

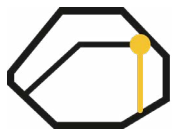
SENDERA

POINT



BRYAN HAGGARD LAND GROUP

www.BryanHaggardLand.com



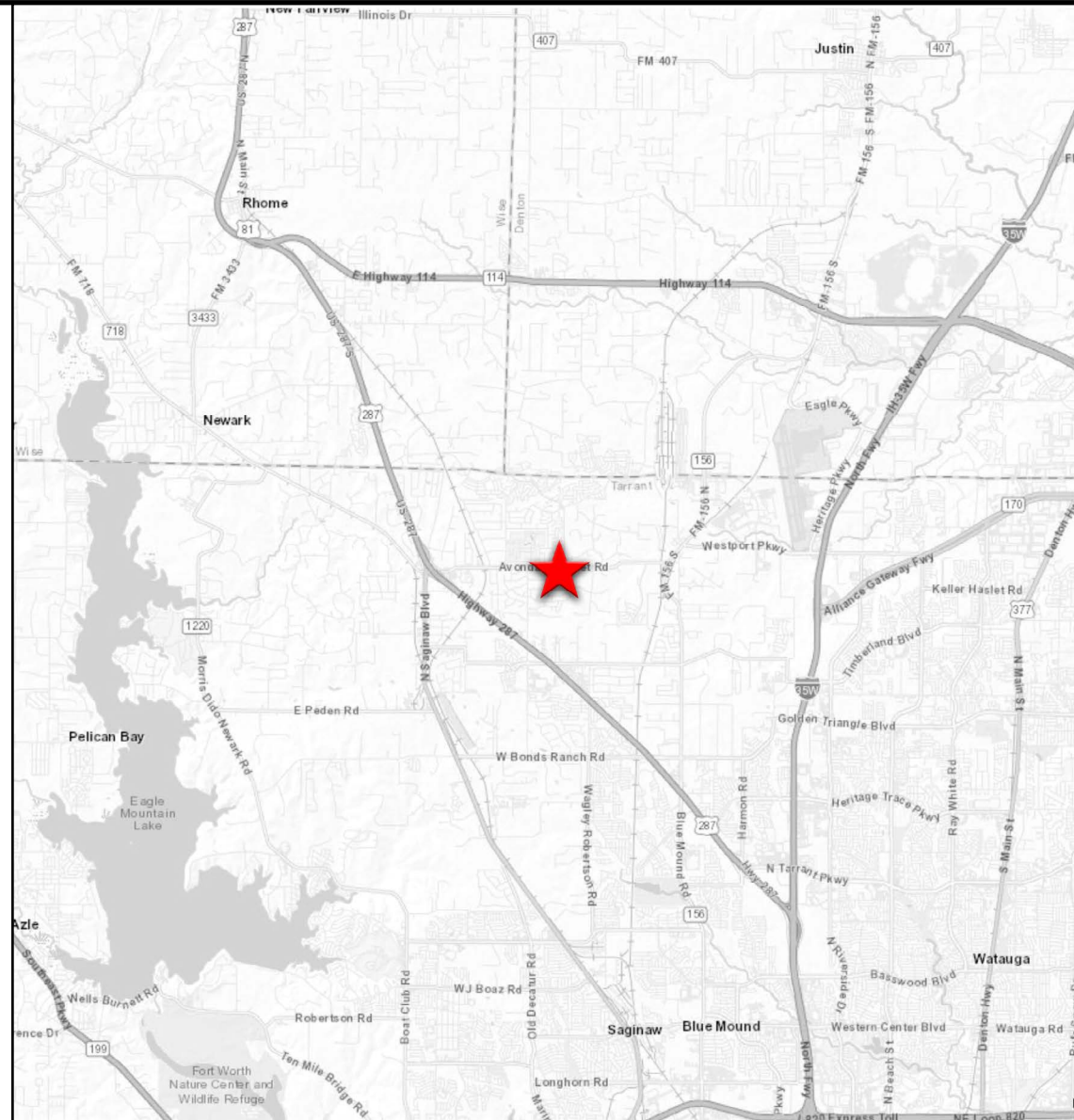
SENDERA
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SENDERA POINT
SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas

Bryan Haggard Land Group ("BHLG"), as exclusive advisor to the owner, is pleased to present **Sendera Point**, a premier **±4.10-acre commercial land opportunity** located at the southwest corner of **Avondale Haslet Road** and **Sendera Ranch Boulevard** in Fort Worth, Texas.

Positioned at a primary entrance to **Sendera Ranch**, one of the largest master-planned communities in the area, the Property benefits from an established residential customer base and continued growth throughout Northwest Fort Worth. Sendera Ranch encompasses approximately **3,000 acres with 9,000 planned single-family homes**, creating a significant concentration of rooftops immediately surrounding the site.

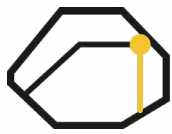
The Property is zoned **"E" Neighborhood Commercial** and is positioned along Avondale Haslet Road, where the City of Fort Worth is currently expanding the roadway from two lanes to four lanes to improve mobility through the growing corridor. With commercial zoning in place, nearby water and sewer infrastructure, and immediate access to a large residential trade area, Sendera Point presents a compelling opportunity for neighborhood retail, restaurant, medical, service and other commercial development. The preliminary engineering exhibits identify the ±4.10-acre parcel and existing utility infrastructure in the immediate area.



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ALICIA BUSH - Alicia@BryanHaggardLand.com

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SENDERA
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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas

SITE SIZE: ±4.10 Gross Acres

LOCATION: Southwest corner of Avondale
Haslet Road and Sendera Ranch
Boulevard, Fort Worth, Tarrant
County, Texas

PARCEL ID: 42698021

ZONING: "E" Neighborhood Commercial –
City of Fort Worth

UTILITIES: Existing water and sanitary sewer
infrastructure shown in the
immediate area. Final capacity and
connection requirements to be
confirmed with the City of Fort Worth

SCHOOLS: Northwest Independent School
District*

*School attendance boundaries to be independently verified.

MARKET SNAPSHOT

SENDERA RANCH

±3,000 Acres
±9,000 Planned Homes

NORTHWEST ISD HOUSING PIPELINE

±1,070 Homes Under Construction
±5,900 Available Lots
39,000+ Future Homes Planned

ALLIANCE TEXAS

602 Companies
73,000+ Direct Jobs
±\$142.9 Billion Economic Impact

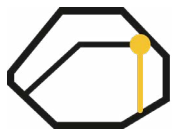
5 MILE DEMOGRAPHIC SNAPSHOT

2026 Population	Households	Med HH Income
95,268	30,958	\$150,092

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KEY ADVANTAGES:

PREMIER SENDERA RANCH COMMERCIAL POSITIONING

Sendera Point is strategically located at the entrance to **Sendera Ranch**, a ±3,000-acre master-planned community with approximately **9,000 planned single-family homes**. The location places the Property directly along a primary route serving a substantial established and growing residential population.

COMMERCIAL ZONING IN PLACE

The Property is zoned **"E" Neighborhood Commercial**, positioning the site for neighborhood-oriented commercial development subject to City of Fort Worth development standards and permitted-use requirements.

MAJOR ROADWAY IMPROVEMENTS

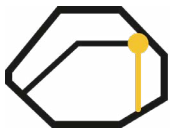
The City of Fort Worth is currently reconstructing a portion of **Avondale Haslet Road from two lanes to four lanes**, improving capacity and mobility through the corridor. The project strengthens the long-term access and visibility profile of Sendera Point.

STRONG RESIDENTIAL GROWTH

Northwest ISD's Spring 2026 housing report identifies approximately **1,070 homes under construction, 5,900 available residential lots and more than 39,000 future homes planned** throughout the district, demonstrating continued residential expansion across the surrounding trade area.

ALLIANCE TEXAS EMPLOYMENT ENGINE

Sendera Point benefits from proximity to **AllianceTexas**, the 27,000-acre North Fort Worth economic hub containing **602 companies and more than 73,000 direct jobs**. AllianceTexas has generated approximately **\$142.9 billion in cumulative regional economic impact**, providing a major employment base supporting continued residential and commercial growth in the area.



SENDERA
POINT

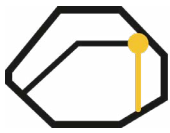
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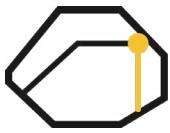
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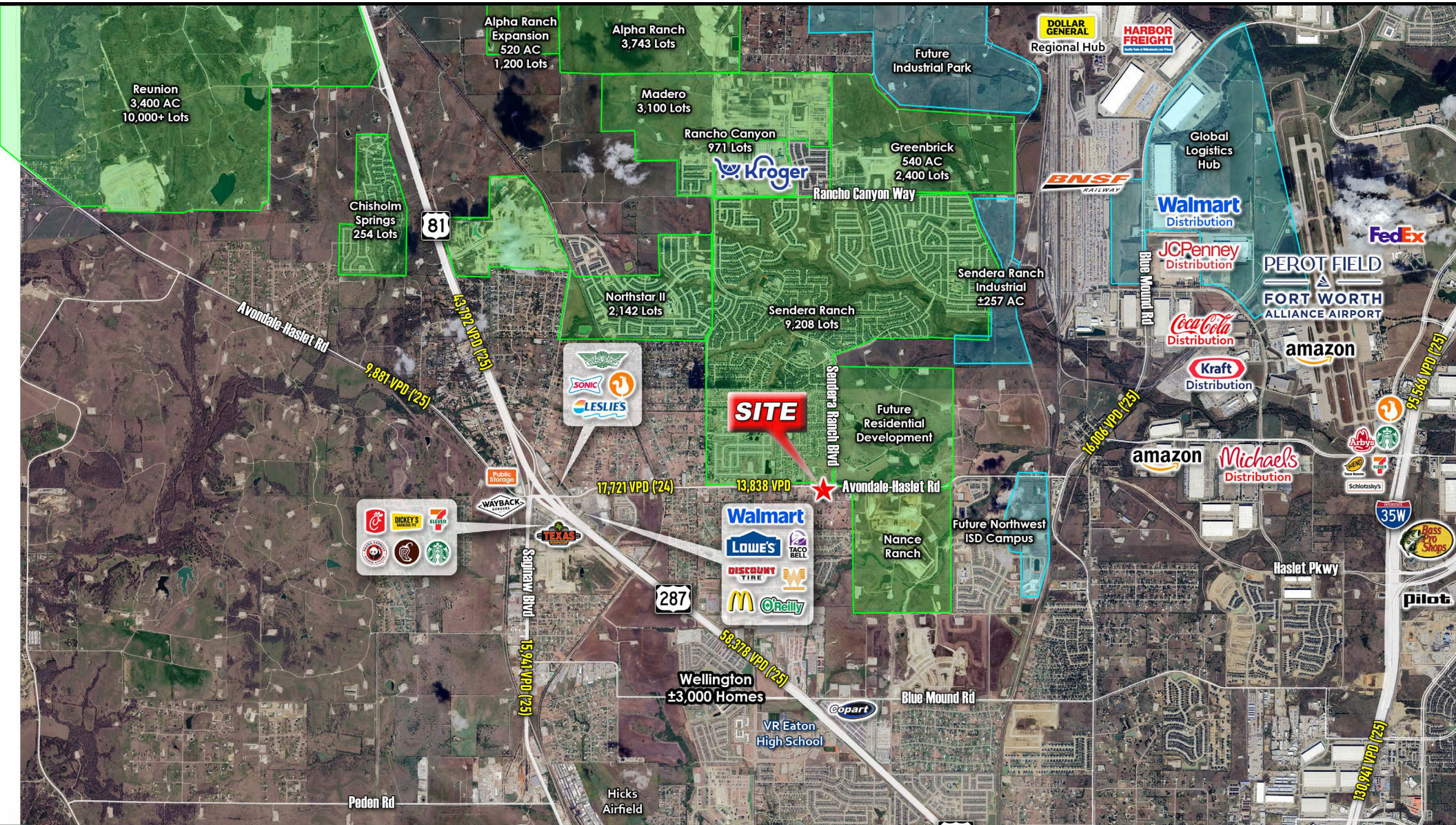
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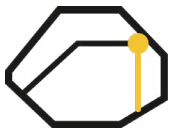
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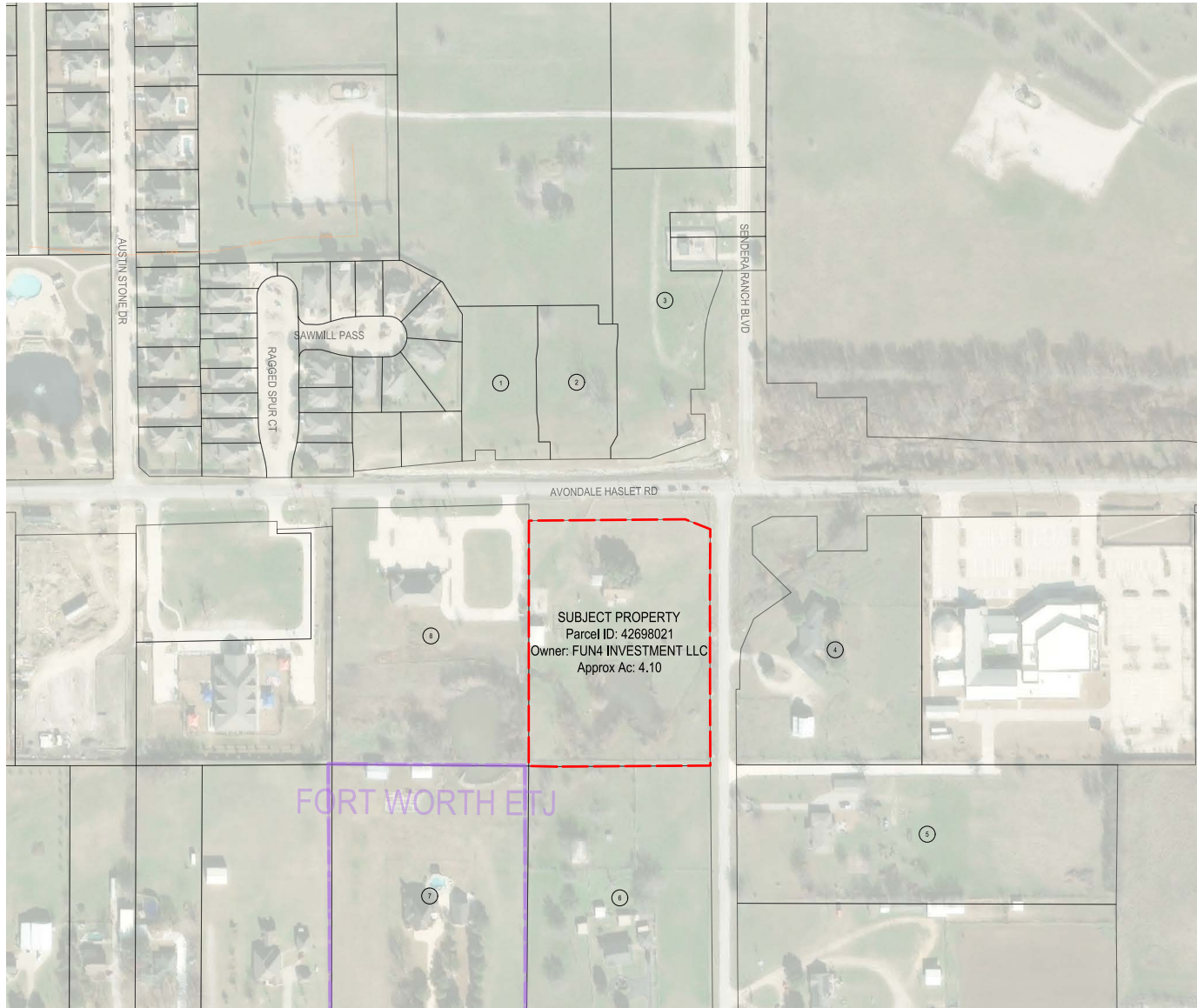
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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas



Feasibility Snapshot

AVONDALE-HASLET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



0 50 100 200
1 inch = 100 ft.

LOCATION MAP
N.T.S.

KEY	OWNER	APPROX AC
SUBJECT	FUM INVESTMENT LLC	4.10
1	SENDERA VENTURES RETAIL I LLC	1.07
2	SENDERA VENTURES RETAIL I LLC	1.07
3	SENDERA RANCH NEIGHBORHOOD SHO	2.45
4	WINDOW GANG OF FORT WORTH LLC	3.77
5	KRKE JOHN	4.87
6	GREON CHARLES E EST	4.45
7	HOSKIN FRANCES	4.73
8	SSON INVESTMENTS LLC	4.88



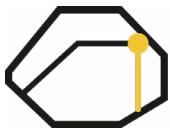
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Property Ownership Data

BRYAN HAGGARD
LAND GROUP
972-265-9609
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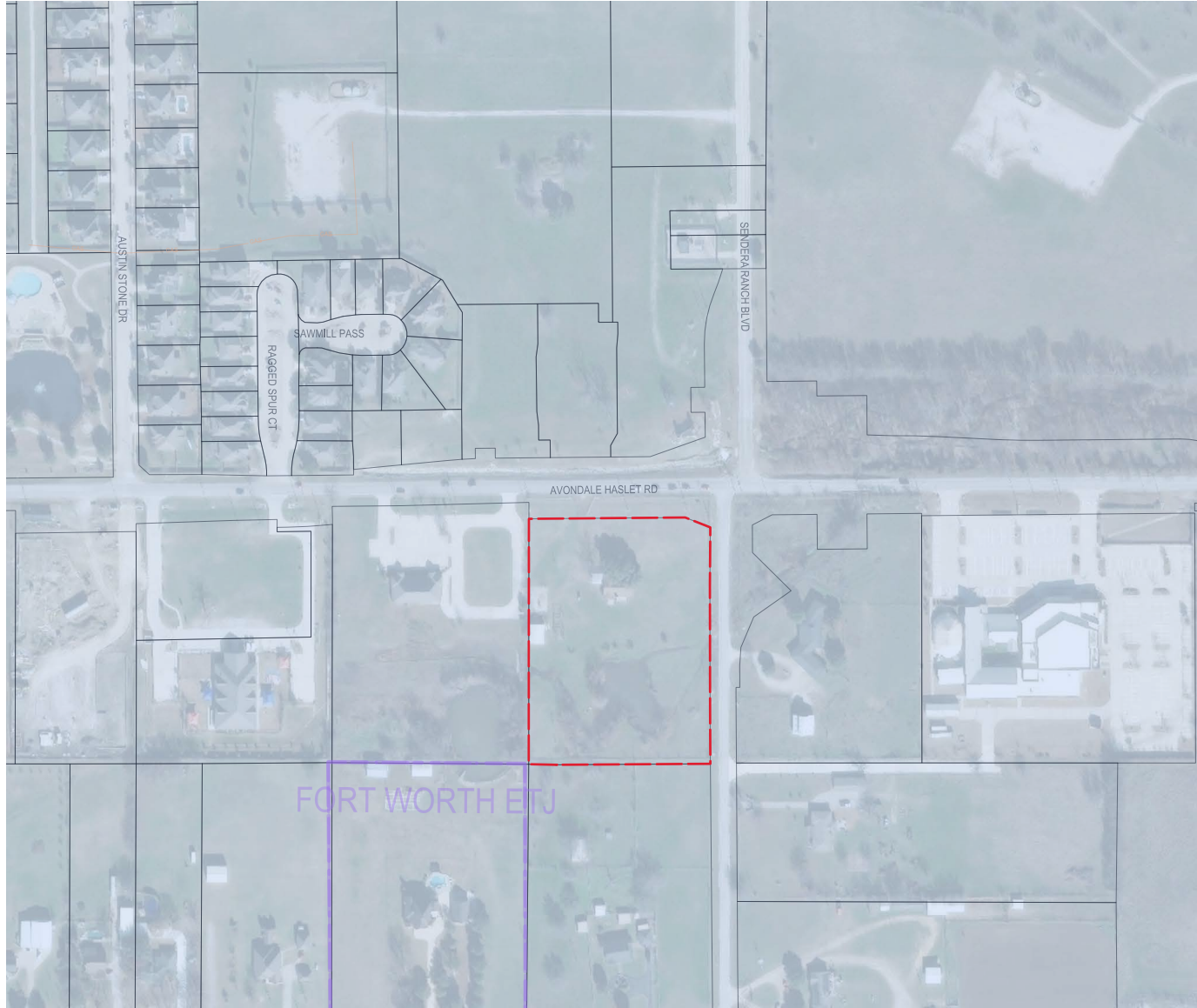
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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas



Feasibility Snapshot
AVONDALE-HASLET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



0 50 100 200
1 inch = 100 ft.

LOCATION MAP
N.T.S.

LEGEND

— CITY OF FORT WORTH — Water CCN



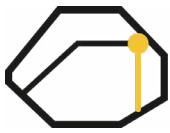
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Water CCN GIS Map

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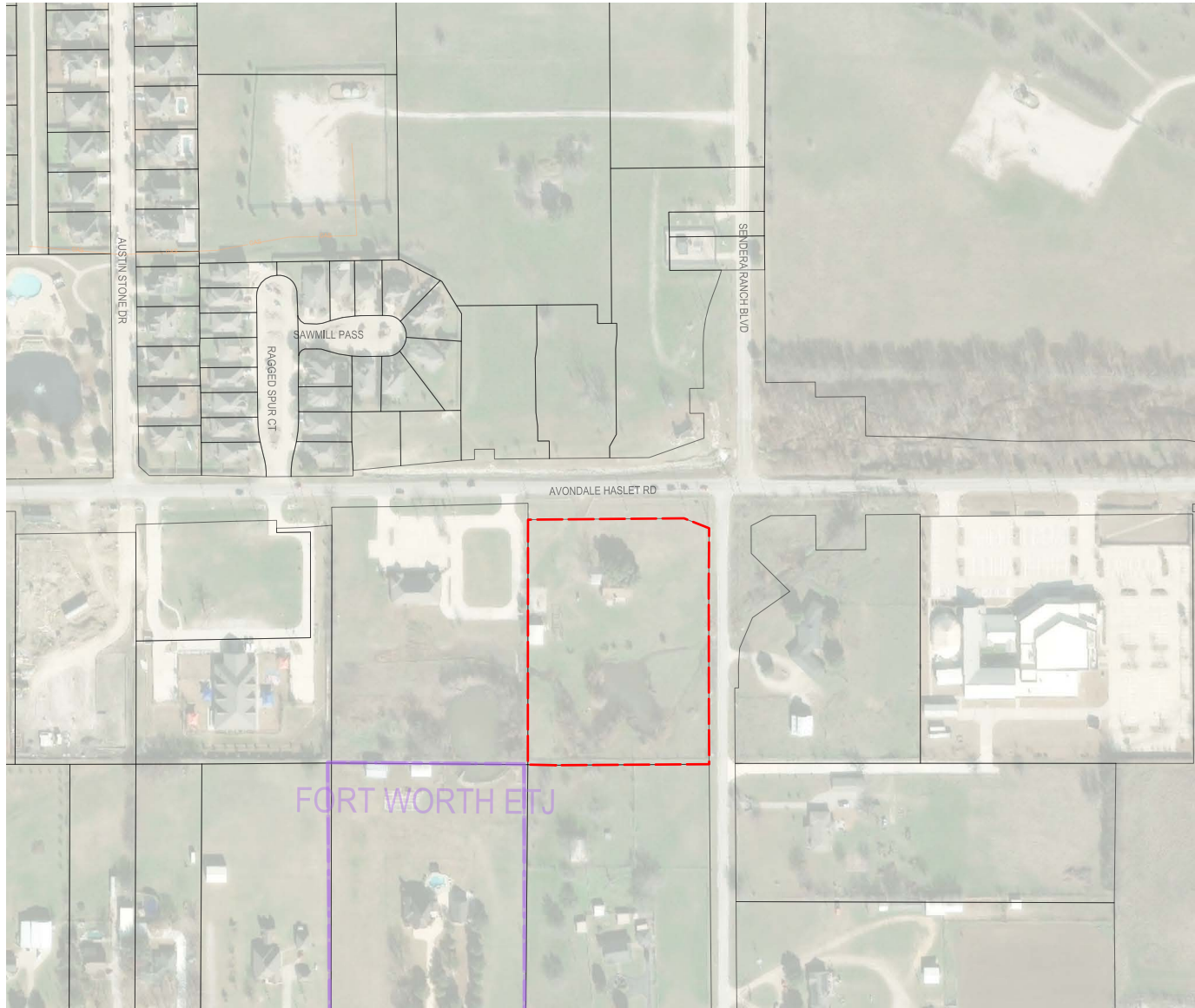
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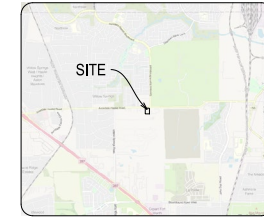


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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas



Feasibility Snapshot
AVONDALE-HASLET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



0 50 100 200
1 inch = 100 ft.

LOCATION MAP
N.T.S.

LEGEND



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Sewer CCN GIS Map

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SENDERA
POINT

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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas

DEMOGRAPHIC SUMMARY

Sendera Ranch Blvd & Avondale Haslet Rd, Haslet, Texas, 76052
Ring of 1 mile

KEY FACTS

5,130

Population

33.2

Median Age



1,457

Households

\$131,654

Median Disposable Income

EDUCATION

3.1%

No High School Diploma



22.5%

High School Graduate



24.8%

Some College/
Associate's Degree



49.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$162,344
Median Household Income

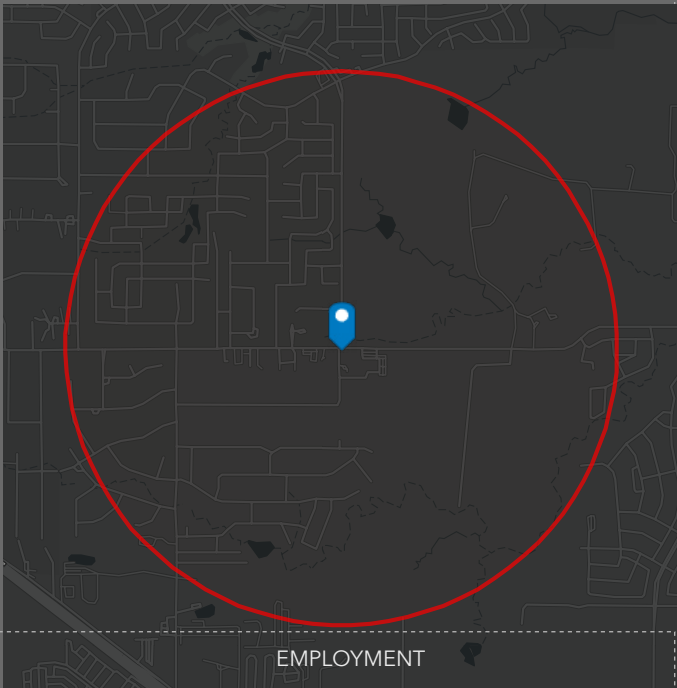


\$59,007
Per Capita Income



\$698,825
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73.8%



Blue Collar

18.4%



Services

9.3%

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



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SENDERA
POINT

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SWC of Avondale Haslet Rd & Sendera Ranch Blvd
±4.10 Acres | Fort Worth, Texas

DEMOGRAPHIC SUMMARY

Sendera Ranch Blvd & Avondale Haslet Rd, Haslet, Texas, 76052
Ring of 3 miles

KEY FACTS

44,689

Population



14,489

Households

35.4

Median Age

\$127,642

Median Disposable Income

EDUCATION

3.4%

No High School
Diploma



19.9%

High School
Graduate



29.3%

Some College/
Associate's
Degree



47.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$160,413
Median Household
Income

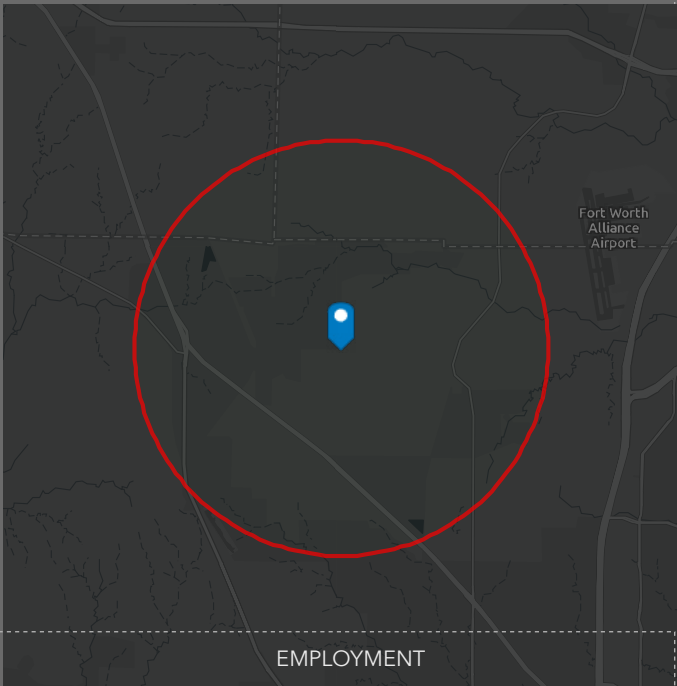
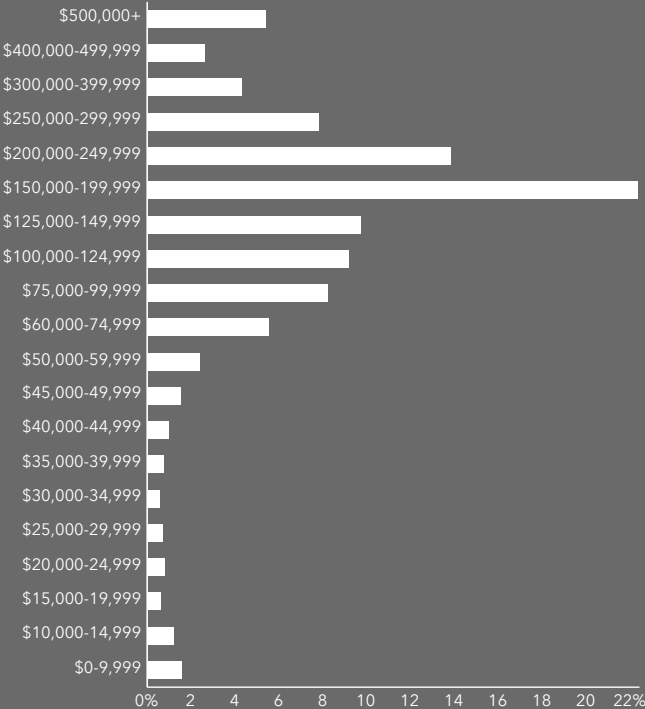


\$61,185
Per Capita
Income



\$717,018
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

74.7%



Blue Collar

16.4%



Services

10.5%

2.8%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



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±4.10 Acres | Fort Worth, Texas

DEMOGRAPHIC SUMMARY

Sendera Ranch Blvd & Avondale Haslet Rd, Haslet, Texas, 76052
Ring of 5 miles

KEY FACTS

95,268

Population



30,958

Households

35.2

Median Age

\$118,345

Median Disposable Income

EDUCATION

4.3%

No High School
Diploma



19.2%

High School
Graduate



30.3%

Some College/
Associate's
Degree



46.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$150,092
Median Household
Income

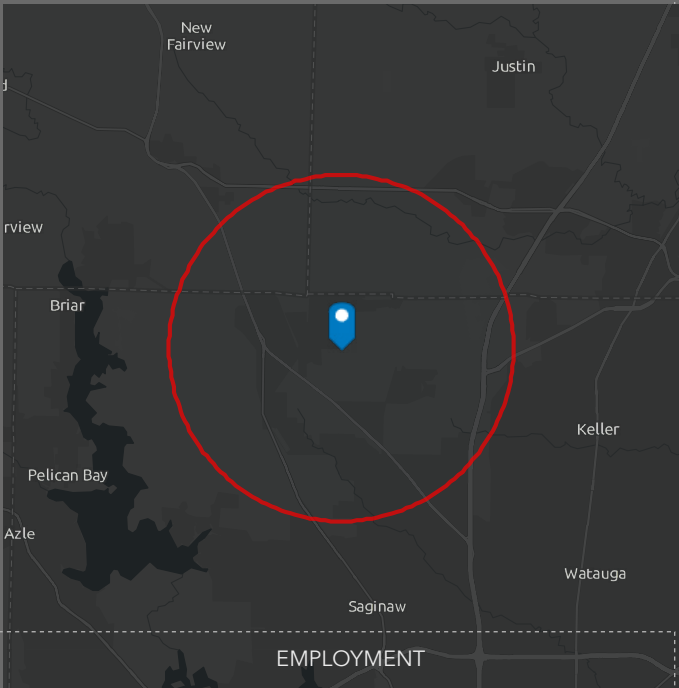
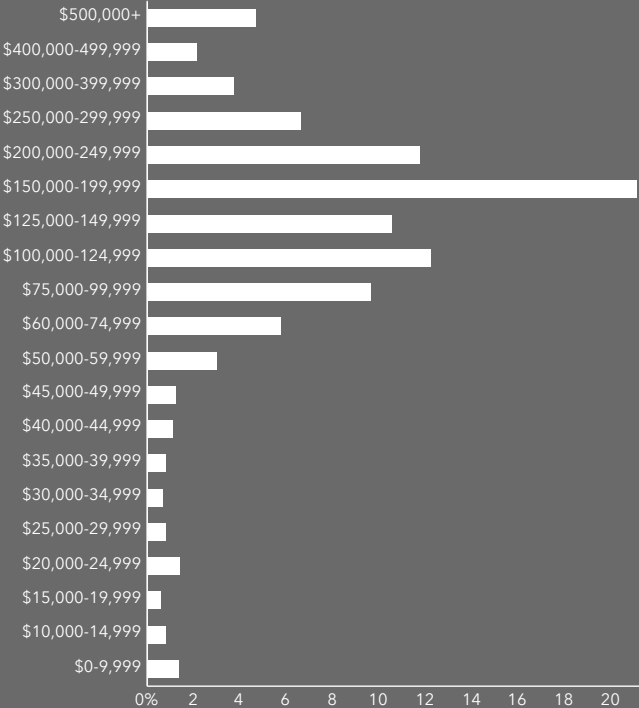


\$58,425
Per Capita
Income

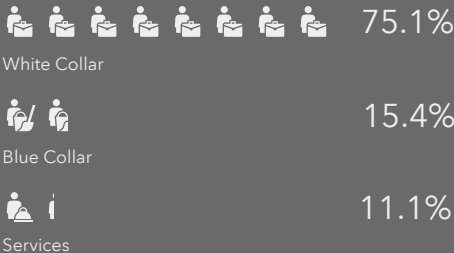


\$632,023
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT



2.8%

Unemployment
Rate

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2