

amazon fulfillment
1.14M RSF

WESTPORT LOGISTICS
CENTER
880,000+ RSF

WESTPORT PKWY

11,295 VPD

SITE

SCHOOLHOUSE RD



SEC WESTPORT PKWY & SCHOOLHOUSE RD

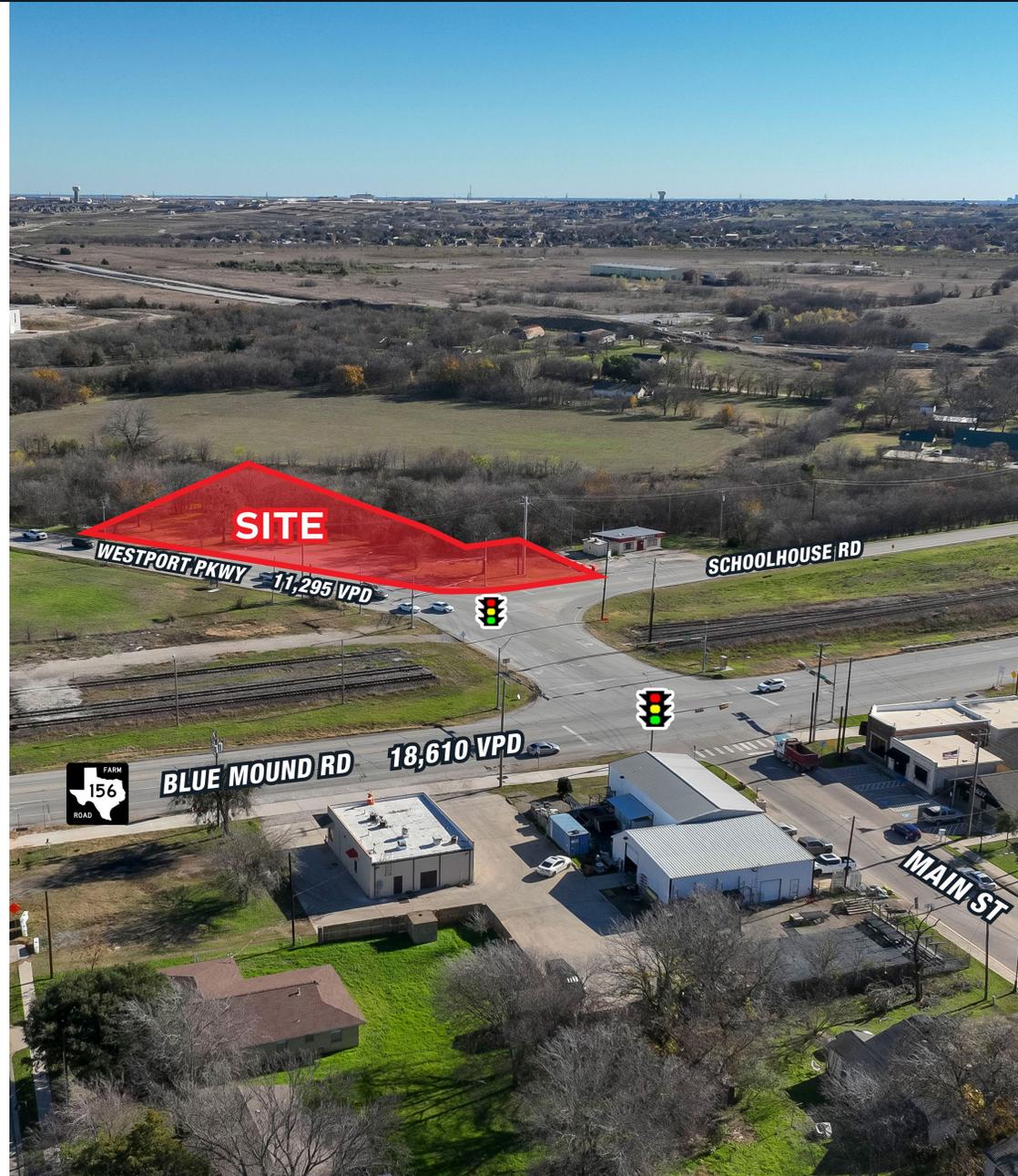
HASLET, TX 76052

PROPERTY DETAILS

ADDRESS	102 Westport 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

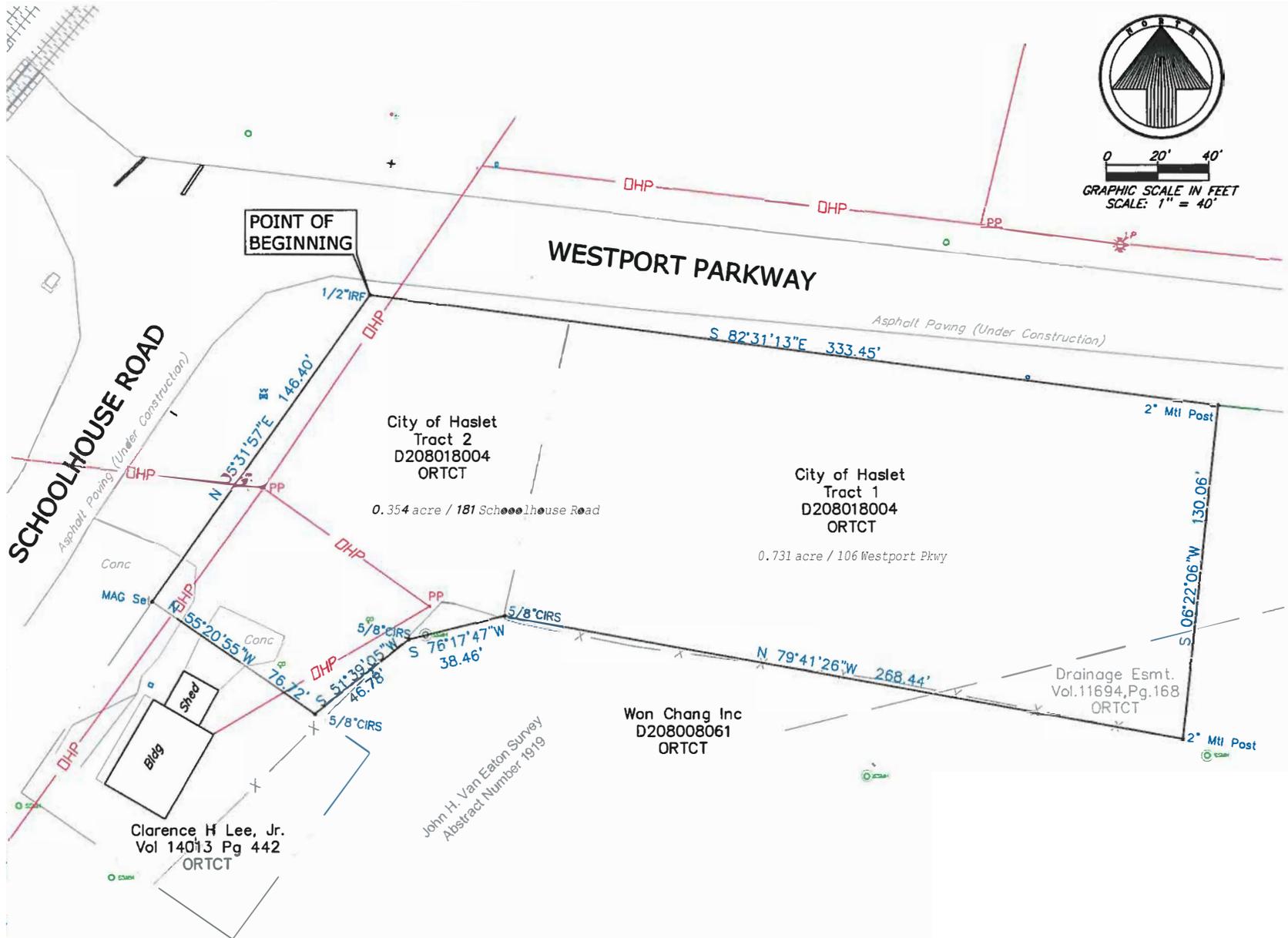
- 18 miles north of downtown Fort Worth
- Excellent visibility from FM 156
- 3 miles west of Perot Field Fort Worth Alliance Airport
- Opportunity for pad site in an area underserved by retail
- Utilities on site



PROPERTY PHOTO

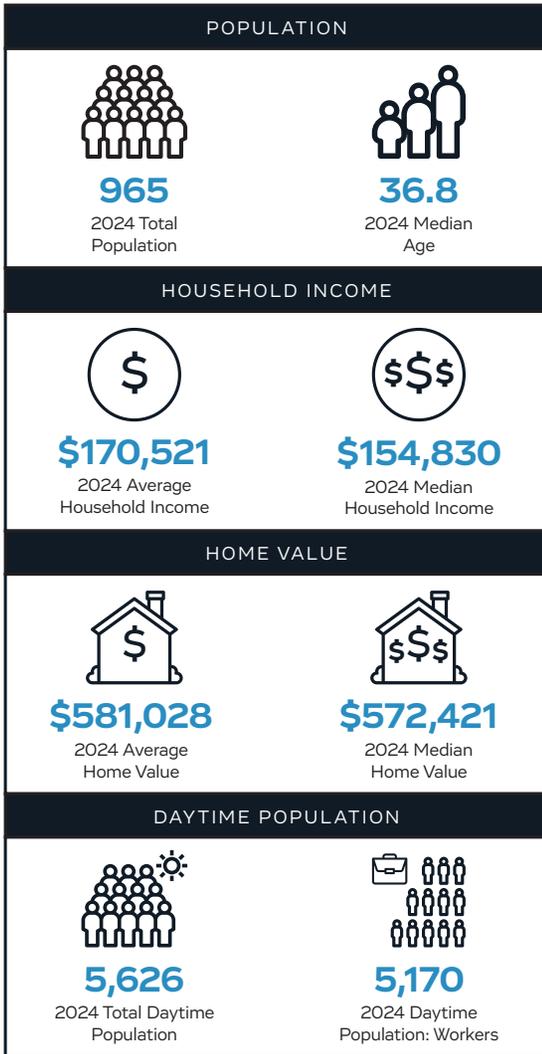


SITE SURVEY



DEMOGRAPHICS

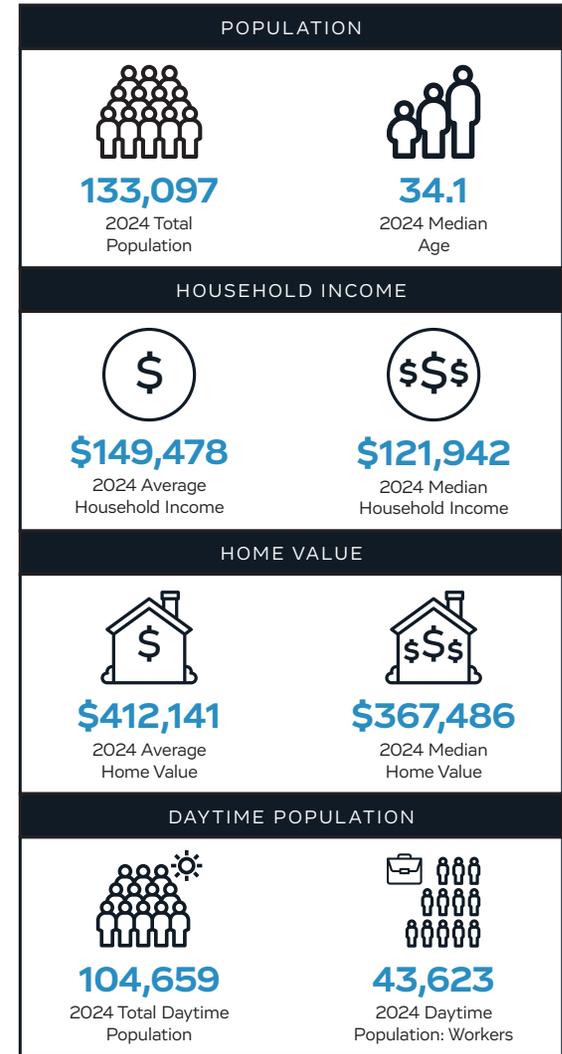
1 MILE



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
TOTALED 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

weitzman[®]

SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

CORBIN TANENBAUM

VICE PRESIDENT

ctanenbaum@weitzmangroup.com

214.720.7506

OWEN GRIMM

ASSOCIATE

ogrimm@weitzmangroup.com

214.720.6629

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

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.**

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- 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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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

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License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

(214) 720-7506

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214-720-6688

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292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Owen Grimm

Sales Agent/Associate's Name

809288

License No.

ogrimm@weitzmangroup.com

Email

(214) 720-6629

Phone

Buyer/Tenant/Seller/Landlord Initials

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