WATAUGA TOWNE CENTER – FOR LEASE

8428 Denton Hwy, Watauga, TX 76148



CODY JOHNSON
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Watauga Towne Center

For Lease

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PROPERTY DESCRIPTION

Experience the epitome of modern commercial space at this prime property in Watauga, TX. Boasting a sleek and professional exterior, the building offers a contemporary and inviting atmosphere for businesses. Inside, tenants can make use of versatile floor plans, customizable to suit various office requirements. With ample parking, 24/7 access, and state-of-the-art security features, tenants can enjoy peace of mind and convenience. The property's strategic location along a prominent thoroughfare ensures outstanding visibility, making it an ideal choice for businesses seeking a high-traffic location. Elevate your business presence and professionalism with the superior offerings of this exceptional property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,518 - 3,700 SF
Lot Size:	286,027 SF
Building Size:	56,346 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,299	48,502	108,651
Total Population	15,786	143,216	308,808
Average HH Income	$125,374	$132,066	$135,833

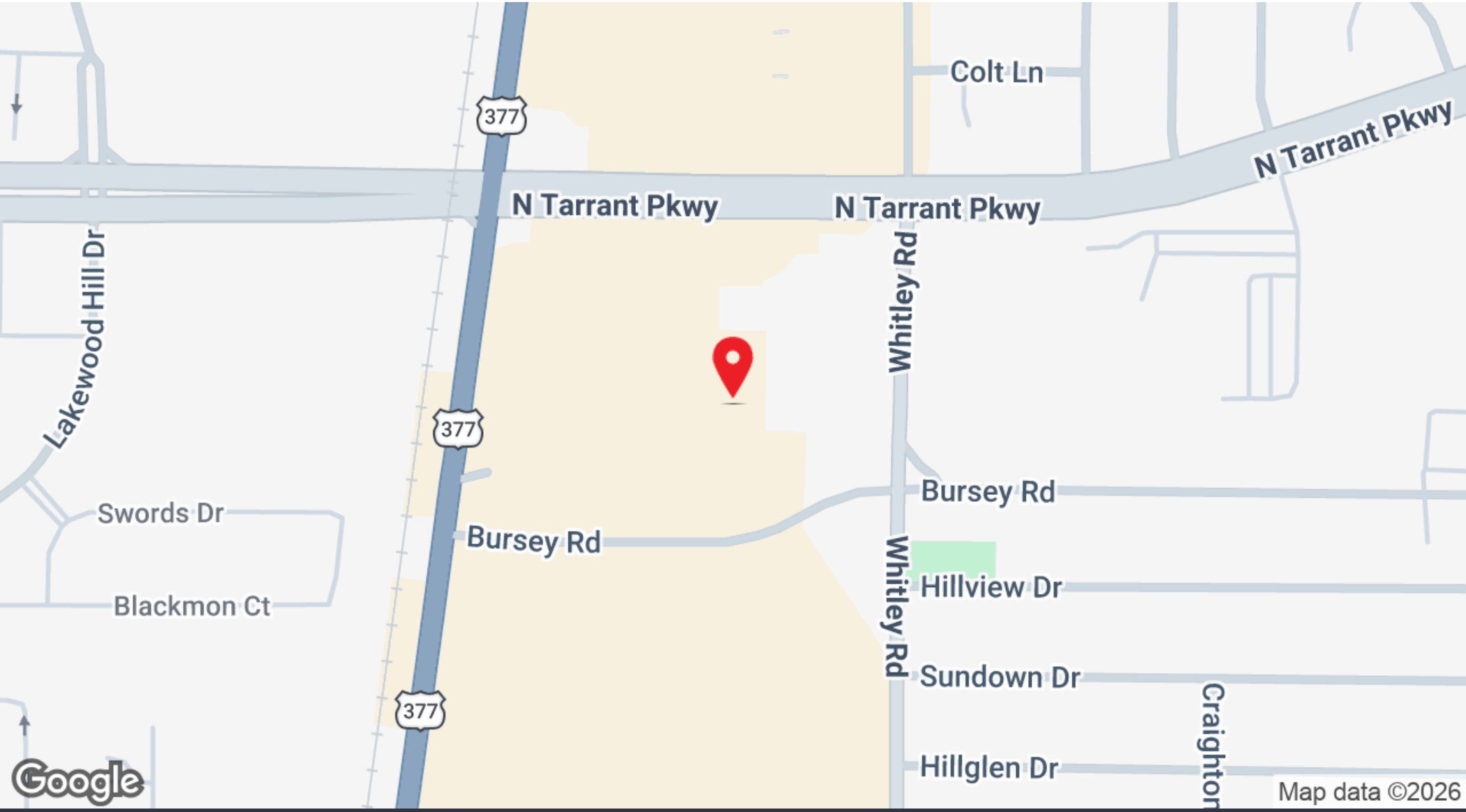
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,518 - 3,700 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
AVAILABLE	Available	2,941 SF	NNN	Negotiable	A101
AVAILABLE	Available	3,700 SF	NNN	Negotiable	A103
AVAILABLE	Available	1,518 SF	NNN	Negotiable	B211
AVAILABLE	Available	3,600 SF	NNN	Negotiable	B216
AVAILABLE	Available	2,000 SF	NNN	Negotiable	B222



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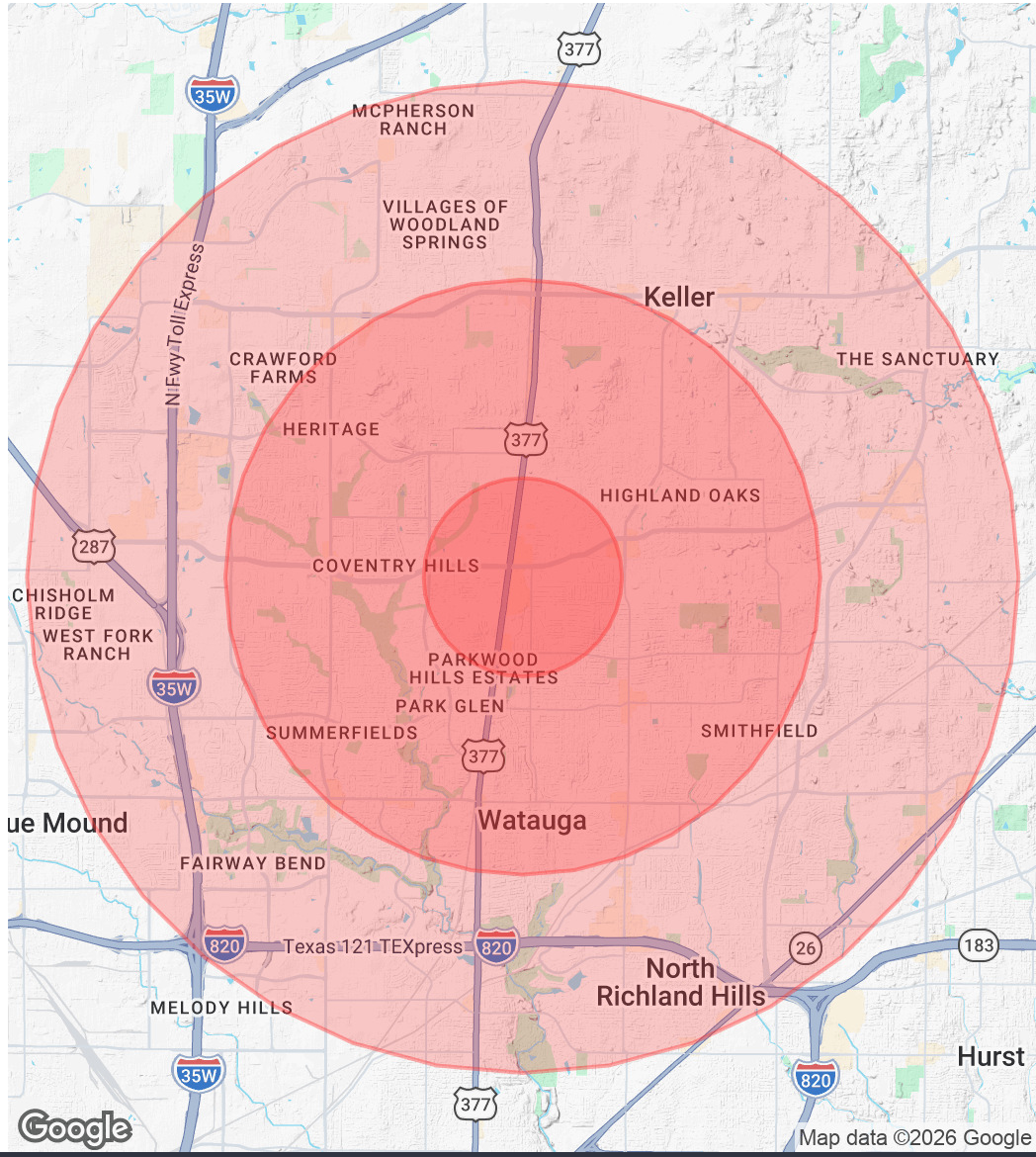
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,786	143,216	308,808
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,299	48,502	108,651
# of Persons per HH	3	3	2.8
Average HH Income	$125,374	$132,066	$135,833
Average House Value	$358,471	$358,151	$400,545

2020 American Community Survey (ACS)



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11-2-2015

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

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	325490	erik@crestcommercial.com	214-696-6677
Designated Broker of Firm	License No.	Email	Phone
Cody Johnson	719863	cjohnson@crestcommercial.com	214-696-6677
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 _____