DFW PICS • HASLET CITY GUIDE

Haslet, Texas: 2026 City Guide, Real Estate Market, Alliance Corridor, SH 170 & Growth

Haslet is one of the most boundary-sensitive real-estate markets in North Texas. The incorporated city is still small - an estimated **5,267 residents** - but Census estimates show a remarkable **166.7% increase from the April 2020 estimate base**. At the same time, the broader Haslet mailing area and 76052 housing market extend well beyond city limits into fast-growing northwest Fort Worth and ETJ areas. That distinction matters for taxes, schools, utilities, zoning, police/fire service and home-market statistics.

Explore Haslet Real Estate | See Alliance & Development | Download Printable PDF

Research update: October 31, 2026 • September is the latest completed housing-market month.

5,267
U.S. Census Bureau incorporated-city estimate, July 1, 2025

166.7%
Population growth from April 2020 estimate base

$732,734
Redfin rolling 3-month median sale price, September 2026

$0.361379
City tax rate per $100 valuation, tax year 2026

NAVIGATE THE GUIDE

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Print or share: Download the print-friendly Haslet City Guide PDF.

CITY SNAPSHOT

Haslet at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	5,267 (July 1, 2025)	Applies to incorporated Haslet, not the entire 76052 mailing area.
Population growth	166.7%	Growth from April 2020 estimate base of 1,975.
2020 Census population	1,952	Shows how quickly annexation and new housing changed the incorporated city.
Owner-occupied housing	94.3%	Homeownership dominates the incorporated-city housing profile.
Median owner-occupied value	$616,000	ACS benchmark, not a current 2026 sold-price statistic.
Median household income	$169,046	2020-2024 ACS in 2024 dollars.
Bachelor's degree or higher	43.0%	Professional and logistics-related employment both contribute to demand.
Mean commute	29.4 minutes	Alliance, Fort Worth, DFW Airport and broader North Texas commutes shape location choices.
Land area	8.93 square miles	

Measure	Latest cited figure	Why it matters
		City-limit statistics cover a small footprint compared with the broader Haslet market.

U.S. Census Bureau QuickFacts - Haslet.

THE MOST IMPORTANT HASLET CONCEPT

City Limits, Mailing Address, School District & ETJ Are Not the Same Thing

A property can have a Haslet mailing address without being inside the City of Haslet. The 76052 ZIP code reaches deeply into northwest Fort Worth and unincorporated/ETJ areas, while city-limit maps show a much smaller incorporated footprint.

City limits

Determine City of Haslet property tax, municipal zoning and many city-service obligations.

ETJ

Extraterritorial-jurisdiction areas can be subject to platting and development rules without being fully incorporated.

76052 mailing area

Useful for postal identity and many listing searches, but not a legal jurisdiction boundary.

Buyer rule: never assume "Haslet, TX 76052" means City of Haslet taxes or services. Verify the parcel on the City Limits/GIS map, appraisal record and taxing-unit list.

Haslet City Limits, Zoning & Infrastructure Maps.

RAILROAD-ERA ORIGINS

Haslet Grew From a Rail Stop Into an Alliance-Corridor City

1880s: Settlement develops north of Fort Worth among cattle and farming operations.

1883: Gulf, Colorado & Santa Fe Railway tracks extend through the area, helping create a distinct community.

1887: Haslet receives a post office.

Early 1900s: The community remains tiny, centered on agriculture and rail access.

1961: Haslet incorporates on January 16.

Late 20th / early 21st century: Alliance Airport, logistics, I-35W and northwest Fort Worth growth transform Haslet's economic geography.

2020s: New subdivisions, annexation, road projects and industrial development dramatically accelerate change.

City of Haslet history.

HOUSING MARKET

Haslet Real Estate Market: September 2026

Haslet's market statistics are especially boundary-sensitive because consumer portals can capture a broader market than incorporated Haslet. Redfin reports a rolling three-month median sale price of **$732,734**, **63 September sales**, **102 median days on market** and a **96.7% sale-to-list ratio**.

Realtor.com reports a **$429,900 median listing price**, **$579,094 median sold price**, **520 active listings** and **60 median days on market**. Zillow's September typical home value is **$383,646**, down 2.6% year over year, with 303 for-sale listings.

Portal medians diverge sharply

That is a warning sign that property mix and geography differ across datasets. Do not blend the figures into one "true" median.

Buyers have negotiating leverage

Redfin reports average sales about 4% below list price and 47.2% of listings with price drops.

New construction is a major competitor

LeTara, Sweetgrass, NorthGlen, The Vines and surrounding 76052 communities keep adding supply.

Large-lot and production homes coexist

Acreage-oriented incorporated properties should not be comped against smaller-lot Fort Worth/76052 subdivisions without careful adjustment.

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **63 homes sold in September 2026**, up 46.4% year over year. Because consumer portals can use broader Haslet geographies and different time windows, this guide does not fabricate a city-limit year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	63 homes sold	$732,734 rolling 3-month median	Redfin current market tracker.
September 2026	520 active listings	$579,094 median sold	Realtor.com broader Haslet market summary.
September month-end	303 for-sale listings	$383,646 typical home value	Zillow ZHVI; different geography/ methodology.

For a defensible YTD count: use NTREIS with the exact geography you intend to describe - incorporated Haslet, 76052, or a custom search polygon - and keep that geography consistent.

MICRO-MARKETS

Haslet Housing Submarkets & New Communities

LeTara

Newer planned community inside Haslet with active residential construction and neighborhood commercial development.

Sweetgrass

Large new-construction community with multiple phases and builder inventory.

NorthGlen

Newer residential product with active inspections and continuing buildout.

The Vines

Newer subdivision with production and move-up housing where builder incentives matter.

Old Haslet / acreage

Established homes and larger lots closer to Main Street, FM 156 and the historic core require different comps.

76052 / northwest Fort Worth

Sendera Ranch and other nearby communities may market as Haslet but can be outside Haslet city limits and use different tax/ service structures.

2026 Haslet inspection records.

BUYER & RELOCATION DUE DILIGENCE

What Haslet Buyers Should Verify

- **Legal jurisdiction:** verify incorporated Haslet versus Fort Worth, ETJ or unincorporated area.
- **Taxing units:** City, county, school, college, hospital and special-district taxes can differ significantly.
- **School assignment:** Northwest ISD serves much of the market, but exact campus assignment changes as new schools open.
- **Builder incentives:** compare financing buydowns and closing credits with resale pricing.
- **Road/freight exposure:** industrial corridors and intermodal truck routes matter near Railhead, Westport and Intermodal Parkway.
- **Utilities:** verify water, sewer/septic and provider by parcel; outer-area infrastructure can vary.
- **Future land use:** check the 2024 Master Land Use Plan around undeveloped tracts.
- **Airport overlay:** Haslet maps include airport-development and height-restriction overlays due to Alliance-area aviation.

SELLER STRATEGY

How Haslet Sellers Can Compete

Clarify the jurisdiction

Market the actual City, school, tax and utility situation accurately rather than relying on the mailing address.

Comp against builders

Quick move-ins and rate incentives can be the biggest competition for newer resales.

Use aerial context

Lot size, nearby open land, Alliance access, road projects and industrial adjacency are easier to understand from aerial media.

DFW Pics listing-media opportunity: Haslet's acreage, new construction, premium lots and rapidly changing surroundings benefit from aerial photography, professional interiors, floor plans and video. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

ALLIANCE CORRIDOR ECONOMY

Industrial and Logistics Growth Is Part of Haslet's Real-Estate Story

Haslet sits beside one of the most important logistics and aviation employment zones in the United States. Intermodal Parkway, Railhead Drive, Westport Parkway and Alliance Airport connect the city to major distribution, warehousing and transportation infrastructure.

In October 2026, Haslet scheduled hearings for two new industrial facilities on approximately **16.494 acres at 1051 Railhead Drive** and **10.199 acres at 179 Intermodal Parkway**. Earlier 2026 zoning hearings also considered converting those properties from Airport Facilities to Industrial.

Residential implication: proximity to Alliance employment can shorten commutes and support demand, but buyers should also evaluate truck traffic, industrial noise, lighting and future land uses.

Oct. 2026 industrial site-plan hearings • 2026 Railhead / Intermodal zoning hearings.

TRANSPORTATION INFRASTRUCTURE

Haslet Parkway, Intermodal Parkway & FM 156

Haslet's growth depends heavily on transportation projects that separate local residential traffic from Alliance/ intermodal freight. The City continues funding work on Intermodal Parkway, Haslet Parkway, the Avondale-Haslet grade-separated crossing and connections around Westport Parkway.

A 2026 road-improvement contract includes concrete-panel replacement on Westport Parkway, Intermodal Parkway, Gammill Street and Main Street, plus asphalt repairs in other areas. The City's master maps also track TxDOT's FM 156 schematic planning.

> **Buyer rule:** check both the current road network and planned alignments. A property that feels rural today can sit near a future arterial, industrial connection or grade-separated crossing.

2026 road improvements • Master thoroughfare / FM 156 maps.

2024 PLANNING FRAMEWORK

Haslet's Master Land Use Plan Shows the Transition Clearly

The 2024 Master Land Use Plan identifies a broad range of future categories, from **one home per two acres** and **one home per acre** through medium/high-density residential, multifamily, commercial, office/employment and industrial uses.

The map also shows city limits interwoven with ETJ and neighboring jurisdictions, reinforcing why parcel-level jurisdiction checks are essential.

> **Long-term takeaway:** Haslet is not simply "turning suburban." It is becoming a mixed residential-employment city, with low-density housing, production subdivisions and industrial logistics all sharing a relatively small geography.

Haslet Master Land Use Plan, adopted June 3, 2024.

EDUCATION

Northwest ISD: Rapid-Growth District Context

Northwest ISD serves much of Haslet and the surrounding 76052 growth area. The district's current accountability page reports an overall **89 / high-B** district score. Individual 2026 campus ratings vary; for example, V.R. Eaton High School earned a **B / 82**.

> **Buyer rule:** rapid enrollment growth can produce new campuses and attendance-boundary changes. Verify the exact property address and current district map before relying on a listing's school assignment.

Northwest ISD accountability • V.R. Eaton High School 2026 TEA report.

PARKS & TRAILS

Community Park, Gammill Park & the TAP Trail

Haslet Community Park

Includes an 18-hole disc-golf course, sand volleyball, basketball, pavilion, swings, play structures, restrooms and walking trails.

John Gammill Park

Adjacent to the library, with pavilion, all-abilities play area, picnic tables, restrooms and mature shade trees.

TAP Trail

A 1.40-mile Transportation Alternatives Program trail helps connect recreation and local destinations.

Haslet Parks System and Facilities.

OWNERSHIP COST

Haslet Property Taxes: Tax Year 2026

Haslet's adopted 2026 City property-tax rate is **$0.361379 per $100 valuation**, consisting of approximately **$0.328428 maintenance and operations** and **$0.032951 debt service**.

Tarrant County's truth-in-taxation records show the rate increased from $0.315450 in 2025. Because the Haslet area crosses Tarrant and Denton County geography and includes properties outside city limits, the total tax stack must be checked parcel by parcel.

Do not use ZIP code to estimate taxes. A 76052 home outside Haslet city limits can have a completely different municipal and special-district tax structure from an incorporated Haslet property.

Tarrant County Truth in Taxation - Haslet • Denton County Truth in Taxation • City of Haslet tax-rate worksheets.

2027 OUTLOOK

What to Watch in Haslet Real Estate in 2027

Population continues normalizing upward

After enormous percentage growth from a tiny base, the incorporated city will continue adding residents as new phases deliver.

Industrial sites add employment and freight

Railhead and Intermodal projects can deepen Haslet's role in the Alliance logistics economy.

Road investment becomes value-critical

Haslet Parkway and related crossings will influence commute reliability and neighborhood access.

Builder competition remains strong

New-home communities will continue pressuring resale sellers on financing and incentives.

Jurisdiction becomes a marketing advantage

Clear explanation of city limits, taxes, schools and utilities can differentiate well-prepared listings.

Land-use conflicts become more important

As residential and industrial growth converge, buffers, truck routes, lighting and zoning become central due-diligence questions.

BOOKMARK THESE

Haslet Official & Approved Resource Directory

City of Haslet
Government, news and services

City Limits / Zoning / Infrastructure Maps
Jurisdiction and planning maps

Master Land Use Plan
2024 future land-use framework

Development & Zoning Forms
Annexation, platting and zoning resources

Road Improvements
Street project information

Haslet Parks
Parks, trails and facilities

Northwest ISD
School district resources

Tarrant Appraisal District
Property appraisal records

Denton CAD
Denton County-side appraisal records

NTREIS
Professional North Texas MLS data

Redfin Haslet
Allowed market source

Realtor.com Haslet
Allowed market source

Zillow Haslet
Allowed value source

Homes.com Haslet
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Haslet, Texas FAQ

How many people live in Haslet?

The U.S. Census Bureau estimated the incorporated City of Haslet at 5,267 residents on July 1, 2025.

How fast is Haslet growing?

The Census Bureau estimates the incorporated city grew 166.7% from the April 2020 estimate base through July 2025.

Why does Haslet feel much larger than 5,267 people?

The Haslet mailing area and ZIP code 76052 extend well beyond incorporated city limits into northwest Fort Worth and ETJ/unincorporated areas.

What is Haslet's owner-occupancy rate?

The 2020-2024 ACS estimates 94.3% of occupied housing units in incorporated Haslet are owner occupied.

What is the Haslet median home price in 2026?

Redfin reports a rolling three-month median sale price of $732,734 through September. Realtor.com reports a September median sold price of $579,094. The sources use different geography and methodology.

How many homes sold in Haslet in September 2026?

Redfin reports 63 homes sold in September 2026.

How many homes sold in Haslet this year?

Use NTREIS with a clearly defined geography - incorporated Haslet, 76052 or a custom polygon - for a defensible year-to-date total.

Is Haslet a buyer's market?

Realtor.com characterized the Haslet market as a buyer's market in September 2026, while Redfin described it as somewhat competitive.

What is Haslet's 2026 city property-tax rate?

The adopted City rate is $0.361379 per $100 valuation, with $0.328428 for maintenance and operations and $0.032951 for debt service.

Does a Haslet mailing address mean I pay Haslet city tax?

No. Verify the exact parcel because many 76052 properties are outside incorporated Haslet.

Which school district serves Haslet?

Northwest ISD serves much of Haslet and the surrounding 76052 area. Exact campus assignments should be verified by address.

What is Northwest ISD's current accountability rating?

The district's current accountability page reports an overall score of 89, a high B. Individual 2026 campus ratings vary.

What are LeTara, Sweetgrass, NorthGlen and The Vines?

They are newer residential communities/phases contributing to Haslet's rapid incorporated-city growth and new-home inventory.

Why is industrial development important in Haslet?

Haslet sits beside the Alliance logistics and intermodal corridor, with industrial uses around Railhead Drive, Intermodal Parkway and Westport Parkway.

What road projects should Haslet buyers watch?

Haslet Parkway, Intermodal Parkway, FM 156, Westport Parkway and the Avondale-Haslet grade-separated crossing are important transportation projects.

What is Haslet's TAP Trail?

The Transportation Alternatives Program trail is approximately 1.40 miles and connects local recreation and community destinations.

What should buyers verify about utilities?

Check the exact water, sewer/septic and other utility providers because service arrangements can vary by jurisdiction and subdivision.

What should buyers compare between incorporated Haslet and nearby 76052 communities?

Compare taxes, city services, zoning, schools, utilities, lot size, builder incentives, industrial/road proximity and future land-use plans.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Haslet and Northwest Fort Worth

DFW Pics provides professional real-estate photography, floor plans, Zillow 3D Home tours, walkthrough video, virtual staging and FAA Part 107 aerial media across Dallas-Fort Worth.

Visit DFW Pics | View Media Packages & Pricing

Guide disclaimer: This guide is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection or investment advice. Haslet is particularly boundary-sensitive. Verify city limits, ETJ status, taxing units, school assignment, utilities, zoning, road projects, industrial adjacency, HOA obligations, builder incentives and project status for the specific parcel and decision date. Fair-housing laws apply to real-estate marketing and client guidance.