



PRICING
CALL BROKER

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.

AVAILABLE

Jurisdiction: Haslet ETJ
Frontage: ± 449.94 FT on FM 156
Utilities: Available

HIGHLIGHTS

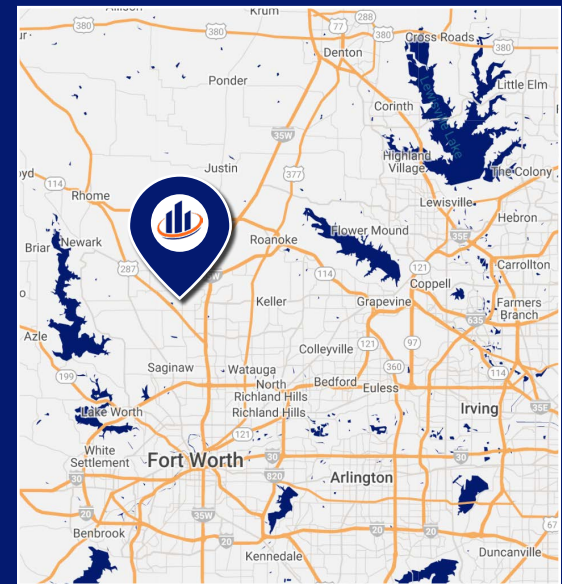
- » North Tarrant Growth Area
- » N Fort Worth Submarket
- » Regional Access
- » Strategic Corner Location



± 10.59 AC ETJ LAND FOR SALE

11175 FM 156
Haslet, TX 76052

AVAILABLE:
 ± 10.59 AC



±10.59 AC ETJ LAND FOR SALE

11175 FM 156 | Haslet, TX 76052



VACANT LOT
11175 FM ROAD 156

D.C. PIERCE & WIFE, THELMA L. PIERCE
VOL. 8161, PG. 1866; DRTCT
10.588 ACRES / 461,202 SQ. FT.

HENRY ROBERTSON SURVEY, ABST. NO. 1259

FARM TO MARKET ROAD 156 (100' R.O.W.)

COUNTRY LANE (60' R.O.W.)

POND

SHED

TRACT I

TRACT II

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1X

BLOCK B; NORTHGLEN PHASE ONE; DOC. NO. D218188033; PRCT

N 89°36'30" E 1025.00'

S 89°36'24" W 1025.00'

S 00°08'26" E 449.94'

N 00°08'26" W 449.97'

10' UTILITY EASEMENT (D201251269, DRTCT) & 10' DEDICATION PER PLAT (NORTHGLEN PHASE ONE INSTRUMENT NO. D218188033, R.P.R.T.C.T.)

10' PIPELINE R.O.W. & EASEMENT (D206412405, DRTCT)

10' UTILITY EASEMENT (D218172383, DRTCT)

CONC. HEAD WALL

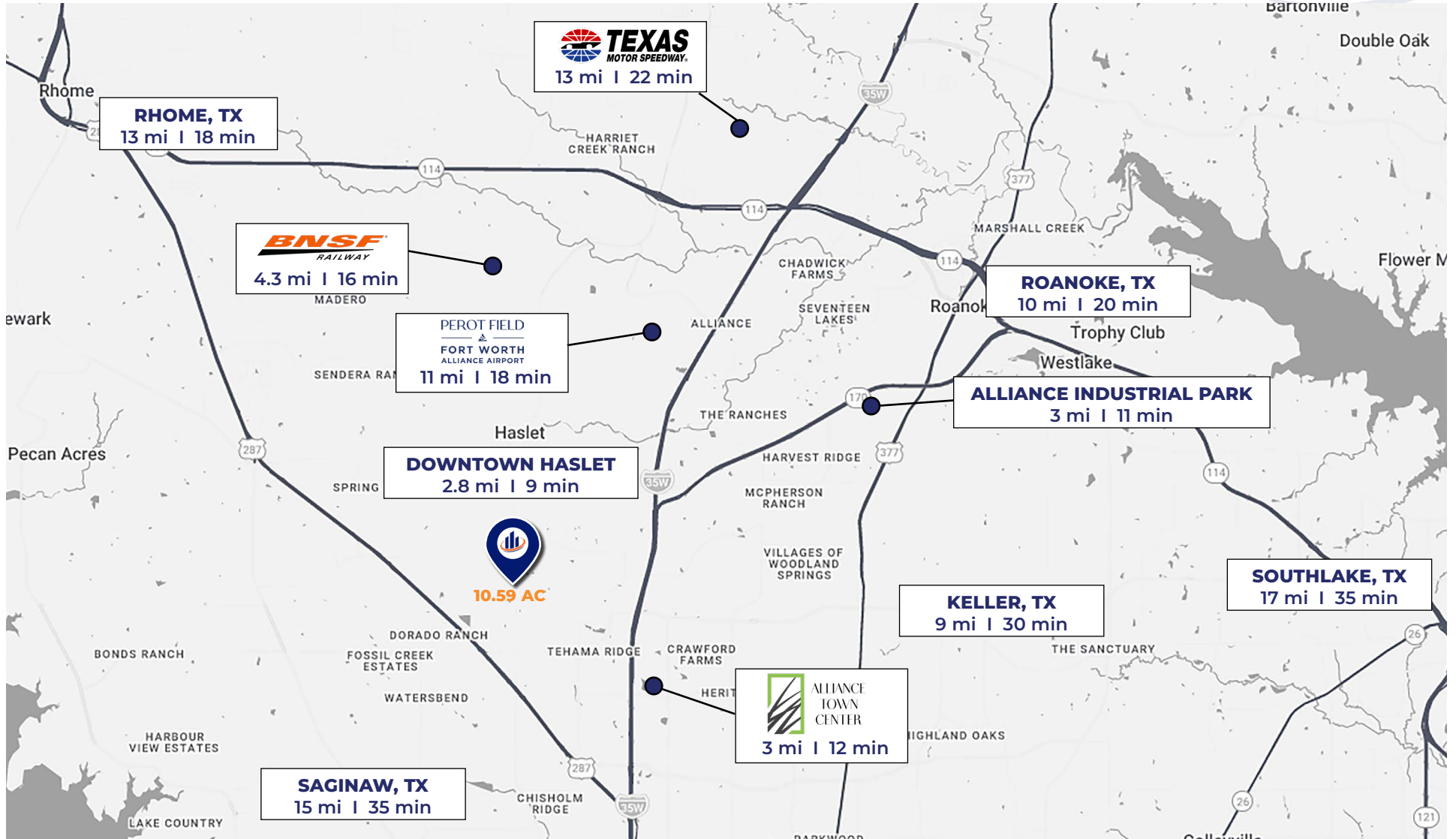
CONC. DRAIN

STREET SIGN

NO.	REVISION	BY	DATE
1	UPDATE SURVEYOR'S CERTIFICATION	MWD	10/22/2011

±10.59 AC ETJ LAND FOR SALE

11175 FM 156 | Haslet, TX 76052



±10.59 AC ETJ LAND FOR SALE

11175 FM 156 | Haslet, TX 76052

HASLET, TX – LOCATION OVERVIEW

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.

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.



HIGHLIGHTS

Population: ~5,900 and growing

Median Household Income: ~\$169K

Educated Workforce: 50%+ with bachelor's or higher

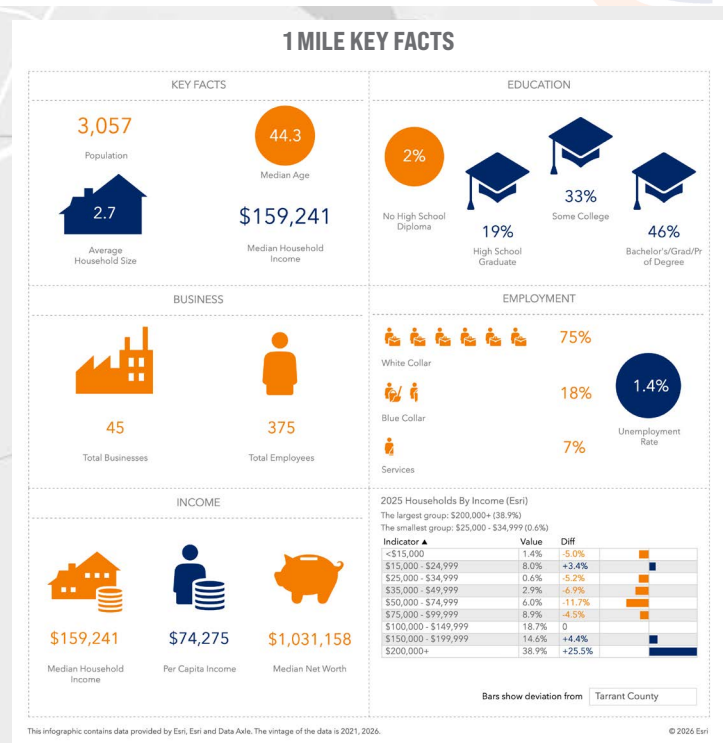
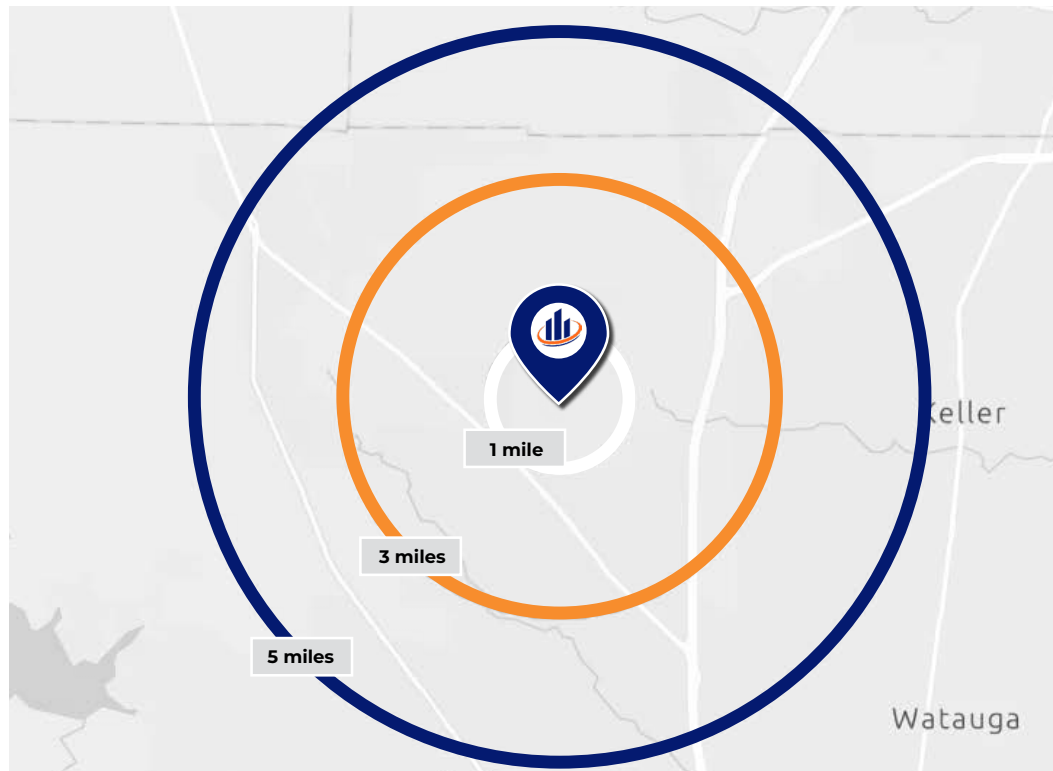
High Homeownership: 92%

Strategic Access: Downtown Fort Worth & DFW International Airport

Economic Strength: Positioned within the 27,000-acre AllianceTexas development

±10.59 AC ETJ LAND FOR SALE

11175 FM 156 | Haslet, TX 76052



Dallas-Fort
Worth
International
Airport

2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	3,057	65,740	201,786	3,174	73,673	230,654
Households	1,126	22,144	66,359	1,193	25,129	76,940
Families	901	17,242	52,716	948	19,509	60,909
Average Household Size	2.71	2.97	3.04	2.66	2.93	3.00
Owner Occupied Housing Units	933	15,325	48,291	1,001	16,578	56,251
Renter Occupied Housing Units	193	6,819	18,068	191	8,551	20,688
Median Age	44.3	34.5	34.5	45.1	35.2	35.2
Median Household Income	\$159,241	\$121,742	\$122,114	\$181,586	\$132,168	\$133,944
Average Household Income	\$196,227	\$149,326	\$146,364	\$213,614	\$162,417	\$161,051



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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0