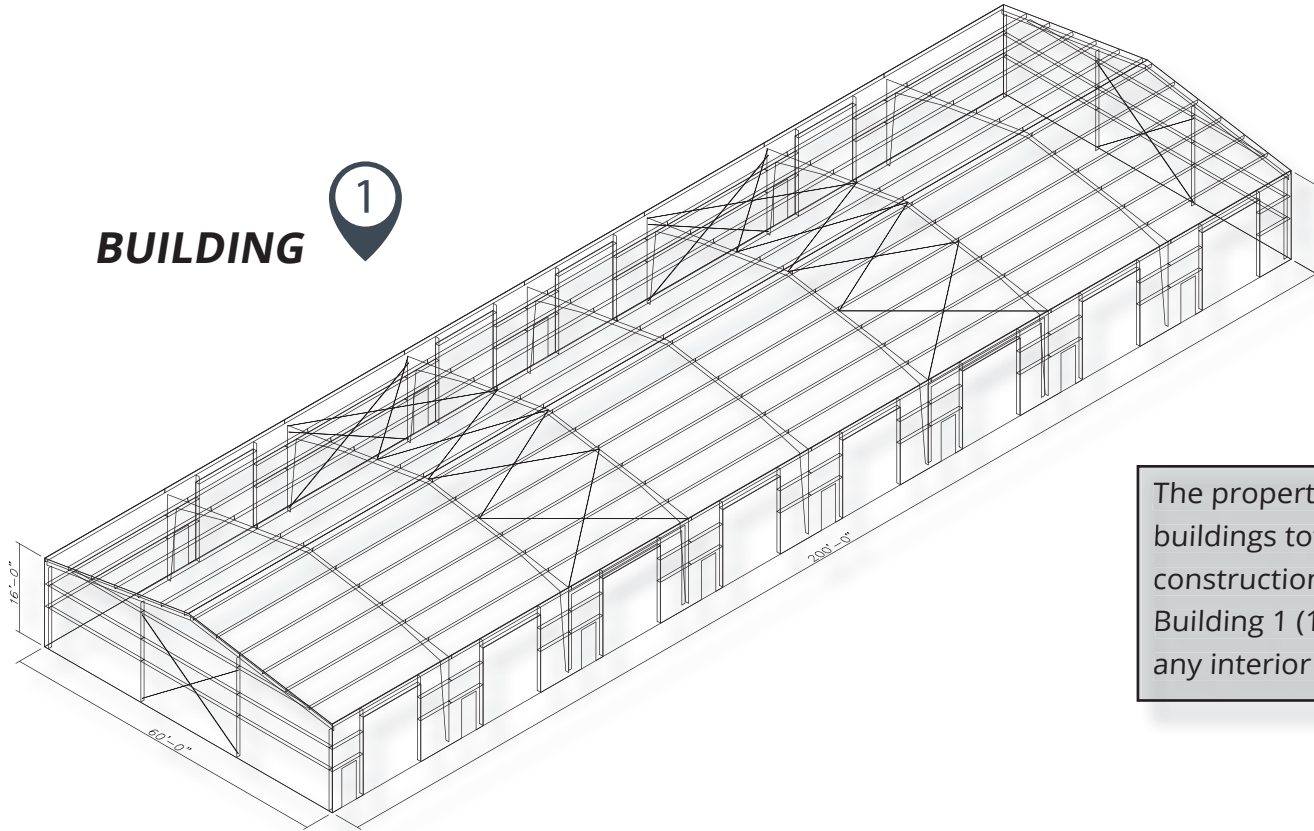
CLEAR HEIGHT Building 1: 16'-19'
Building 2: 16'-19'



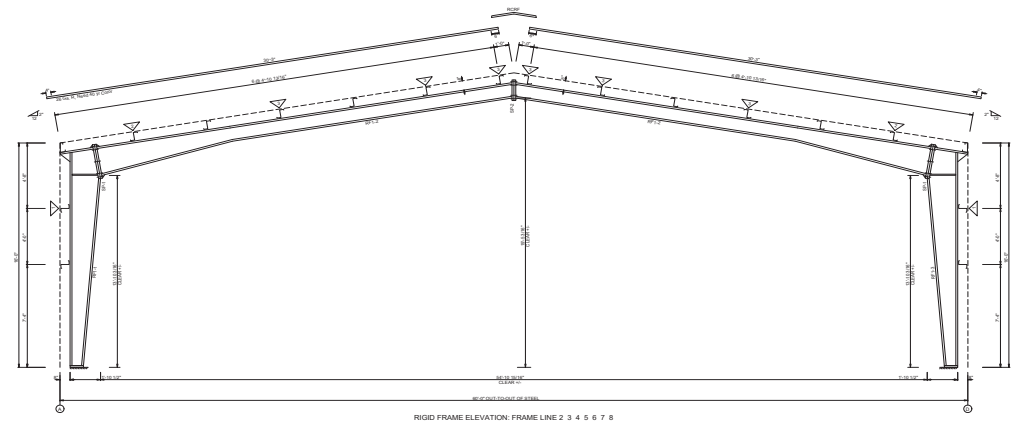
BUILDING 1 DRAWING

BUILDING

1

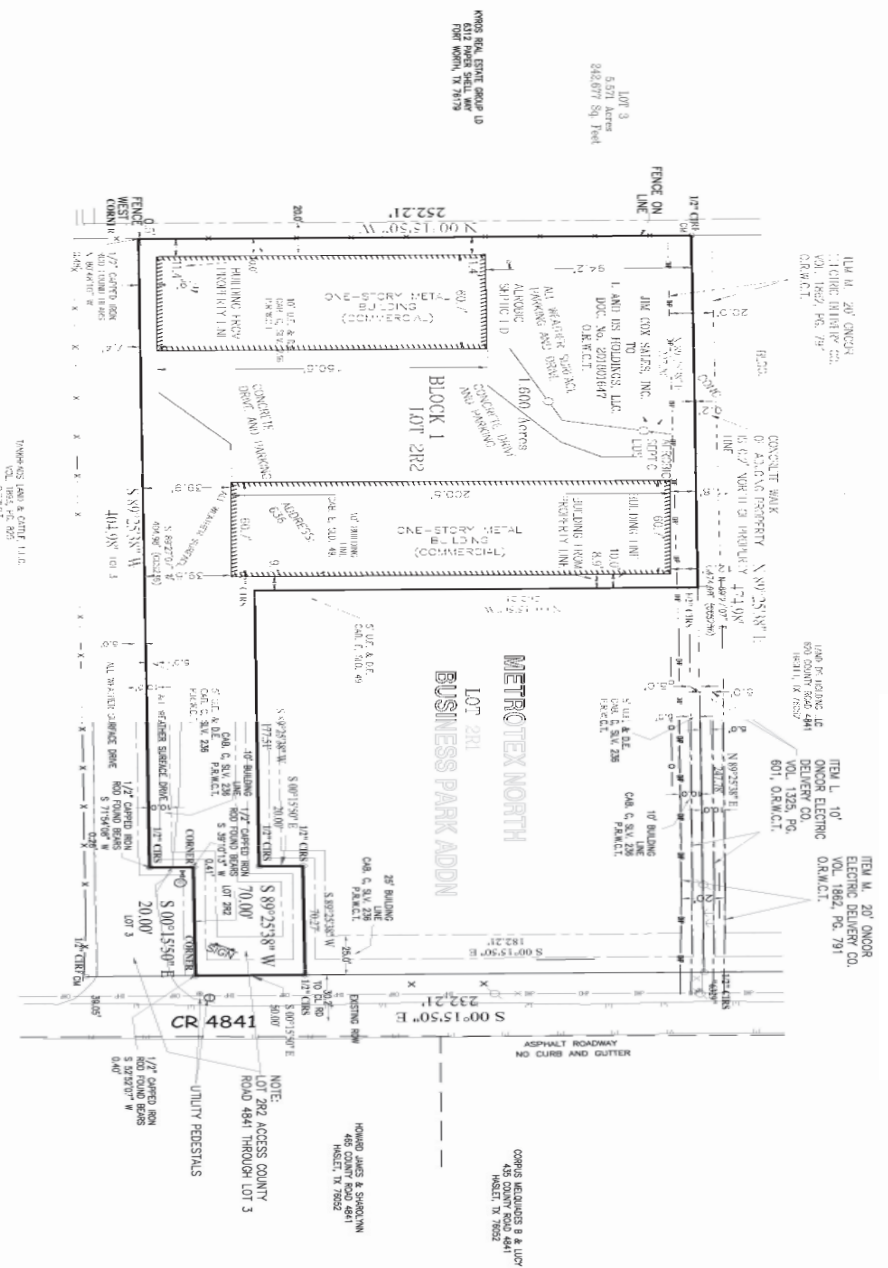
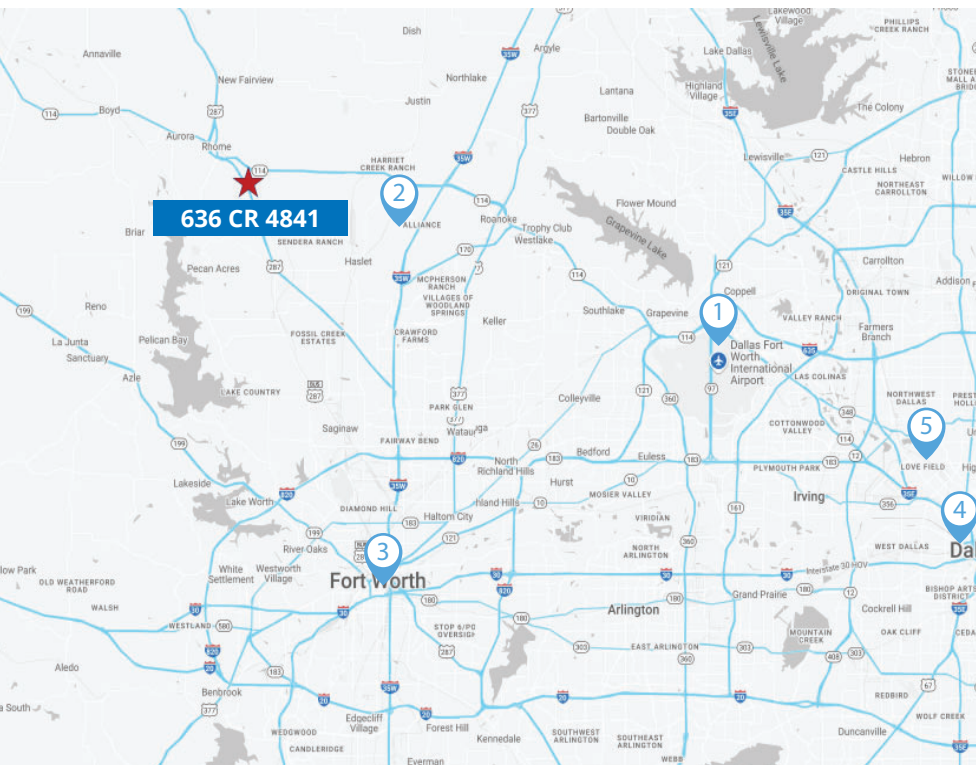


The property includes two (2) newly constructed industrial buildings totaling 21,000 SF, completed in 2023. The following construction drawings reflect the as-built shell condition of Building 1 (12,000 SF), showing the structural footprint without any interior finish-out or tenant improvements.



MAP & SURVEY

- 1 Dallas/Fort Worth International Airport 25 miles approx 30 minutes
- 2 Fort Worth Alliance Airport 6 miles approx 10 minutes
- 3 Downtown Fort Worth 15 miles approx 25 minutes
- 4 Downtown Dallas 40 miles approx 50 minutes
- 5 Dallas Love Field Airport 36 miles approx 45 minutes



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

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Information About Brokerage Services

Texas law requires all real estate license holders 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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date