



472 S FM 156
Haslet, TX 76177

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QUICK FACTS



1.028 AC
LOT SIZE



\$900,000
PRICE



Commercial
ZONING

HIGHLIGHTS

- Ready to Build - Approved civil, construction, MEP plans
- 7,200 SF 10-bay auto repair shop fully approved by city
- Potential office opportunity
- Utilities - Water, Sewer, Gas and Electric

AREA RETAILERS



LeTara Grill
Fine American Kitchen®



TRAFFIC COUNTS



BLUE MOUND RD

16,788 VPD ('23)

AVONDALE HASLET RD

8,802 VPD ('25)

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	25,409	103,616	463,201
Average HH Inc	\$152,348	\$131,505	\$123,265
Households	7,855	33,401	154,960

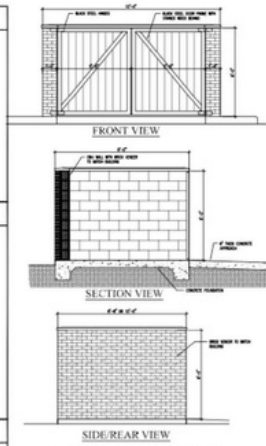
* 2024 CoStar Estimates



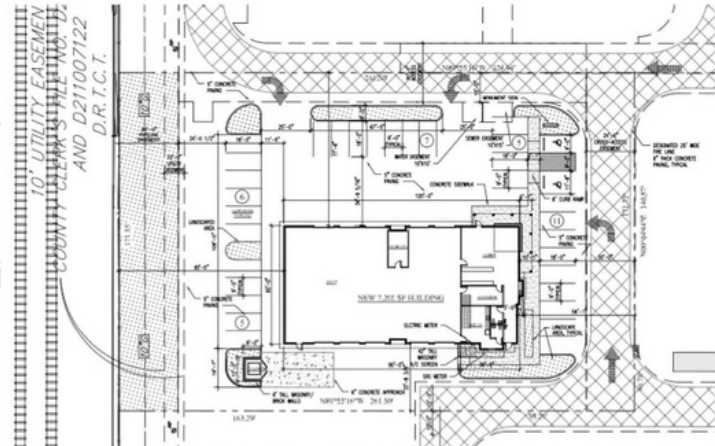
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PROJECT DATA
Owner name: Haslet Partners LLC 2833 Autumn Lane Frisco, Texas 75038 Prepared by name: Coffey Architecture, Inc. 1118 Lunar Avenue Palm, Texas 79430 (817) 288-5218 Project Description: New automobile maintenance facility. Expected start date Dec. 1, 2009 Expected completion date June 1, 2011
BUILDING DATA
Current Occupancy Classification: B-1 with accessory occupancy B 1 Story with mezzanine over office Construction Type VIB Allowable Area: 8,888 SF New Building AREA CALCULATIONS: Shop: 5,418 SF Office: 1,768 SF Total Area: 7,186 SF Mezzanine: 523 SF OCCUPANT LOAD CALCULATIONS: Shop: 1,810 SF @ 1 per 100 of gross = 18 Office: 523 SF @ 1 per 100 of gross = 5 Mezzanine: 523 SF @ 1 per 100 of gross = 5 Total Occupants: 28
ZONING DATA
Zoning Classification: PD-24-2010 (no change) Commercial C.C. District Subdivision name: Letran Town Center 1,628 acres (44,780 sq) grossed, 1 lot Proposed Finish Floor Elevation: 734.10' Area of all structures: 7,208 sq Percentage land coverage by structures: 18% Parking: 2 per 1,000 GFA, 1,208 sq ft @ 1,000 = 2 27 spaces provided (2 accessible)
CODES AND REGULATIONS
THIS PROJECT IS TO BE CONSTRUCTED TO MEET OR EXCEED THE FOLLOWING GOVERNING AUTHORITIES AND ALL OTHER APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FIRE AND GAS CODE 2015 INTERNATIONAL FIRE CODE 2014 NFPA 70 NATIONAL ELECTRICAL CODE 2012 TEXAS ACCESSIBILITY STANDARDS JURISDICTION: CITY OF HASLET, TEXAS

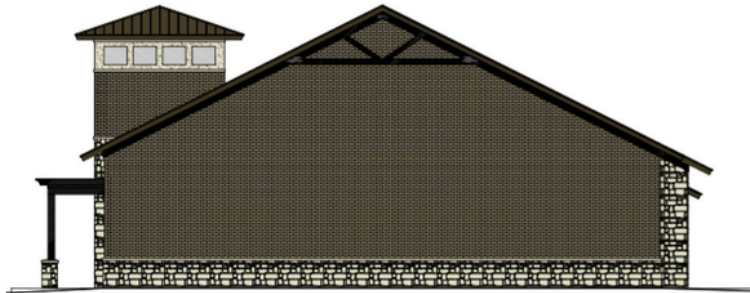


2 DUMPSTER DETAILS
SCALE: 3/8" = 1'-0"



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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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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.

2-10-2025



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.

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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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