



WESTPORT PKWY

11,295 VPD

SITE

SCHOOLHOUSE RD



SEC WESTPORT PKWY & SCHOOLHOUSE RD

HASLET, TX 76052

PROPERTY DETAILS

ADDRESS	102 Wesport Pkwy & 101 Schoolhouse Rd Haslet, TX 76052
PROPERTY TYPE	Land
LAND SIZE	1.08 Acres
ZONING	(GC) General Commercial
ISD	Northwest ISD
PRICING	Contact Brokers

PROPERTY HIGHLIGHTS

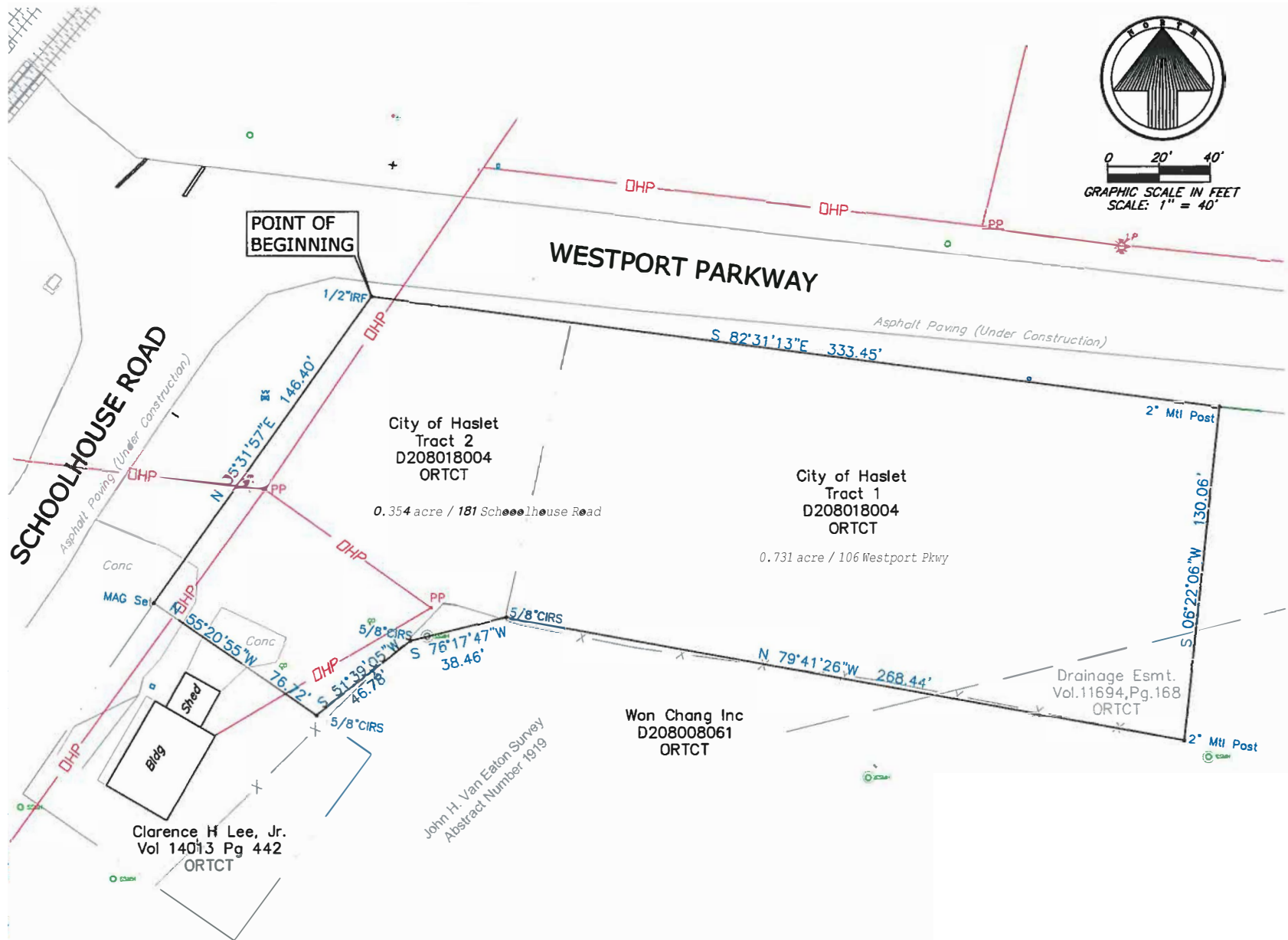
- 18 miles north of downtown Fort Worth
- Excellent visibility from FM 156
- 3 miles west of Perot Field Fort Worth Alliance Airport
- Opportunity for pad site in an area underserved by retail
- Utilities on site



PROPERTY PHOTO



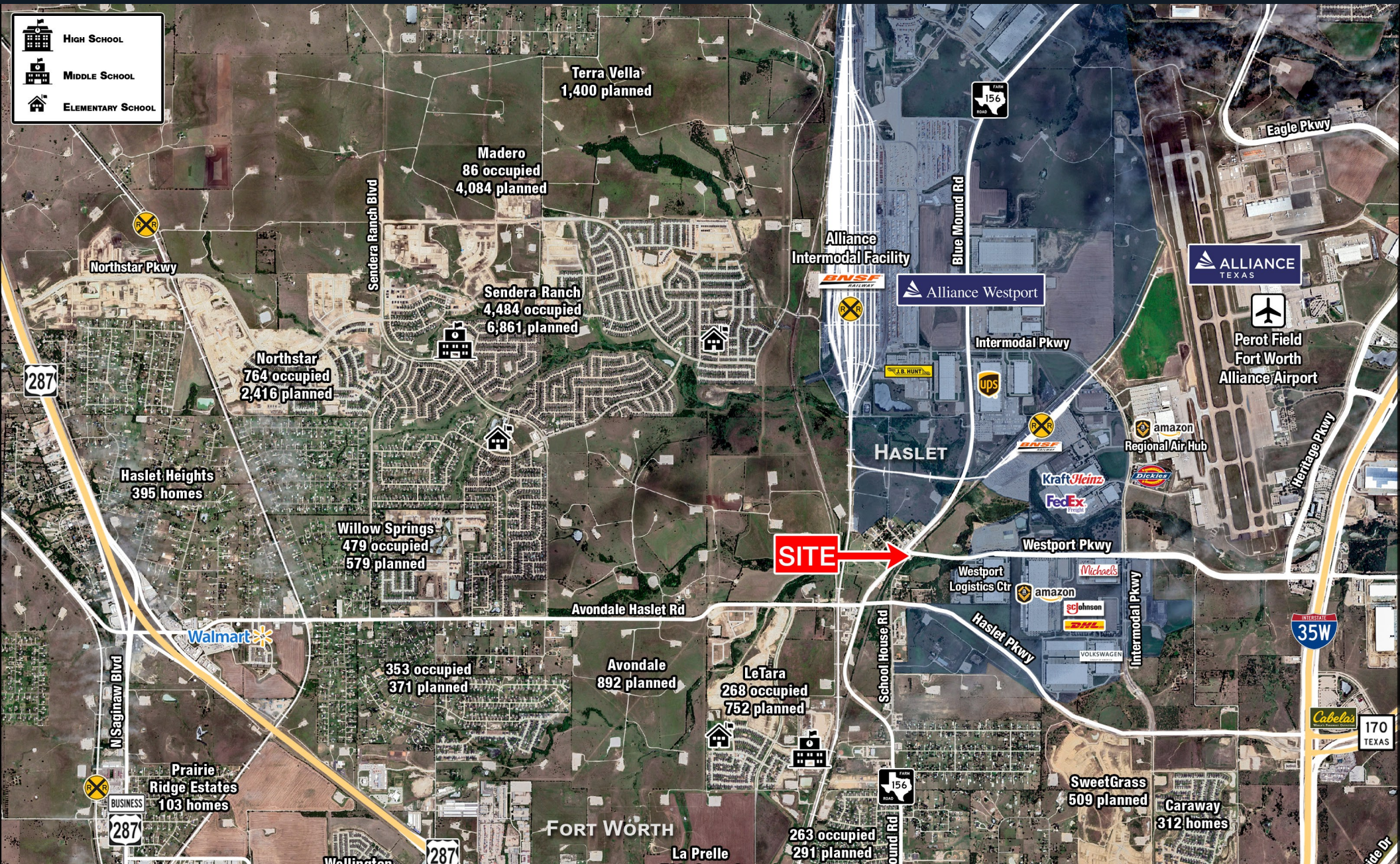
SITE SURVEY



PROPERTY AERIAL

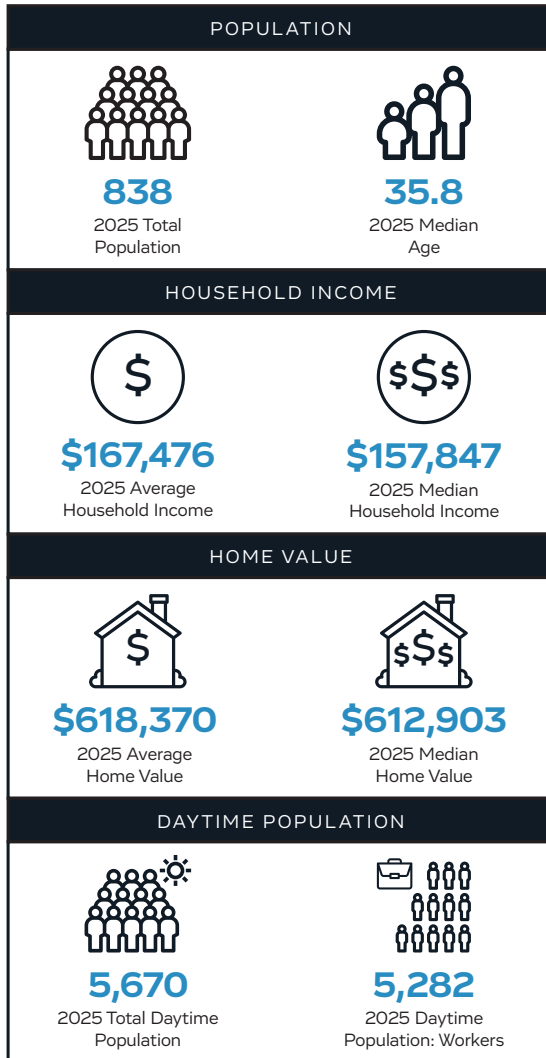


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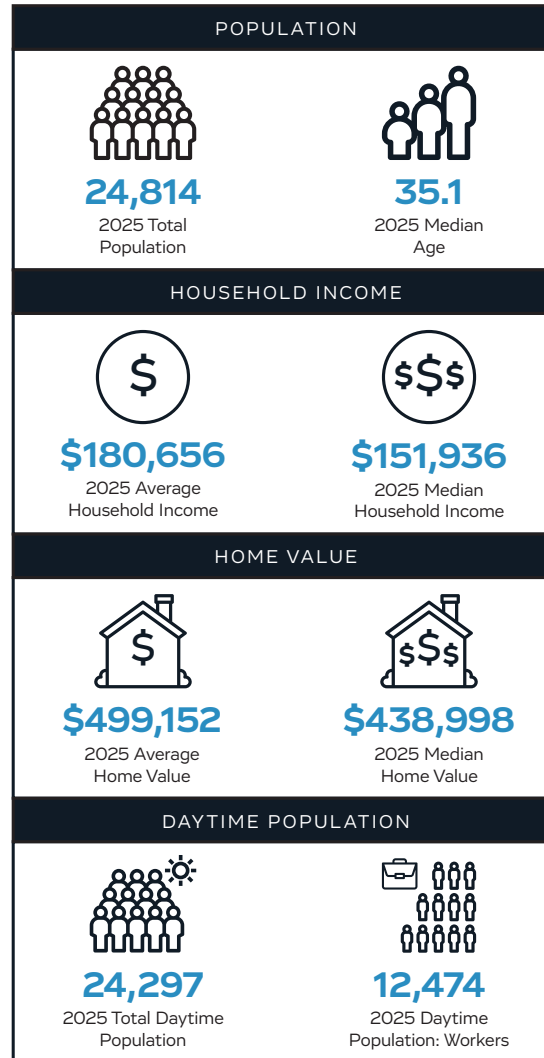


DEMOGRAPHICS

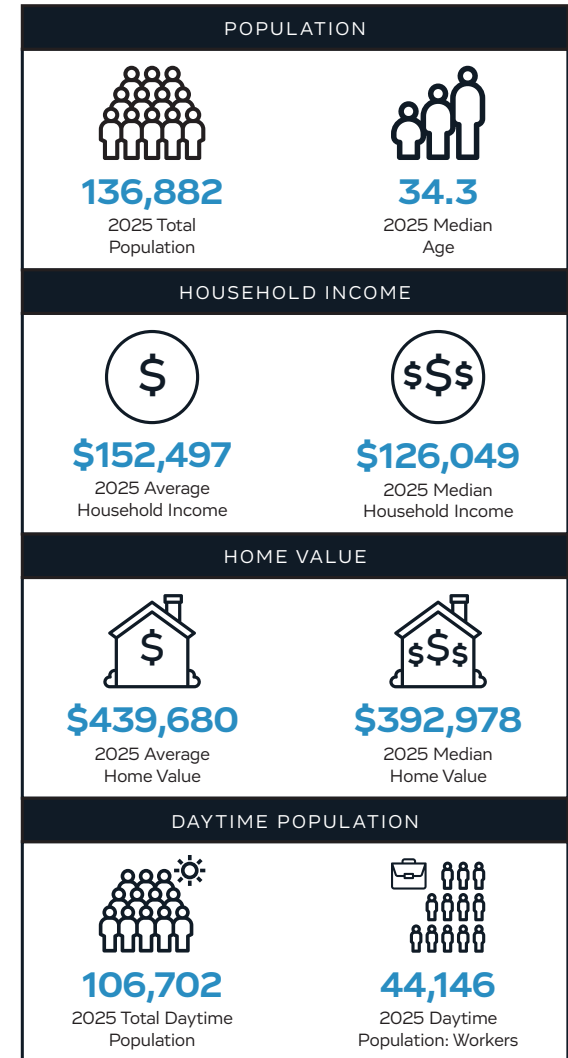
1 MILE



3 MILE



5 MILE



HASLET OVERVIEW

SEC WESTPORT PKWY & SCHOOLHOUSE RD

The property at the SEC Westport Pkwy & Schoolhouse Rd in Haslet, Texas, is ideally situated along a key thoroughfare in a high-growth trade area.

Within a three-mile radius of the location, the trade area features 23,993 residents in 7,768 households with an average household income of \$161,375. Within a five-mile radius, the trade area features 132,552 residents in 42,774 households with an average household income of \$137,469.

The three-mile radius also features a daytime population of 23,404, and the five-mile radius reports a daytime population of 104,707. Daytime population totals help drive traffic throughout the day.

HASLET, TEXAS

Haslet benefits from its key location in the booming North Fort Worth market. The city is located adjacent to major economic engine Alliance Airport. Also driving residential and business growth in Haslet is its access to IH-35W, one of the most important north-south thoroughfares in North Texas. Most of the growth in the Fort Worth region is occurring along the IH-35 corridor.



DFW BY THE NUMBERS

1

IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS
MAY 2021-MAY 2022
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

1

IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

1

IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS
JULY 2020-JULY 2021

U.S. CENSUS

1

IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-
FAMILY BUILDING PERMITS IN DFW
TOTALLED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS
REPORTED 233,00 NEW MULTI-FAMILY
UNITS

STORAGECAFE

TEXAS BY THE NUMBERS

1

IN JOB GROWTH

82,500 JOBS IN JUNE 2022 – #1
779,000 JOBS YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

310,200 BETWEEN 2020 AND 2021
4 MILLION BETWEEN 2010 AND 2020

U.S. CENSUS

5

BEST STATES FOR BUSINESS

CNBC

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500
COMPANY HEADQUARTERS, MORE
THAN ANY OTHER STATE

FORTUNE

9

WORLD ECONOMY

TEXAS IS THE WORLD'S 9TH LARGEST
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

1

FOR ECONOMIC GROWTH

TEXAS RANKS 1ST IN THE NATION
IN FORECASTS FOR STRONG
EMPLOYMENT AND INCOME GROWTH
FOR THE NEXT 5 YEARS.

FORBES



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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.

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

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 - that the owner will accept a price less than the written asking price;
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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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Corbin Tanenbaum

Sales Agent/Associate's Name

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