

WELLINGTON +/- 32 ACRES

SWQ of US 287 and Blue Mound Road W

Haslet, Texas 76052

HANOVER

PROPERTY COMPANY



PROPERTY HIGHLIGHTS

- +/- 32 acres for sale
- Multifamily Zoned C – 18 units per acre
- Part of a 600 acre master planned community under development.
- Across from new NWISD High School and Middle School.
- Contact for pricing.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	2,421	23,262	69,831
5 Yr Proj. Growth	11.35%	16.85%	18.7%
Avg. HH Income	\$115,523	\$122,353	\$108,746

TRAFFIC COUNTS

US 287: 32,764 VPD | Bus 287: 13,334 VPD (TXDOT 2017)

AREA RETAILERS



HANOVER
PROPERTY COMPANY

John G. Carter
214.445.2226

jcarter@hanoverproperty.com

3001 Knox Street, Suite 207 | Dallas, Texas 75205

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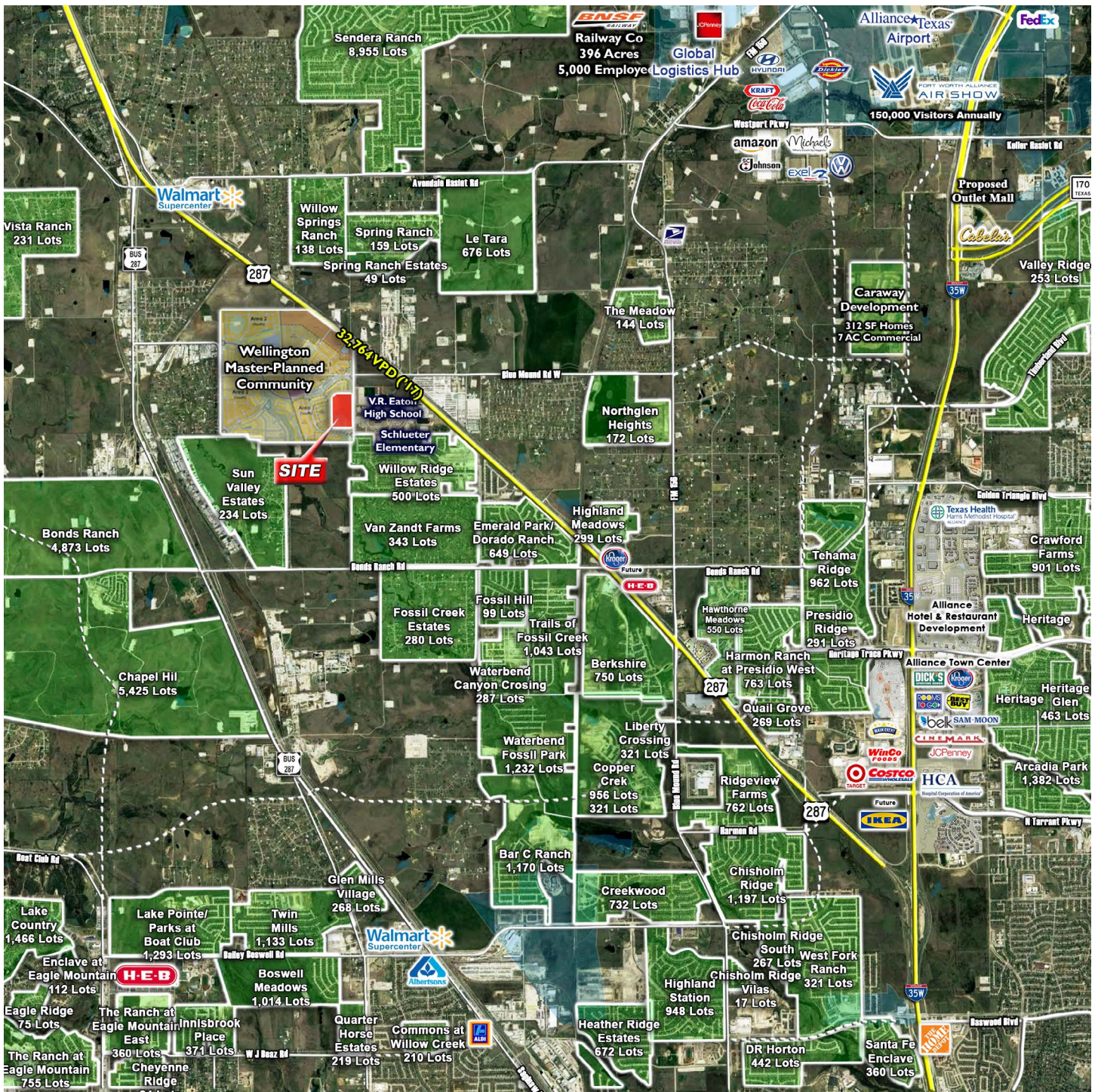
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Population Summary			
2000 Total Population	25	2,058	10,337
2010 Total Population	618	14,409	43,258
2018 Total Population	2,421	23,262	69,831
2018 Group Quarters	0	0	0
2023 Total Population	2,708	27,459	83,904
2018-2023 Annual Rate	2.27%	3.37%	3.74%
2018 Total Daytime Population	1,221	15,116	51,981
Workers	158	3,936	18,120
Residents	1,063	11,180	33,861
Household Summary			
2000 Households	8	705	3,552
2000 Average Household Size	3.12	2.92	2.91
2010 Households	187	4,541	14,109
2010 Average Household Size	3.30	3.17	3.07
2018 Households	718	7,166	22,142
2018 Average Household Size	3.37	3.25	3.15
2023 Households	798	8,396	26,372
2023 Average Household Size	3.39	3.27	3.18
2018-2023 Annual Rate	2.14%	3.22%	3.56%
2010 Families	165	3,971	11,696
2010 Average Family Size	3.52	3.39	3.36
2018 Families	631	6,247	18,278
2018 Average Family Size	3.60	3.48	3.48
2023 Families	700	7,309	21,734
2023 Average Family Size	3.64	3.51	3.51
2018-2023 Annual Rate	2.10%	3.19%	3.52%
Housing Unit Summary			
2000 Housing Units	11	759	3,754
Owner Occupied Housing Units	72.7%	84.5%	82.6%
Renter Occupied Housing Units	9.1%	8.4%	12.0%
Vacant Housing Units	18.2%	7.1%	5.4%
2010 Housing Units	199	4,729	14,975
Owner Occupied Housing Units	88.9%	88.8%	82.6%
Renter Occupied Housing Units	5.0%	7.3%	11.7%
Vacant Housing Units	6.0%	4.0%	5.8%
2018 Housing Units	722	7,242	22,682
Owner Occupied Housing Units	96.0%	93.8%	87.4%
Renter Occupied Housing Units	3.5%	5.2%	10.3%
Vacant Housing Units	0.6%	1.0%	2.4%
2023 Housing Units	830	8,549	27,020
Owner Occupied Housing Units	93.1%	93.7%	86.6%
Renter Occupied Housing Units	3.0%	4.5%	11.0%
Vacant Housing Units	3.9%	1.8%	2.4%
Median Household Income			
2018	\$104,260	\$105,476	\$91,748
2023	\$106,360	\$107,832	\$97,459
Median Home Value			
2018	\$276,212	\$273,519	\$224,730
2023	\$305,752	\$306,943	\$256,423
Per Capita Income			
2018	\$35,908	\$37,775	\$34,510
2023	\$38,600	\$40,289	\$37,296
Median Age			
2010	33.9	33.7	32.0
2018	35.0	34.5	33.4
2023	34.0	33.7	33.0



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.

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.

_____ 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