



NW Tarrant  
Development  
Opportunity -  
Avondale-Haslet Rd

FOR SALE

1425 Avondale-Haslet Rd  
Fort Worth, TX 76052

**John Torres**  
Preminent CRE Group  
Broker  
(469) 520-1198  
john.torres@precregroup.com



## OFFERING SUMMARY

ADDRESS	1425 Avondale-Haslet Rd Fort Worth TX 76052
COUNTY	Tarrant
PRICE	\$1,300,000
PRICE PSF	\$11.30
LAND SF	115,085 SF
LAND ACRES	+/- 2.642
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	E - Neighborhood Commercial
TRAFFIC COUNT	7,100+

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	8,157	36,687	69,621
2023 Median HH Income	\$143,517	\$125,519	\$115,453
2023 Average HH Income	\$177,301	\$162,673	\$148,614

## LOCATION

1.5 miles west of US-287/81 on Avondale-Haslet Rd., 13 min southwest of TX-114 via FM 156/Blue Mound Rd.

## PROPERTY DESCRIPTION

Take advantage of the rapid growth along the Avondale-Haslet to I-35W corridor in Northwest Tarrant County by placing your commercial development on Avondale-Haslet Rd just 1.5 miles from US-287 and just minutes from US-287/I-35W junction. This +/- 2.642 AC property offers 250 feet of frontage on Avondale-Haslet. With easy access to Alliance and Fort Worth, your business will be well-positioned to benefit from the economic development in the Haslet area where over 13,000 new home lots are planned or have already been delivered within a 3 mile radius.



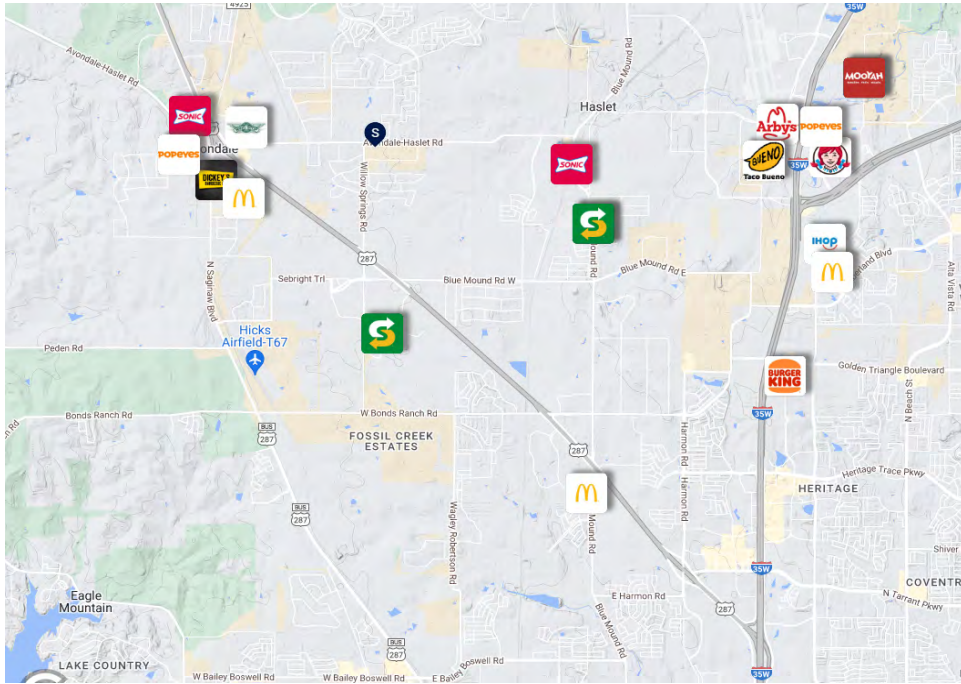
## PROPERTY HIGHLIGHTS

- Ideal for commercial development - Zoned Neighborhood Commercial
- 250 feet of frontage
- 7100+ cars per day on Avondale-Haslet
- 25 min from downtown Fort Worth
- 15 min from Alliance Airport

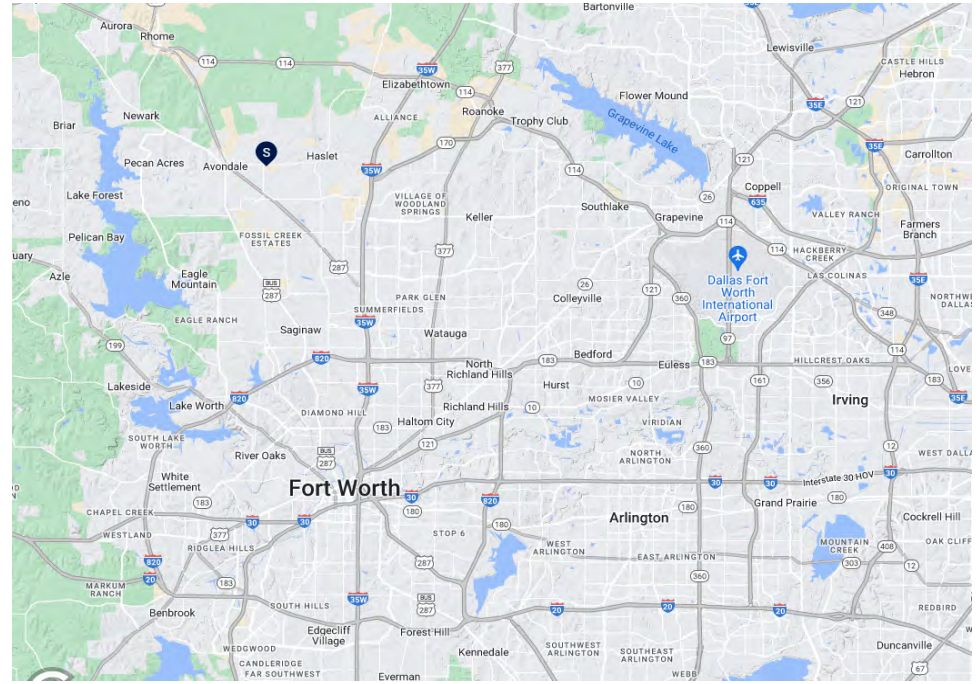


John Torres  
Broker  
(469) 520-1198  
john.torres@precregroup.com

# Locator Map

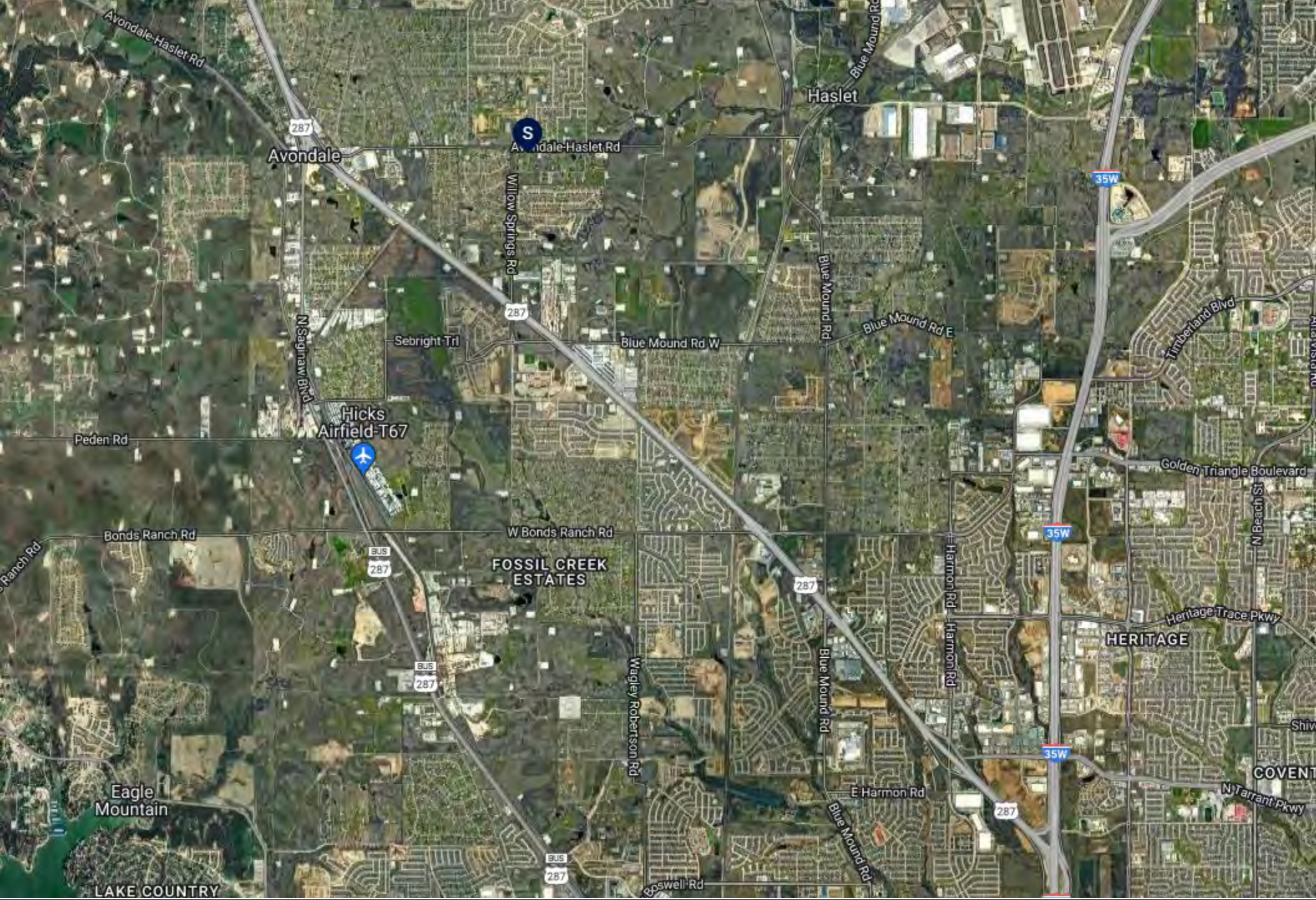


# Regional Map



John Torres  
 Broker  
 (469) 520-1198  
 john.torres@precregroup.com

Preminent CRE Group  
 312 Northwest Highway #125, Grapevine, TX 76051



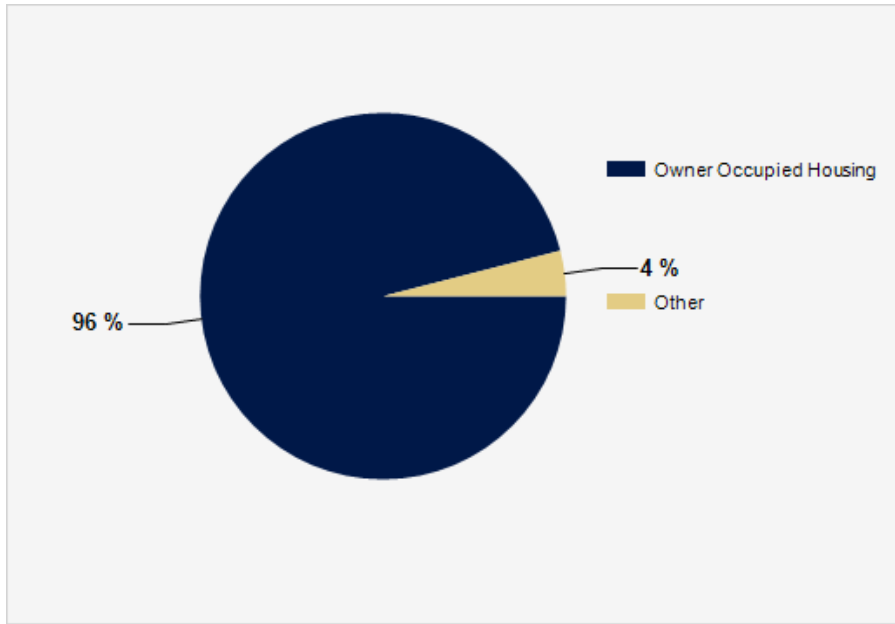
John Torres  
Broker  
(469) 520-1198  
john.torres@precregroup.com

Preminent CRE Group  
312 Northwest Highway #125, Grapevine, TX 76051





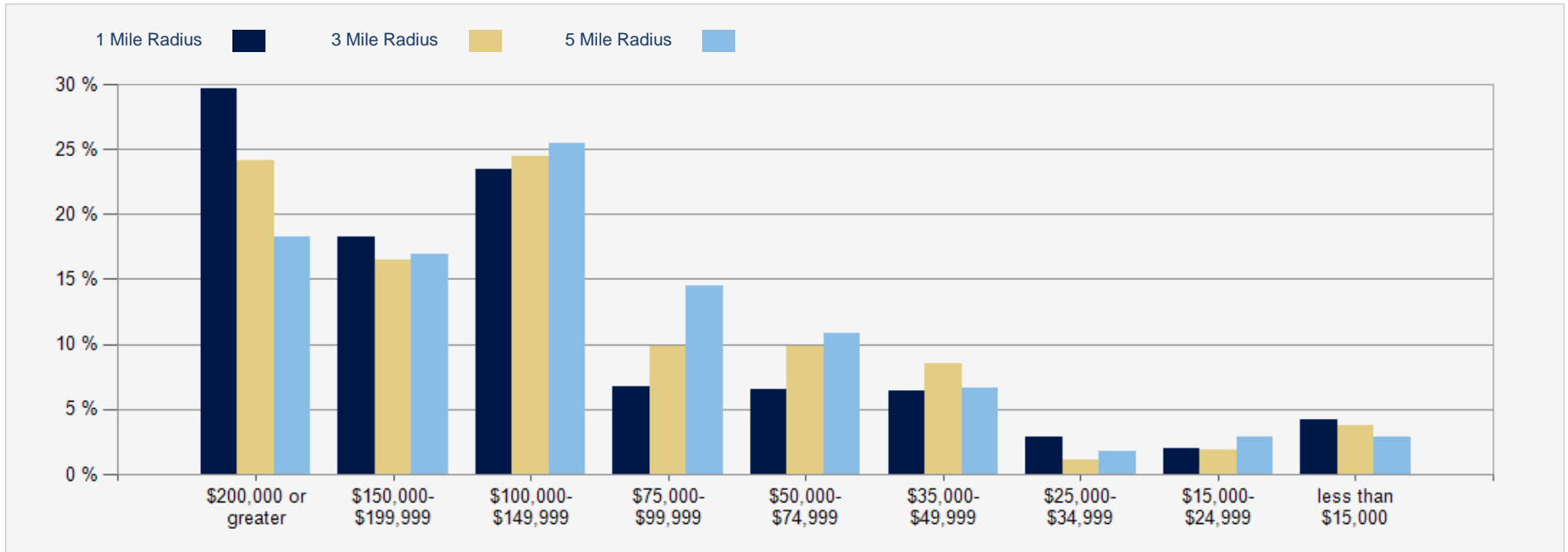
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





# NW Tarrant Development Opportunity - Avondale-Haslet Rd

## DISCLAIMER

The information contained in this marketing brochure has been obtained from sources we believe reliable; however, Preeminent CRE Group has not verified, and will not verify, any of the information contained herein, nor has Preeminent CRE Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**John Torres**

Preeminent CRE Group

Broker

(469) 520-1198

john.torres@precregroup.com



<https://www.precregroup.com>