

+/- 8.8 AC (6 AC UNDER CONTRACT)

1714 AVONDALE HASLET RD, FORT WORTH, TX 76052

ZONED "NEIGHBORHOOD COMMERCIAL PD"



VOSSLER DR

AVONDALE HASLET RD



ZACH NAPIER

817.915.6438

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SCOTT SCHAMBACHER

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DEVELOPMENT GROUP



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SHADOW HAWK DR

WILLOW SPRINGS RD

VOSSLER DR



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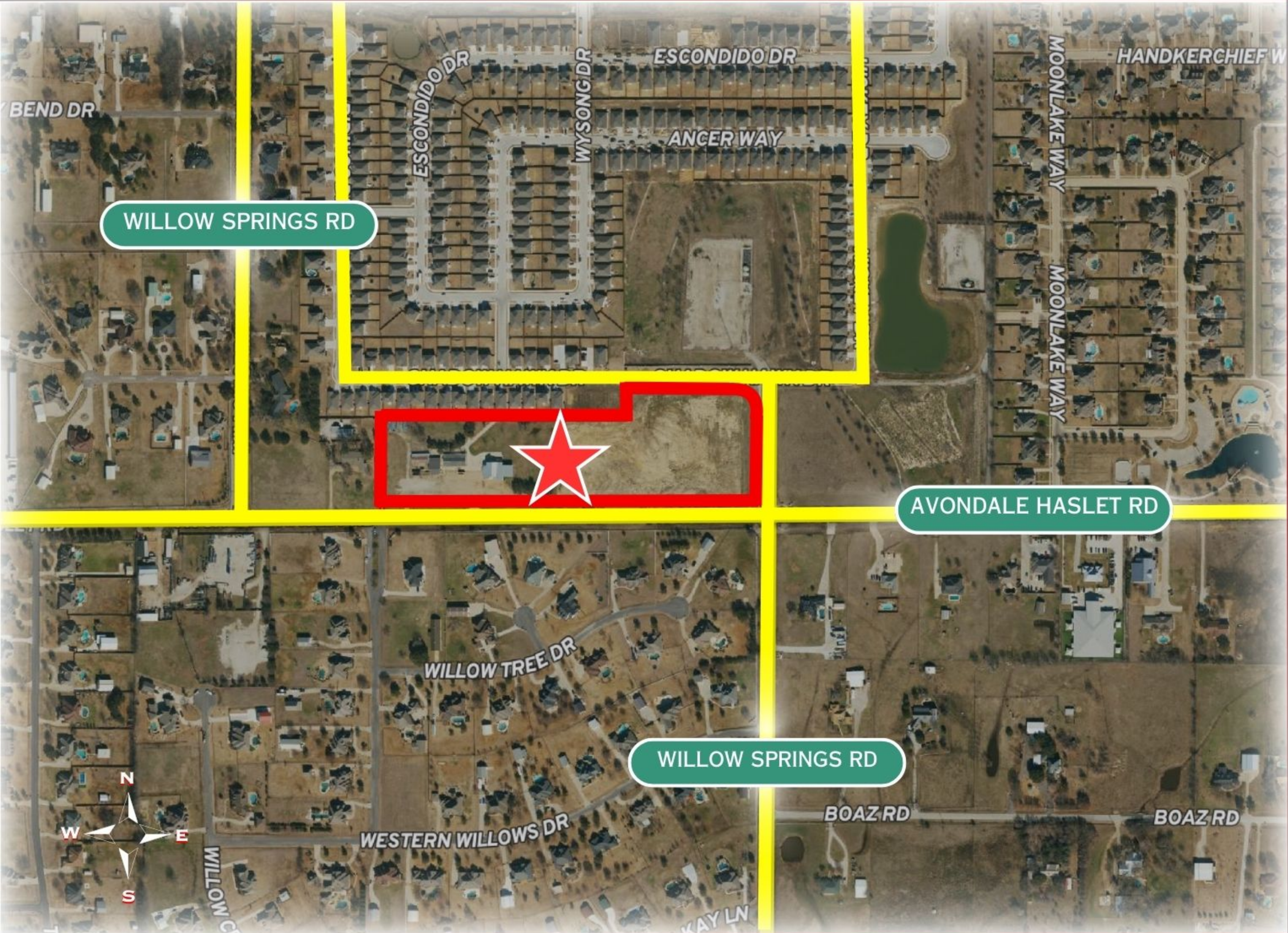
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LOCATION HIGHLIGHTS

- **BUS-287** - 1.6 MILES
- **US-287** - 1.6 MILES
- **FM718** - 2 MILES
- **FM 156** - 2.5 MILES
- **I35W** - 2.5 MILES
- **HWY 114** - 6.5MILES
- **DFW AIR** - 9 MILES

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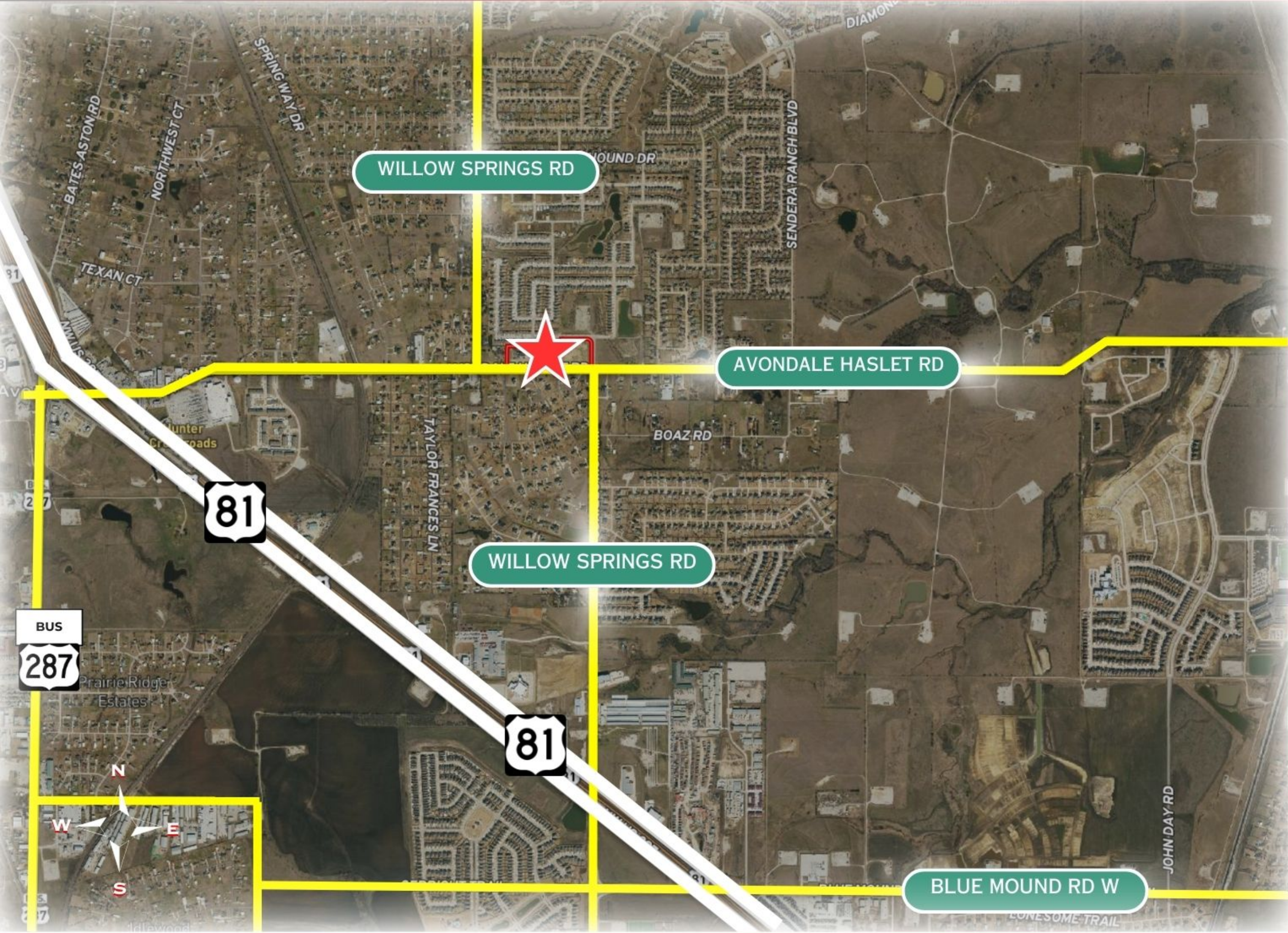
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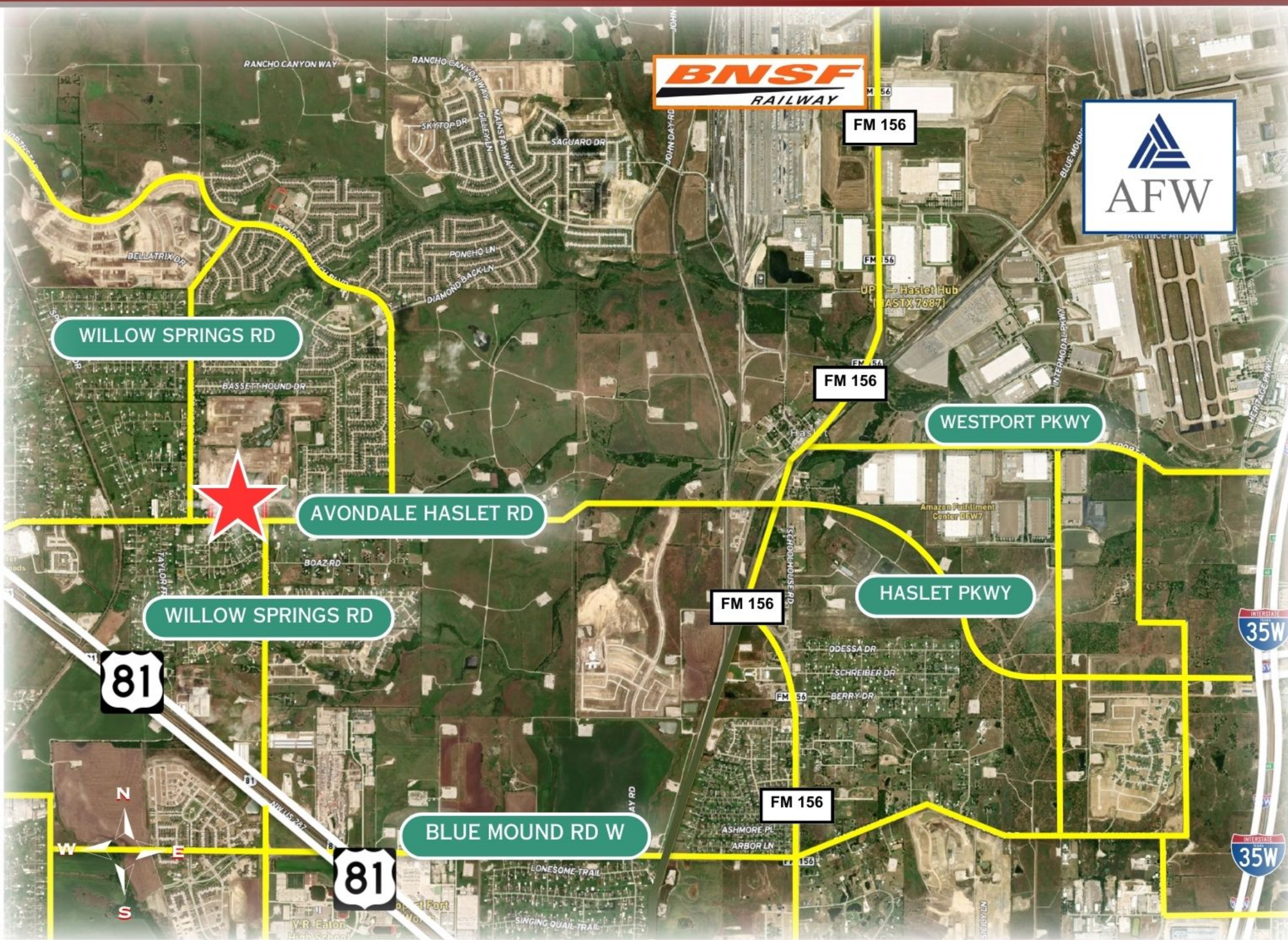
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CONCEPT OPTION #1

- AVONDALE COMMERCIAL CONCEPT OPTION #1 IS A VISIONARY DEVELOPMENT PROJECT THAT TRANSFORMS AN EXPANSIVE 8.8-ACRE PROPERTY INTO A STRATEGIC COMMERCIAL SPACE.
- BY DIVIDING THE PROPERTY INTO 1 - 4 ACRE LOTS, THIS CONCEPT OFFERS THE FLEXIBILITY AND SPACE REQUIRED FOR THE GROWTH AND PROSPERITY OF THESE VITAL COMMUNITY INSTITUTIONS AND BUSINESSES.
- LARGER LOTS ARE IDEAL FOR PLACES OF WORSHIP, MEDICAL AND HOSPITAL FACILITIES, SCHOOLS, AND LARGE EVENT CENTERS.
- THE 6 ACRES ON THE EAST PORTION OF THE PROPERTY HAVE BEEN PLACED UNDER CONTRACT. ROUGHLY 2.14 ACRES REMAIN OUT OF THIS CONCEPT.

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CONCEPT OPTION #2

- AVONDALE COMMERCIAL CONCEPT OPTION #2 IS A FORWARD-THINKING DEVELOPMENT THAT REIMAGINES AN 8.8-ACRE PROPERTY TO CATER TO THE DIVERSE NEEDS OF SMALL AND MEDIUM-SIZED BUSINESSES.
- THESE SMALLER LOTS ARE WELL-SUITED FOR RETAIL STORES, RESTAURANTS, SHOPPING AND CLOTHING OUTLETS, MEDICAL FACILITIES, COMMERCIAL OFFICE SPACES, BANKING / FINANCIAL INSTITUTIONS, AND MANY MORE.
- CONCEPT OPTION #2 IS POISED TO OFFER THE PERFECT OPPORTUNITY FOR BUSINESSES TO ESTABLISH ITS PRESENCE AND FLOURISH IN THIS DYNAMIC AND VIBRANT COMMERCIAL LANDSCAPE.

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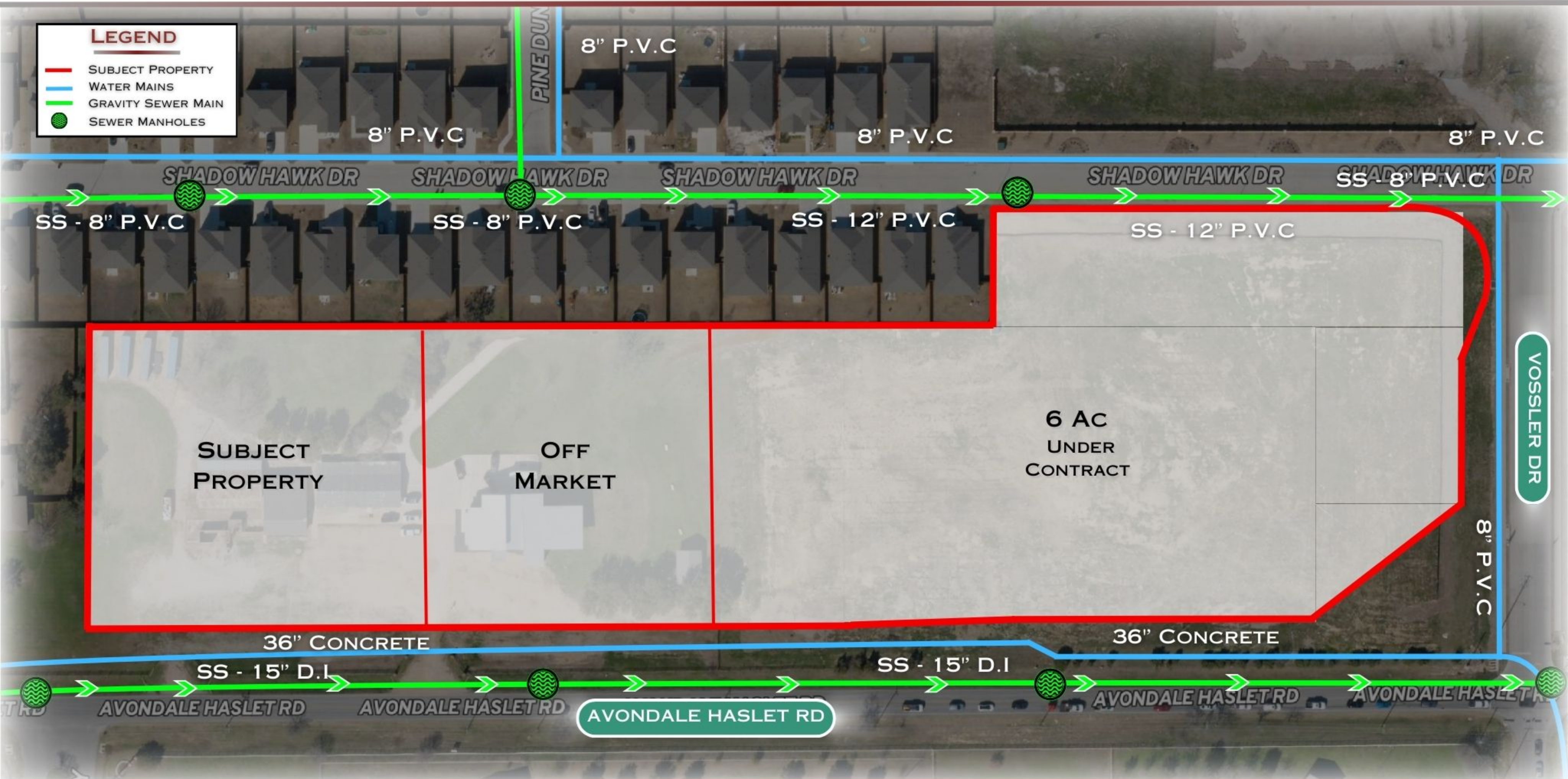
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UTILITY MAP

LEGEND

- SUBJECT PROPERTY
- WATER MAINS
- GRAVITY SEWER MAIN
- SEWER MANHOLES



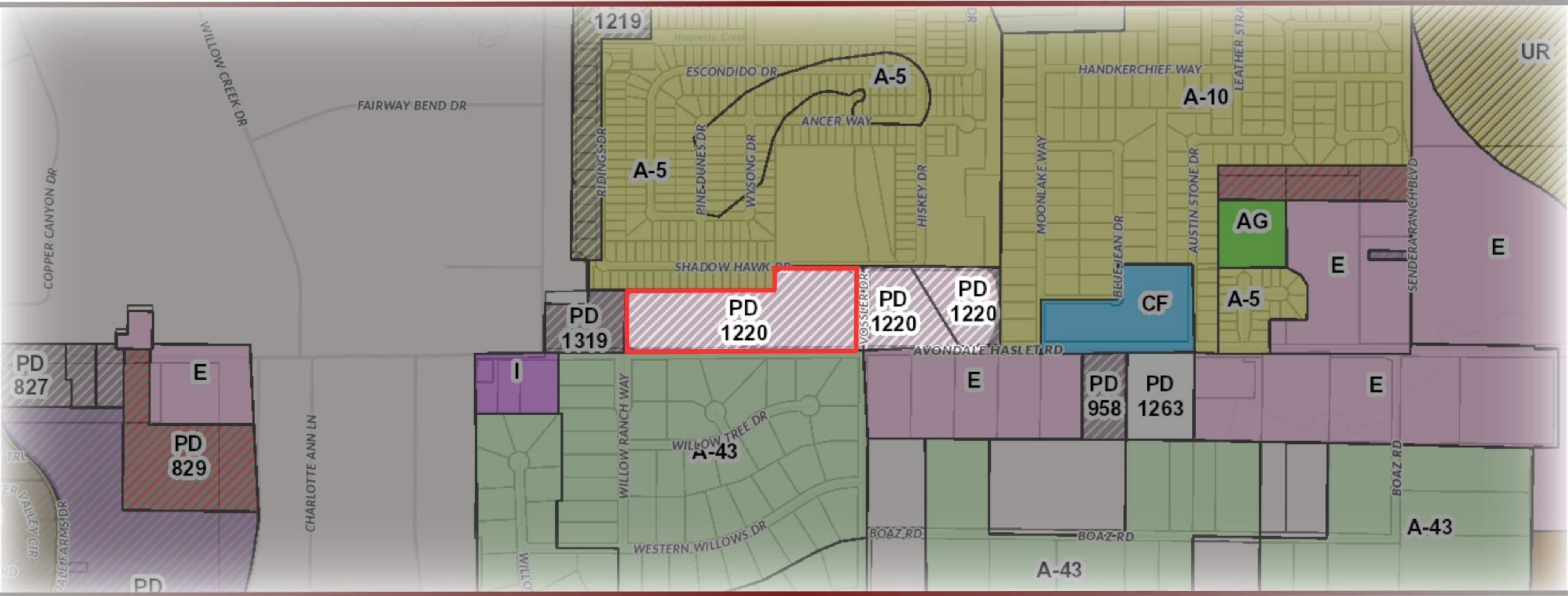
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CITY OF FORT WORTH ZONING MAP



- THE PROPERTY IS CURRENTLY ZONED AS “ NEIGHBORHOOD COMMERCIAL PD “
- ZONING VARIANCES CAN BE OBTAINED
- LARGE AMOUNTS OF RESIDENTIAL SURROUNDING THE PROPERTY

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CITY OF FORT WORTH ROAD EXPANSION PROJECT



- AVONDALE HASLET ROAD IS BEING EXTENDED FROM FM 156, PROVIDING A DIRECT CONNECTION TO HIGHWAY 287, CONSTRUCTION SCHEDULED TO COMMENCE IN 2024
- AVONDALE HASLET RD WILL BE A 4 LANE DIVIDED THOROUGHFARE WITH MULTIPLE TURN LANES
- THE INTERSECTION OF AVONDALE-HASLET ROAD, VOSSLER DRIVE, AND WILLOW SPRINGS ROAD IS A WELL-LIT, 4-WAY INTERSECTION, ENHANCING SAFETY AND TRAFFIC FLOW IN THE AREA.

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ROOFTOPS

1. Haslet Heights:	+/- 216 LOTS
2. Highlands At Willow :	+/- 165 LOTS
3. Willow Springs:	+/- 201 LOTS
4. Sendera Ranch:	+/- 11,000 LOTS
5. Vista Ranch:	+/- 241 LOTS
6. Praire Ridge Estates:	+/- 108 LOTS
7. Avondale Ranch:	+/- 80 LOTS
8. Willow Springs Ranch:	+/- 138 LOTS
9. Spring Ranch Estates:	+/- 49 LOTS
10. Le Terra:	+/- 676 LOTS
11. Haslet Park:	+/- 135 LOTS
12. The Meadow:	+/- 299 LOTS
13. Brent Wood:	+/- 33 LOTS
14. Blue Mound Estates:	+/- 54 LOTS
15. Sweetgrass:	+/- 160 LOTS
16. Caraway:	+/- 303 LOTS
17. Idlewood Estates:	+/- 147 LOTS
18. Wellington	+/- 3,000 LOTS
19. Sun Valley Estates:	+/- 89 LOTS
20. Willow Ridge:	+/- 610 LOTS
21. Van Zandt Farms:	+/- 343 LOTS
22. Lonesome Dove Estates:	+/- 221 LOTS
23. Bridgeview:	+/- 603 LOTS
24. Emerald Park:	+/- 649 LOTS
25. North Glen Heights	+/- 172 LOTS
26. Highland Meadows:	+/- 221 LOTS
27. White/Hugh Estates:	+/- 198 LOTS
28. Watercress:	+/- 113 LOTS

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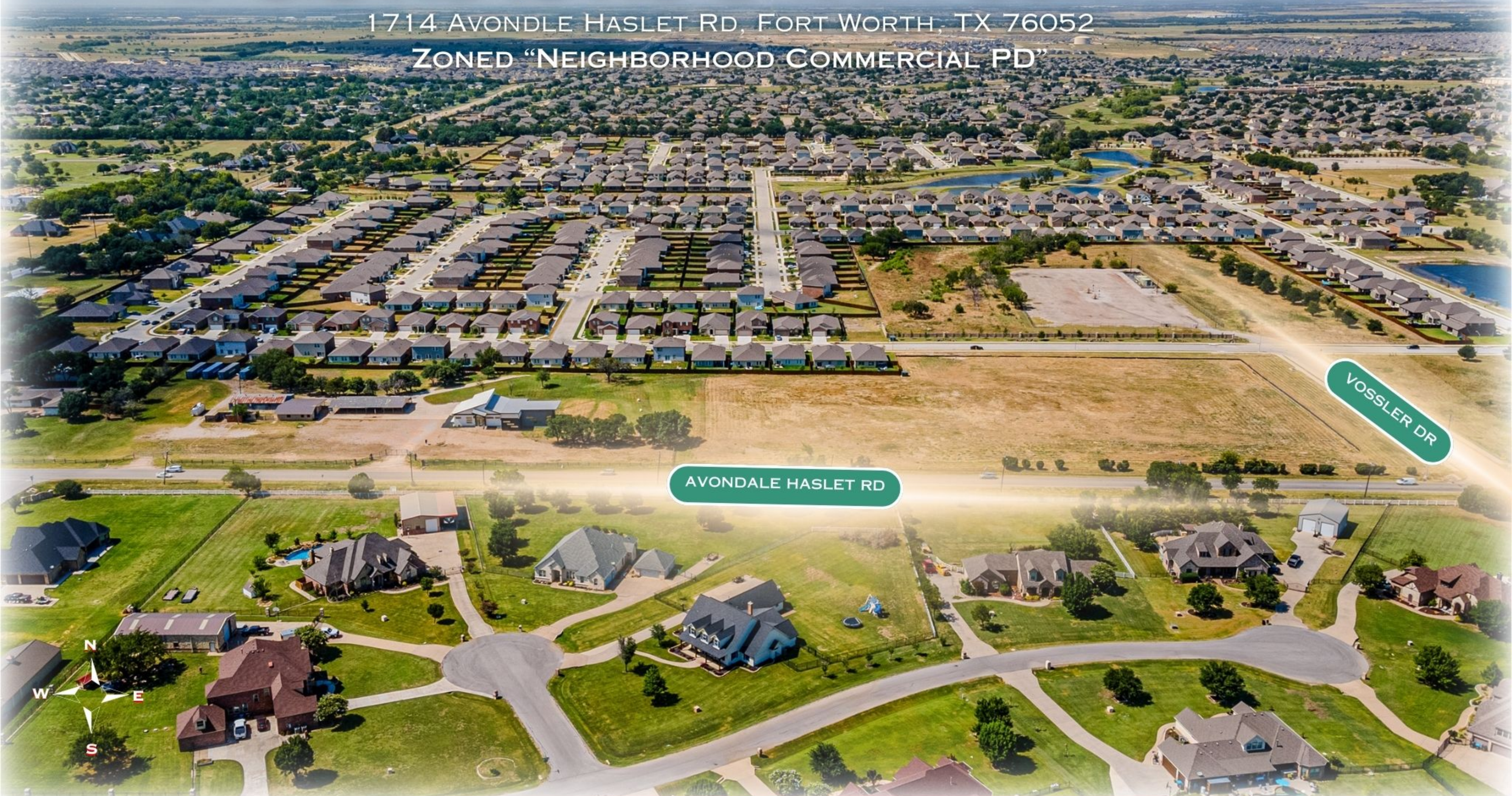
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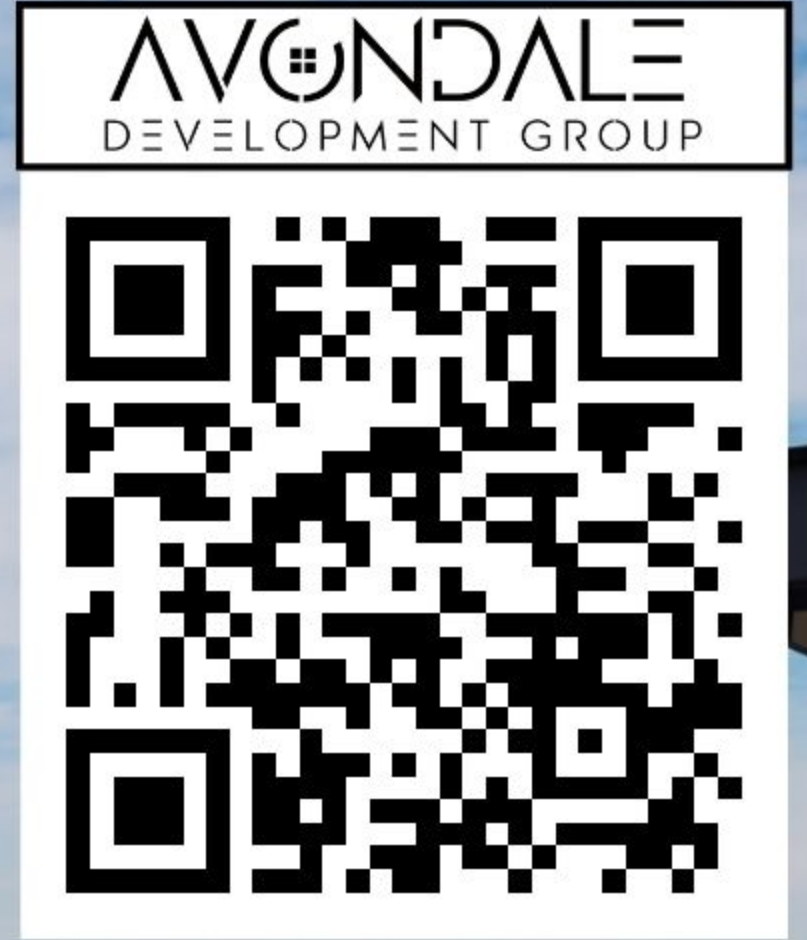
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FOR MORE INFORMATION

SCAN OUR QR CODE →



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