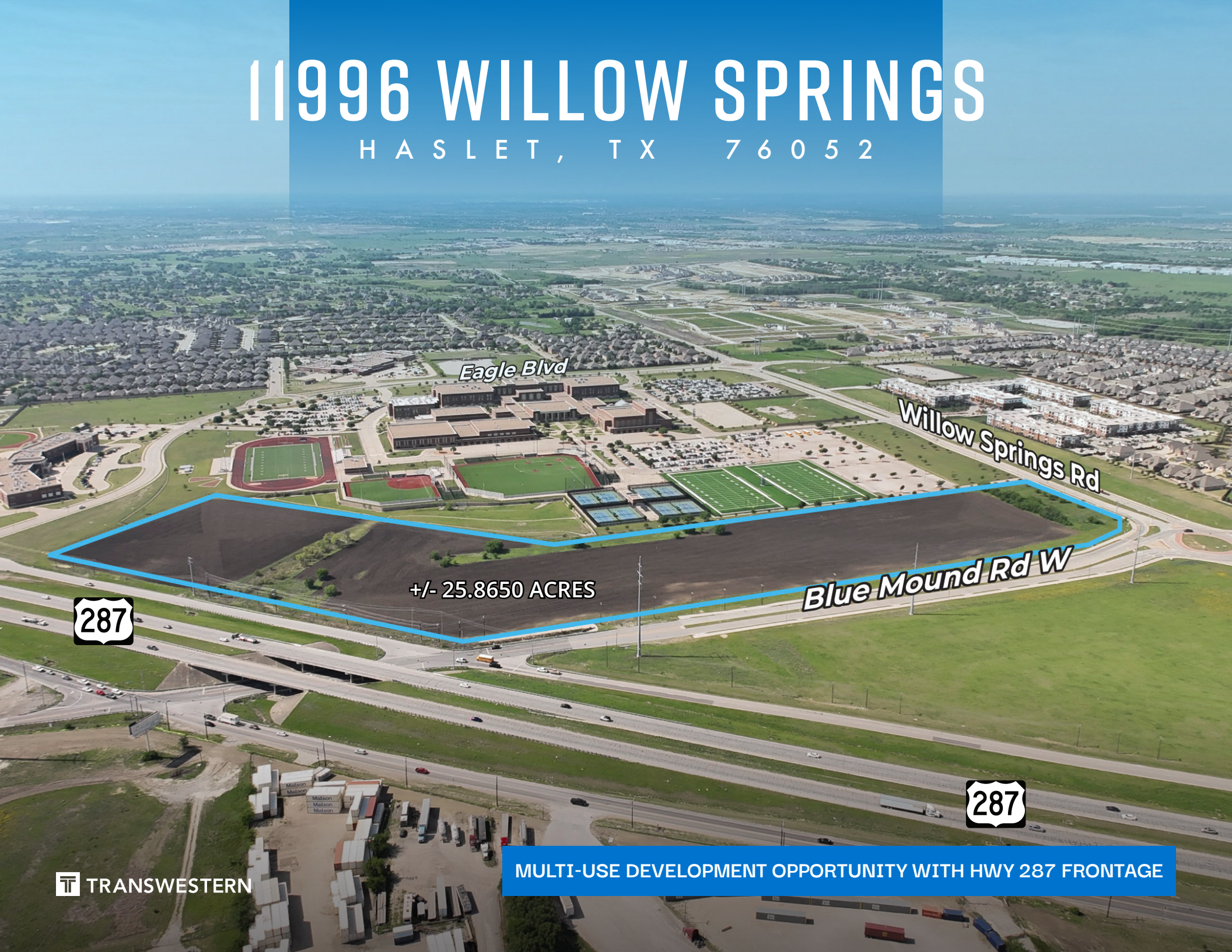


11996 WILLOW SPRINGS

H A S L E T , T X 7 6 0 5 2



Eagle Blvd

Willow Springs Rd

Blue Mound Rd W

+/- 25.8650 ACRES





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Executive Summary



Transwestern Commercial Real Estate has been exclusively retained to offer this ±25.8650-acre development tract located at 11996 Willow Springs Rd in Haslet, Texas ("the Property") for Sale. The Property's significant size, strategic location, and strong regional connectivity make it an ideal site for commercial, residential, or mixed-use development. Positioned near US-287, SH-114, and FM 156, the site offers excellent accessibility, substantial frontage, and exposure to steady traffic in a rapidly growing corridor. The Property is in close proximity to the AllianceTexas development, Fort Worth Alliance Airport, and a range of retail, industrial, and residential growth centers in North Tarrant County.

CONTACT BROKER FOR PRICING INFORMATION

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Property Highlights

STRATEGIC GROWTH CORRIDOR

The Property is located on Willow Springs Road in Haslet, Texas, a rapidly growing area in North Tarrant County. Positioned just minutes from US-287 and SH-114, the site offers excellent regional connectivity and accessibility. Its proximity to major thoroughfares provides exposure to significant daily traffic and makes it ideal for future commercial or residential development. The surrounding area is experiencing accelerated growth, driven by expanding residential communities, high-performing schools, and nearby employment hubs such as Alliance Texas and the Fort Worth Alliance Airport.

EXCELLENT FRONTAGE & ACCESS

The Property offers substantial frontage along Willow Springs Road, providing flexibility for future access points and site planning. It is conveniently located near key regional corridors, including US-287, SH-114, and FM 156, ensuring efficient connectivity throughout the DFW Metroplex. This accessibility makes the site highly attractive for a wide range of development uses.

PRIME DEVELOPMENT OPPORTUNITY

The Property's expansive ±25.8650-acre footprint presents a valuable opportunity for a range of development possibilities. Located in the high-growth area of Haslet, the site is well-positioned for residential, commercial, or mixed-use development. The surrounding area continues to attract investment, driven by strong demographics, new infrastructure, and proximity to major employment centers.

SURROUNDING DEVELOPMENT & TRAFFIC DRIVERS

The Property is located near a growing mix of national retailers and service providers in the Haslet and Alliance corridors. Nearby businesses include Walmart, Kroger, Chick-fil-A, Whataburger, Dutch Bros, and QuikTrip, along with numerous schools, residential communities, and industrial parks. The area continues to attract commercial investment due to its strong demographics and steady population growth.



Property Profile



287

Blue Mound Rd W

Willow Springs Rd

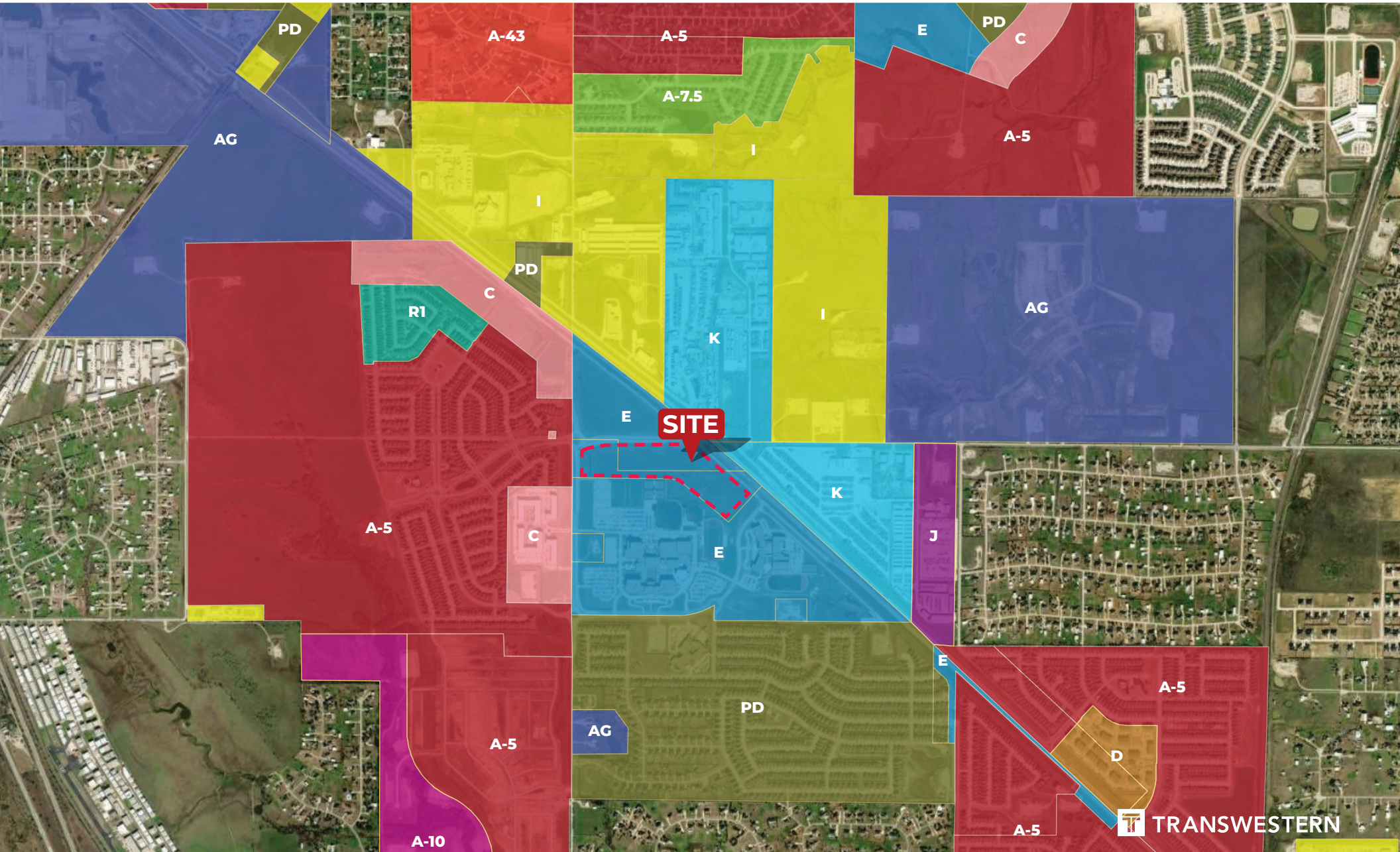
ADDRESS	11996 Willow Springs Rd. Haslet, TX 76052		
LAND SIZE	25.8650 Acres.	ALLOWED USES	Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, health care, retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service
ZONING	E		
LOT DIMENSIONS	See attached Survey	ALLOWABLE BUILDING HEIGHT	Maximum 45 ft. height.
TRAFFIC COUNTS	35,000 - 41,000 VPD on Hwy. 287 3,000 VPD on Blue Mound Rd.	FRONTAGE & ACCESS	Hwy 287 & Blue Mound Rd.

Zoning Map

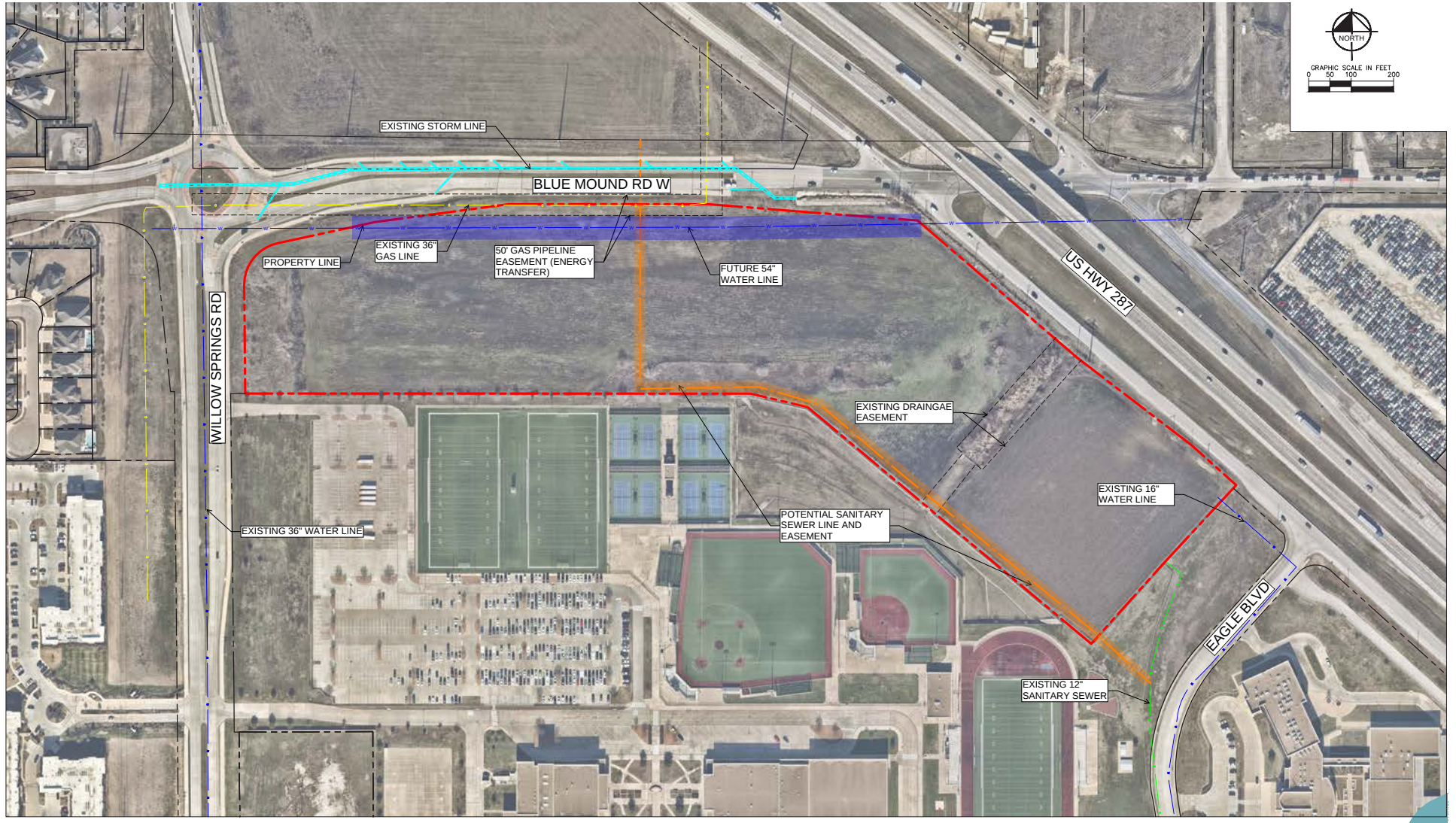


**Neighborhood
Commercial**

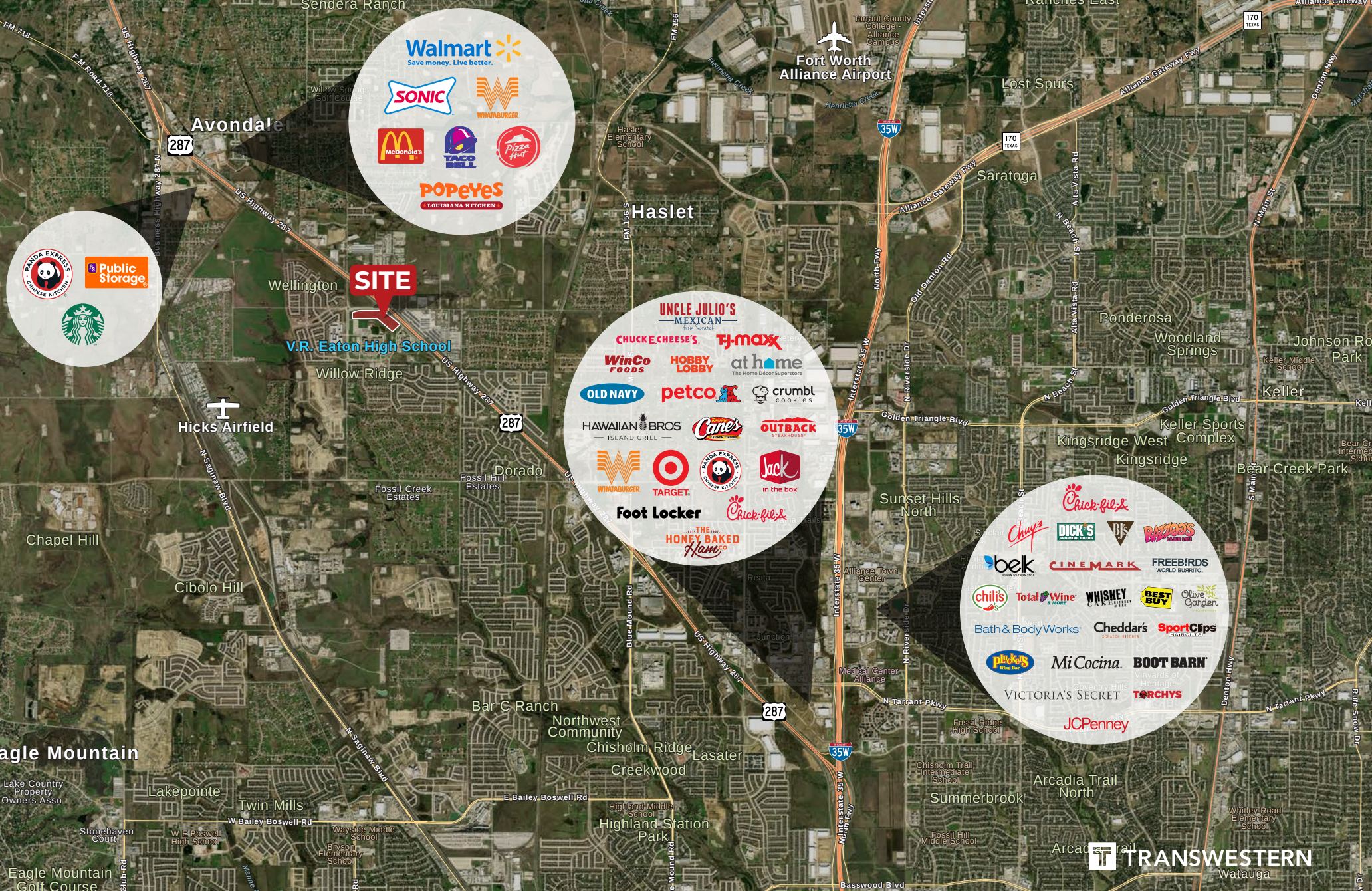
Permitted uses include: Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, health care, retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.



Water & Sewer Map



Retail & Amenities





1 MILE

EDUCATION

0%	No High School Diploma	11%	High School Graduate	28%	Some College	61%	Bachelor's/Grad /Prof Degree
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INCOME

	\$149,098	Median Household Income
	\$51,237	Per Capita Income
	\$828,111	Median Net Worth

EMPLOYMENT

	89.4%	3.1%	Unemployment Rate
	6.3%		
	4.2%		

KEY FACTS

5,337	35.3
Population	Median Age
1,518	\$116,557
Households	Median Disposable Income

3 MILES

EDUCATION

4%	No High School Diploma	16%	High School Graduate	28%	Some College	52%	Bachelor's/Grad /Prof Degree
----	------------------------	-----	----------------------	-----	--------------	-----	------------------------------

INCOME

	\$140,244	Median Household Income
	\$51,685	Per Capita Income
	\$626,603	Median Net Worth

EMPLOYMENT

	74.2%	2.6%	Unemployment Rate
	17.3%		
	8.5%		

KEY FACTS

43,320	35.9
Population	Median Age
13,327	\$111,521
Households	Median Disposable Income

5 MILES

EDUCATION

4%	No High School Diploma	19%	High School Graduate	31%	Some College	47%	Bachelor's/Grad /Prof Degree
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INCOME

	\$121,466	Median Household Income
	\$46,866	Per Capita Income
	\$491,064	Median Net Worth

EMPLOYMENT

	73.8%	2.4%	Unemployment Rate
	16.0%		
	10.2%		

KEY FACTS

113,699	34.4
Population	Median Age
36,251	\$102,820
Households	Median Disposable Income

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TRANSWESTERN

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Willow Springs Rd

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