



2ND GENERATION FREESTANDING RESTAURANT

201 FM 156 N | HASLET, TX 76052

PROPERTY DETAILS

TENANT OPERATING – PLEASE DO NOT DISTURB

ADDRESS 201 FM 156 N
Haslet, TX 76052

PROPERTY TYPE Restaurant and Land

GLA 1,292 SF + ~1,000 SF patio

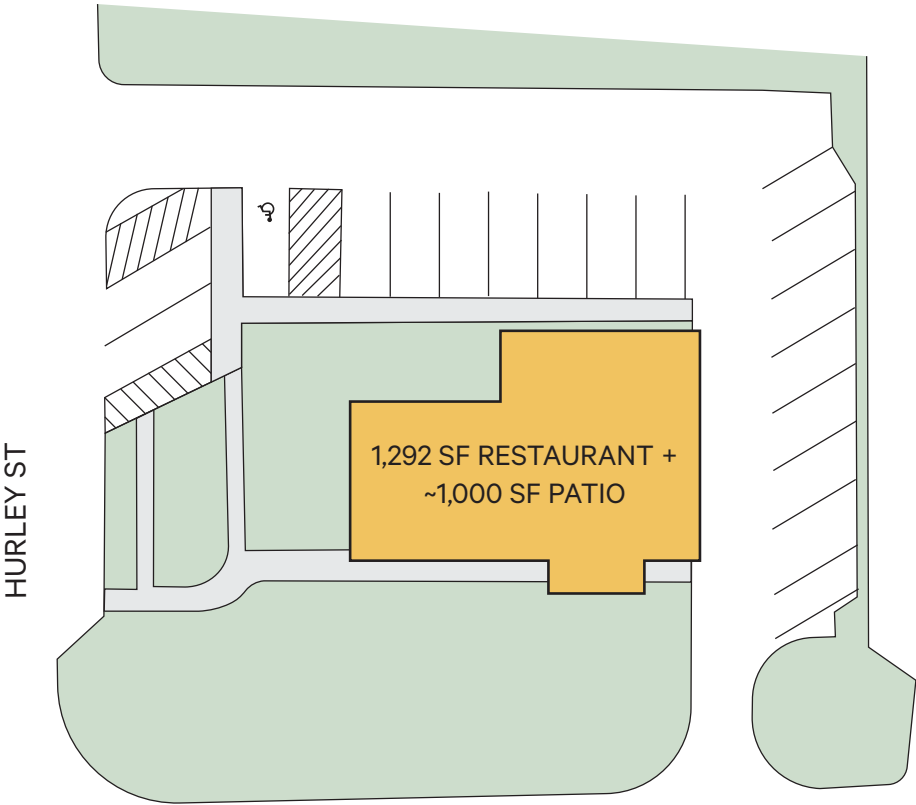
ZONING General Commercial

PROPERTY HIGHLIGHTS

- Located in historic downtown Haslet
- 2nd generation restaurant
- 0.17 acre tract off FM 156 and Hurley St with full ingress/egress
- 0.15 acres on the NWC of FM 156 and Hurley St for extra parking
- Utilities on site



SITE PLAN



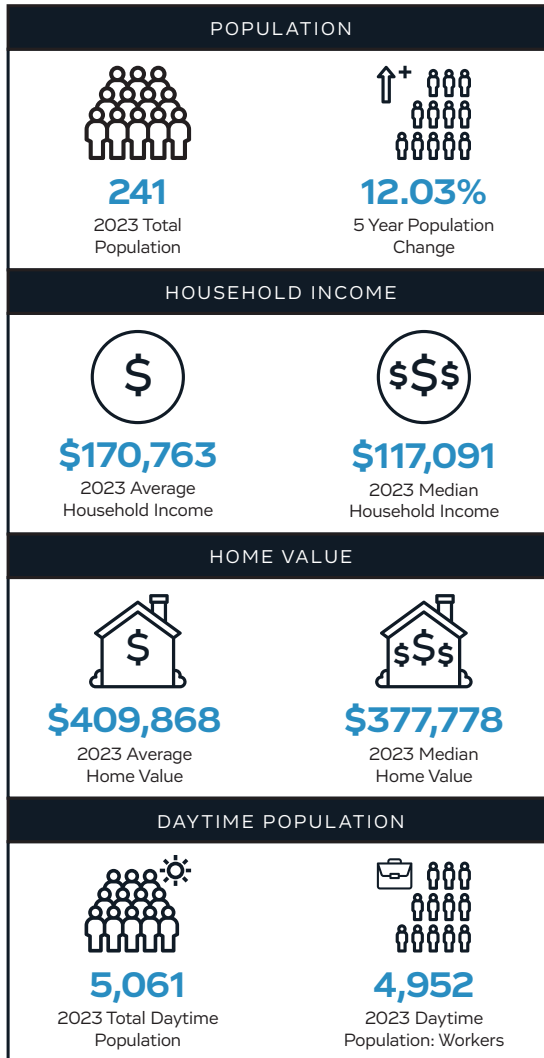
BLUE MOUND RD (FM156)

PROPERTY PHOTOS

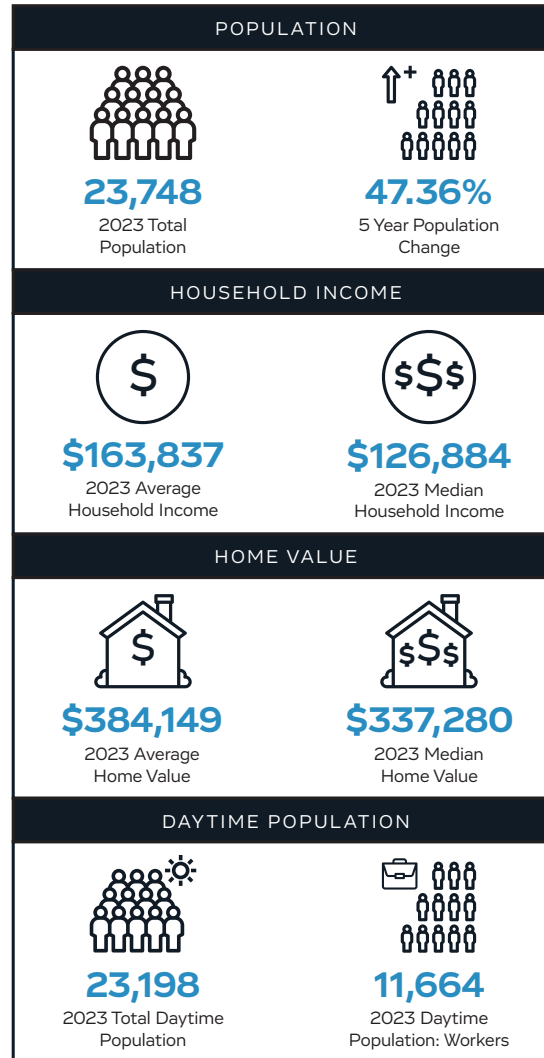


DEMOGRAPHICS

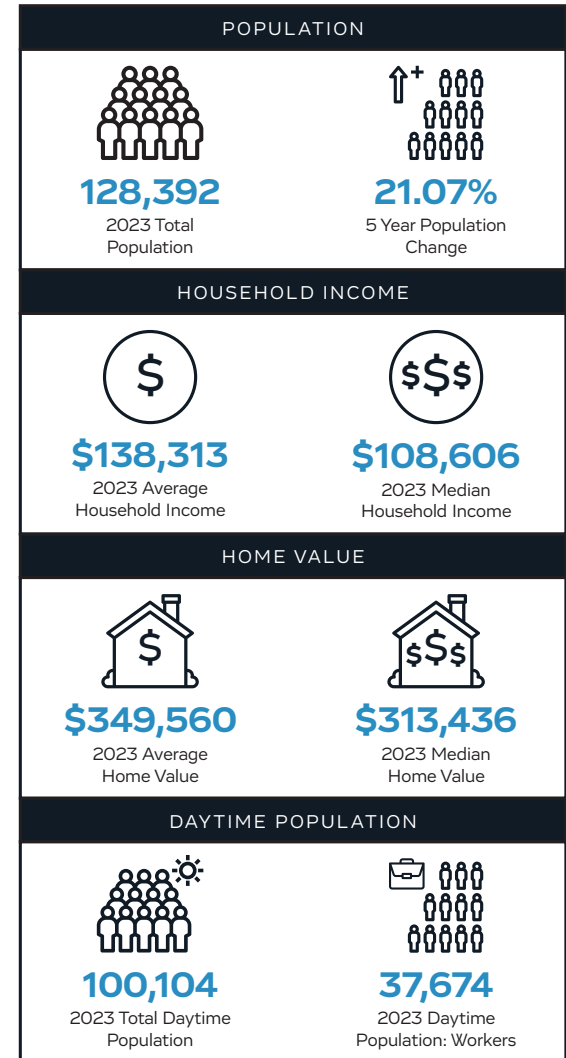
1 MILE



3 MILE



5 MILE



HASLET OVERVIEW

201 FM 156, HASLET, TEXAS

The property at 201 FM 156 (Blue Mound Road) 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 23,748 residents in 7,555 households with an average household income of \$163,837. Within a five-mile radius, the trade area features 128,392 residents in 41,306 households with an average household income of \$138,313.

The three-mile radius also features a daytime population of 23,198, and the five-mile radius reports a daytime population of 100,104. 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 TOTALED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 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 on 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.

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.

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.

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Date

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