

Attractive Restaurant | For Sale or Lease

TVCRE.com

167 Avondale-Haslet Road, Haslet, Texas 76052



Charming restaurant for sale in Le Tara Village development in the rapidly growing community of Haslet, Texas. Located at the intersection of Avondale-Haslet Road and FM 156 S., three miles north of 287 and two miles west of I35W.

Prepared by:



Nathan Vasseur
Cell: 682-429-7400
nvasseur@tvcre.com

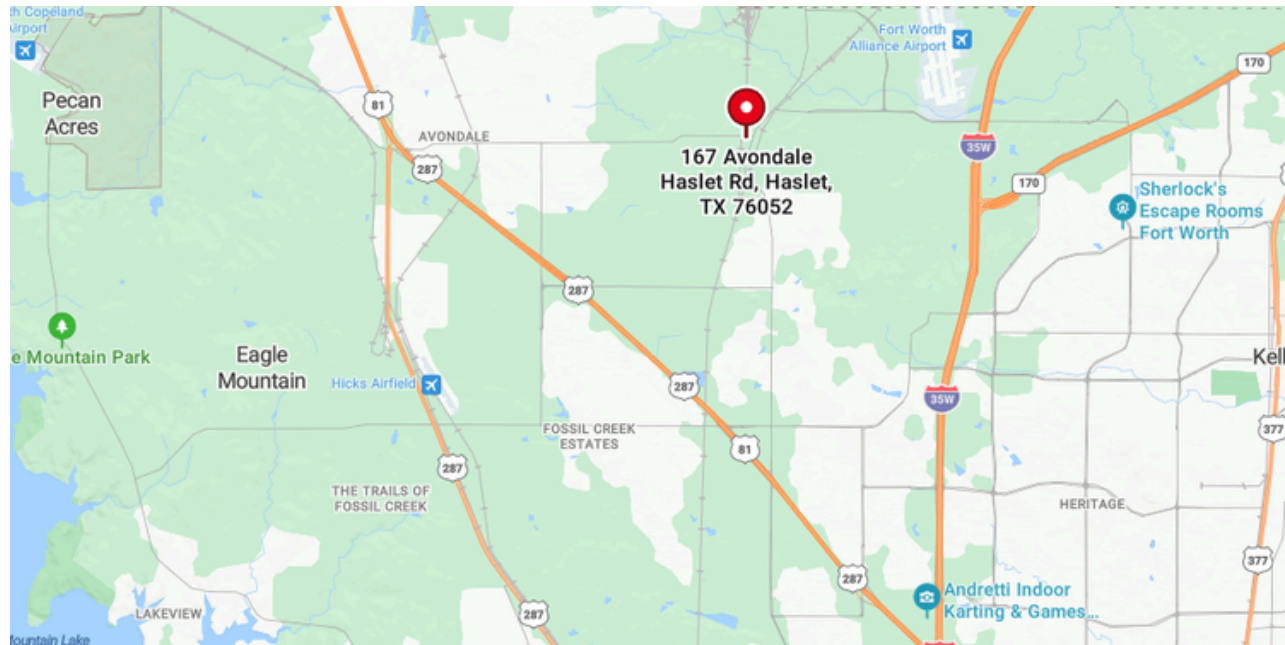
TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
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Property Details

- Land Area: .64 acres or 27,878 SF (+/-)
- Building Size: 4,776 SF (+/-)
- Parking: Approximately 37 dedicated parking spaces
- Zoning: PD - Planned Development
- Year Built: 2016
- Equipped with 2,000-gallon grease trap and vent hood
- Building can be divided into two spaces with dedicated restrooms and 480 SF (+/-) patios on both sides
- 2025 Market Value of \$1,718,548 assigned by TAD

Sales Price

\$1,590,000

Lease Price

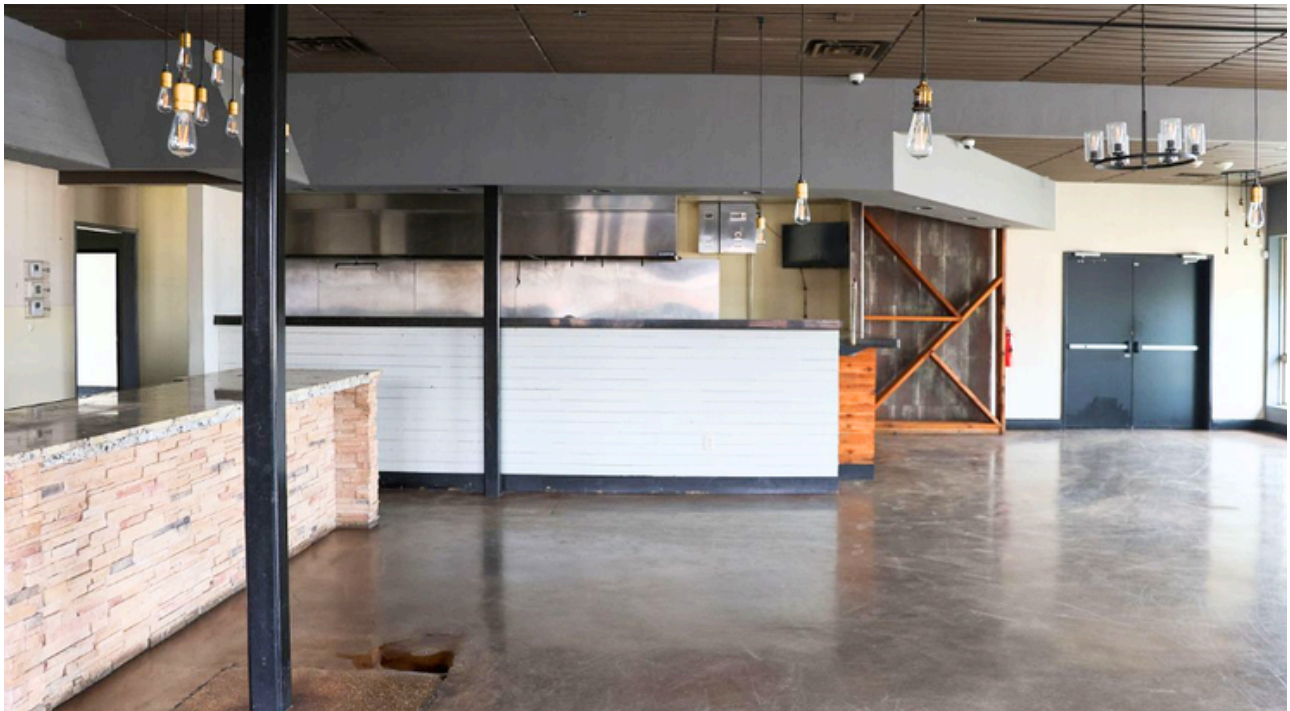
**\$28.00 PSF NNN or
\$11,144 per month NNN**

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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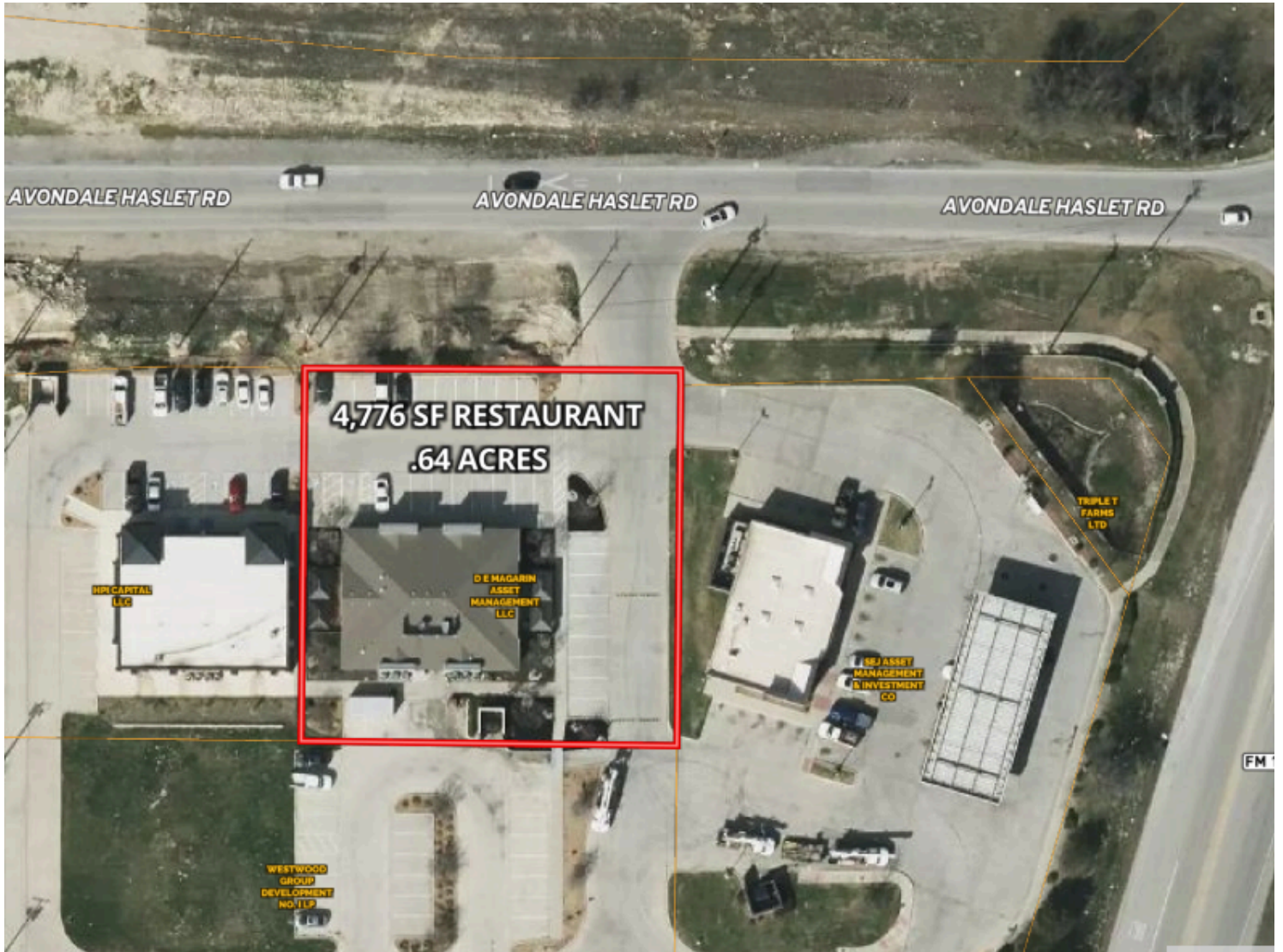
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AERIAL VIEW




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DEMOGRAPHICS

Le Tara Village					
167 Avondale Haslet Rd, Haslet, TX 76052					
Total Available: 0 SF					
% Leased: 100%					
Rent/SF/Yr: -					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2029 Projection	1,227	28,868	114,316		
2024 Estimate	1,125	26,294	106,643		
2020 Census	885	21,651	99,414		
Growth 2024 - 2029	9.07%	9.79%	7.20%		
Growth 2020 - 2024	27.12%	21.44%	7.27%		
2024 Population by Hispanic Origin	168	4,778	21,729		
2024 Population	1,125	26,294	106,643		
White	802 71.29%	17,826 67.79%	65,795 61.70%		
Black	120 10.67%	2,622 9.97%	11,605 10.88%		
Am. Indian & Alaskan	5 0.44%	114 0.43%	503 0.47%		
Asian	23 2.04%	842 3.20%	7,017 6.58%		
Hawaiian & Pacific Island	1 0.09%	29 0.11%	173 0.16%		
Other	175 15.56%	4,861 18.49%	21,550 20.21%		
U.S. Armed Forces	0	49	158		
Households					
2029 Projection	435	8,970	36,775		
2024 Estimate	398	8,164	34,314		
2020 Census	312	6,725	32,246		
Growth 2024 - 2029	9.30%	9.87%	7.17%		
Growth 2020 - 2024	27.56%	21.40%	6.41%		
Owner Occupied	273 68.59%	6,763 82.84%	25,875 75.41%		
Renter Occupied	126 31.66%	1,401 17.16%	8,439 24.59%		
2024 Households by HH Income	398	8,165	34,314		
Income: <\$25,000	53 13.32%	357 4.37%	1,504 4.38%		
Income: \$25,000 - \$50,000	54 13.57%	679 8.32%	3,515 10.24%		
Income: \$50,000 - \$75,000	37 9.30%	710 8.70%	4,521 13.18%		
Income: \$75,000 - \$100,000	21 5.28%	1,200 14.70%	6,073 17.70%		
Income: \$100,000 - \$125,000	24 6.03%	827 10.13%	4,332 12.62%		
Income: \$125,000 - \$150,000	35 8.79%	1,108 13.57%	3,866 11.27%		
Income: \$150,000 - \$200,000	57 14.32%	1,524 18.67%	5,409 15.76%		
Income: \$200,000+	117 29.40%	1,760 21.56%	5,094 14.85%		
2024 Avg Household Income	\$153,587	\$152,015	\$131,627		
2024 Med Household Income	\$132,143	\$131,983	\$108,910		

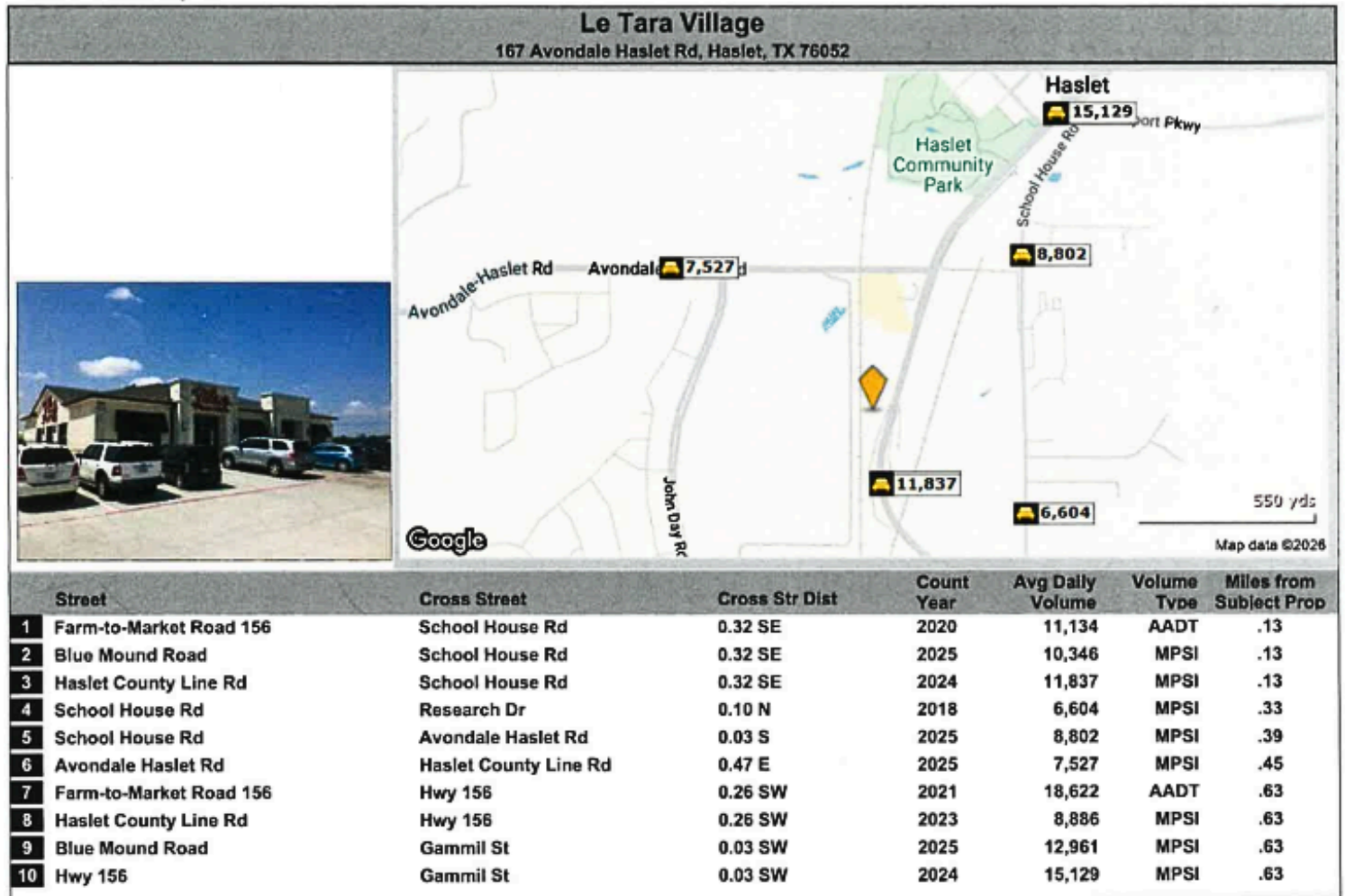
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TRAFFIC COUNT REPORT

Traffic Count Report

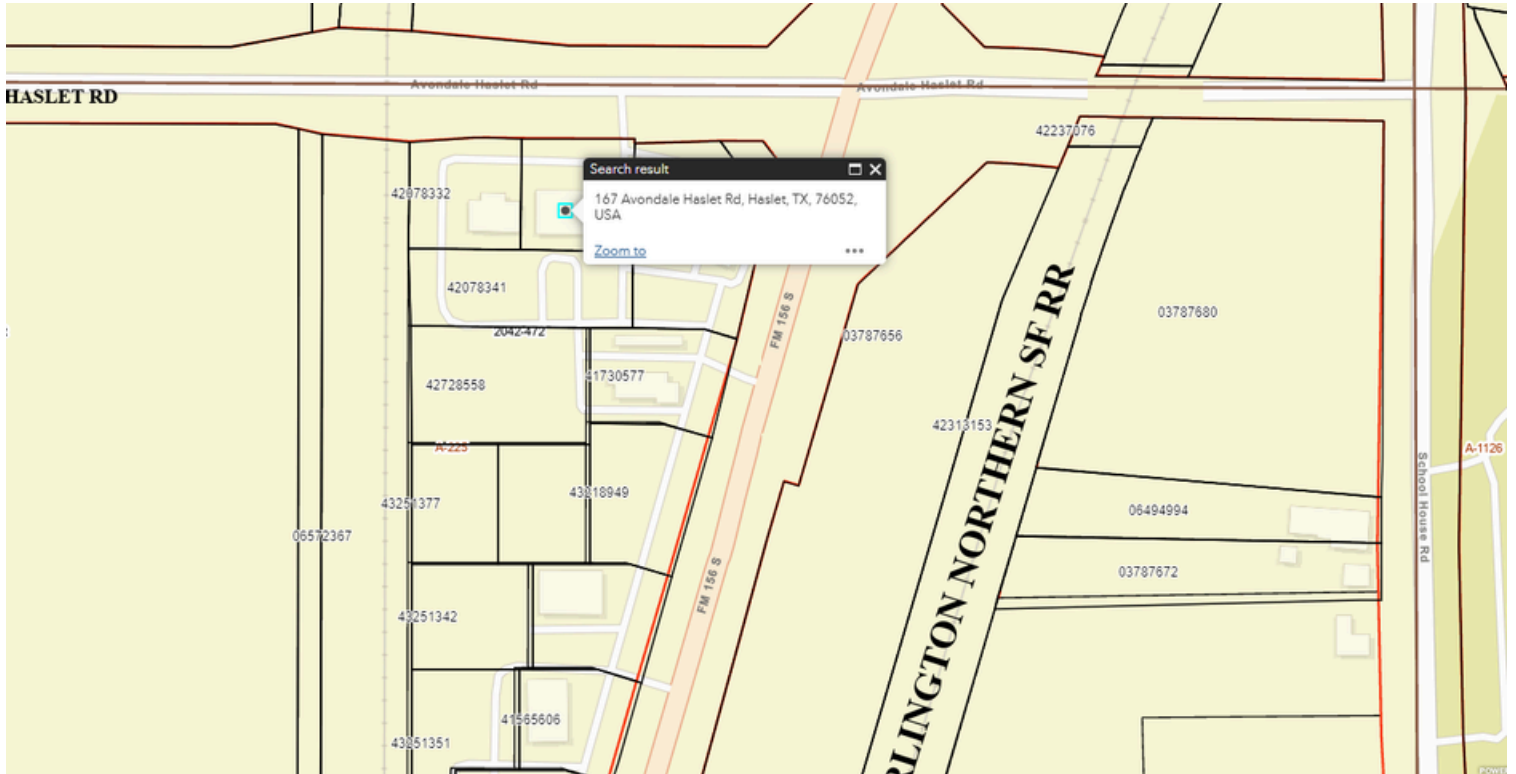


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TAD MAP





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Team & Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Nathan Vasseur</u>	<u>588136</u>	<u>nvasseur@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date