



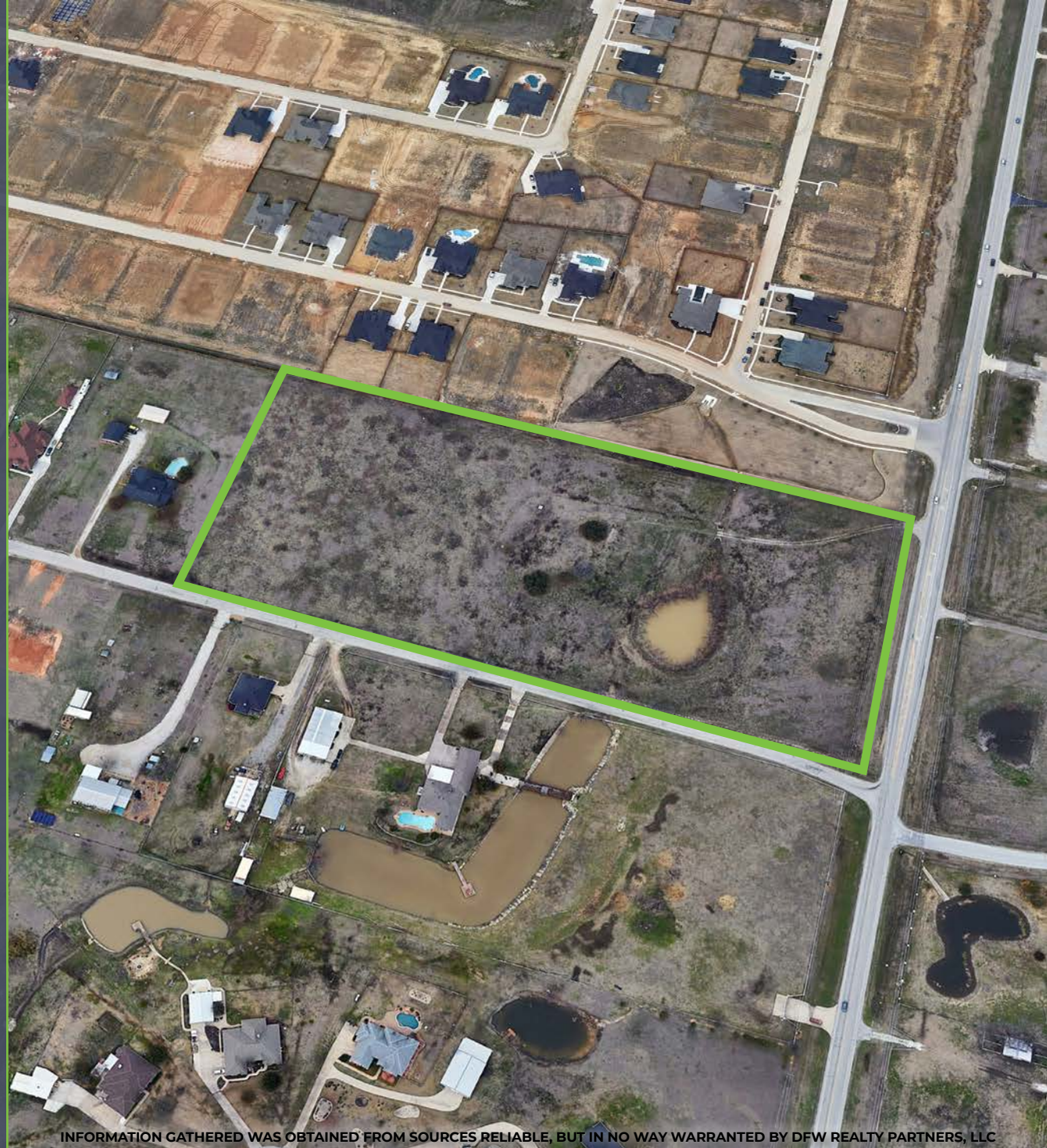
11175

FM 156

HASLET, TX 76052

±10.59 AC | LAND FOR SALE

Marty Rader
Founder & Broker
817.903.2294
mrader@dfwrp.com



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FM 156 Frontage



Utilities Available



Haslet ETJ (No Zoning)

The offering consists of ±10.59 acres of land located at the northwest corner of FM 156 and Country Lane in Haslet, Texas. Situated within the Haslet Extraterritorial Jurisdiction (ETJ), the property offers significant frontage along FM 156, a primary north-south corridor serving North Tarrant County and the broader Alliance submarket. The site benefits from excellent visibility, accessibility, and connectivity to surrounding residential, commercial, and employment centers.

The property is governed by Tarrant County and is not subject to municipal zoning, providing a high degree of development flexibility. Utilities are available to the site, supporting a wide range of potential development scenarios. A wetland area on the property has been identified as non-jurisdictional and may be modified for drainage without federal permitting, further enhancing site usability. Pricing is available upon request.

Location Highlights



North Tarrant Growth Area



N Fort Worth Submarket



Regional Access



Strategic Corner Location



High-Visibility Location



Development Flexible

Property Snapshot



Pricing

Contact for Details



Address

11175 FM 156
Haslet, TX 76052



Site Size

±10.59 Acres



Jurisdiction

Haslet ETJ (Tarrant County)



Frontage

±449.94 FT on FM 156



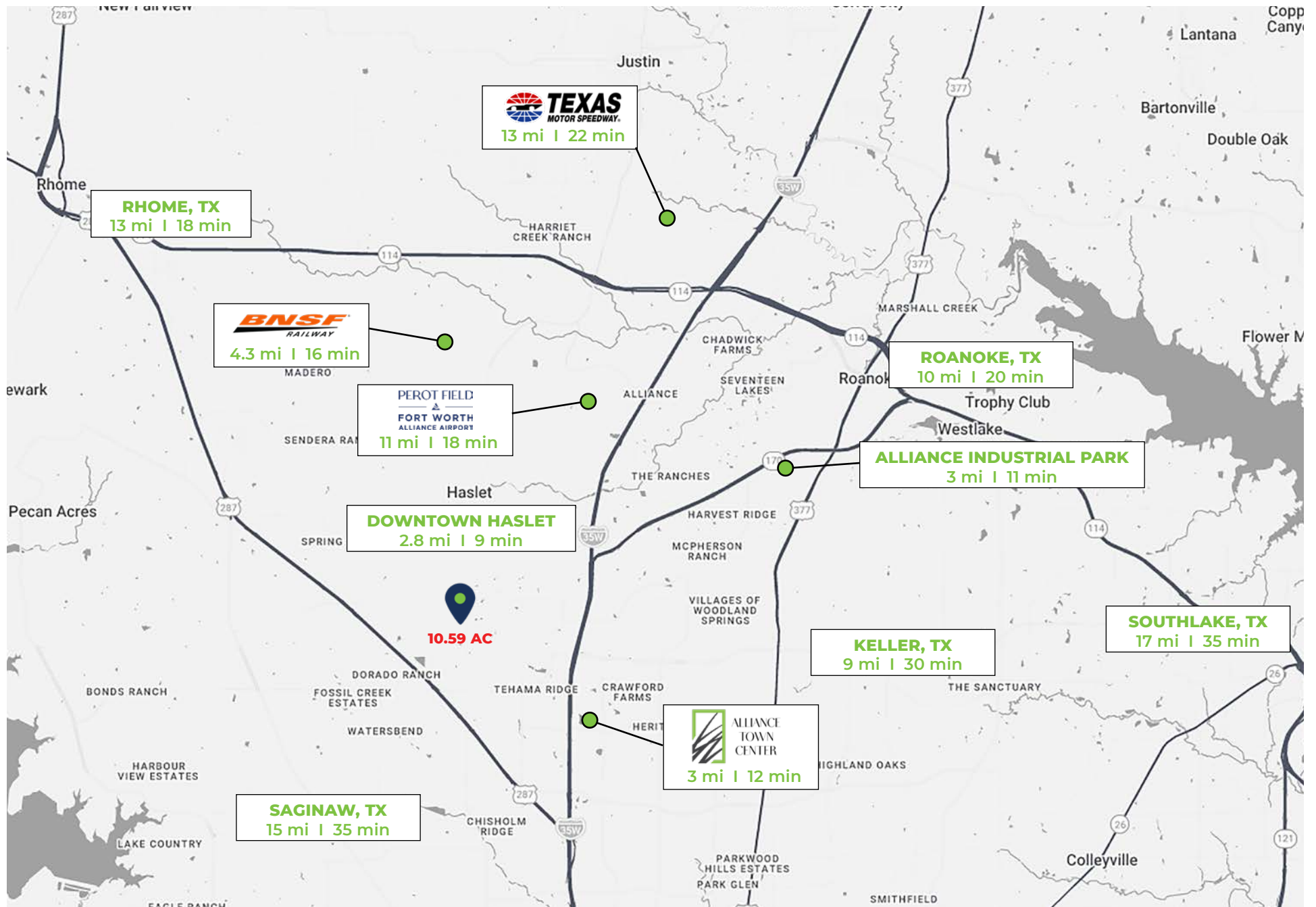
Utilities

Available

Property Overview



Location Overview Map



Haslet, Texas

Haslet, Texas is located within the North Fort Worth / Alliance growth corridor, one of the most active and proven development markets in North Texas. The area benefits from immediate proximity to AllianceTexas, a nationally recognized master-planned development supporting more than 60,000 jobs across logistics, aviation, manufacturing, retail, and corporate uses. Strong residential growth and continued infrastructure investment have positioned Haslet as a key path-of-growth market serving the broader Fort Worth metro.

Regional demand is driven by major employment and logistics anchors including BNSF Railway's Intermodal Facility, Perot Field – Fort Worth Alliance Airport, and direct access to I-35W, SH-114, and FM 156. These drivers support sustained demand for commercial, service, and mixed-use development while offering efficient regional and national connectivity.

The subject property is located within the Haslet Extraterritorial Jurisdiction (ETJ) and is governed by Tarrant County, with no municipal zoning, providing developers with significant flexibility in use, density, and site planning. This combination of strong market fundamentals, infrastructure access, and a favorable regulatory environment makes Haslet an attractive location for developers seeking scalable, low-friction development opportunities in a high-growth North Texas market.

Why Develop in Haslet?



**ALLIANCE GROWTH
CORRIDOR**



**MAJOR
EMPLOYMENT
& LOGISTICS
DRIVERS**



**NO
ZONING**



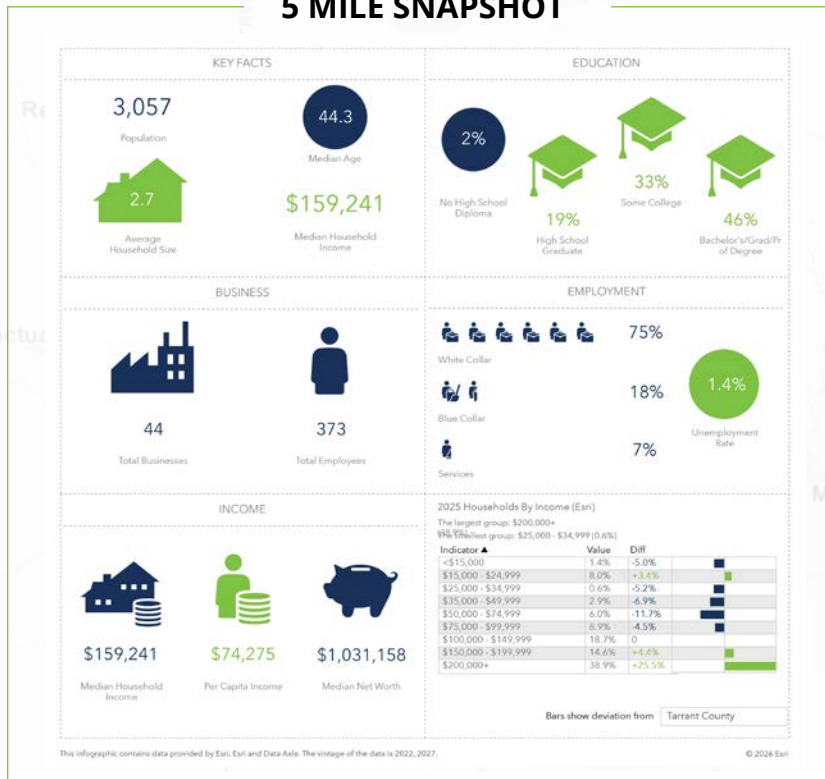
**STRONG ACCESS
& VISIBILITY**



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,057	65,740	201,786
Households	1,126	22,144	66,359
Families	901	17,242	52,716
Average Household Size	2.71	2.97	3.04
Owner Occupied Housing Units	933	15,325	48,291
Renter Occupied Housing Units	193	6,819	18,068
Median Age	44.3	34.5	34.5
Median Household Income	\$159,241	\$121,742	\$122,114
Average Household Income	\$196,227	\$149,326	\$146,364



5 MILE SNAPSHOT





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.

2-10-2025



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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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