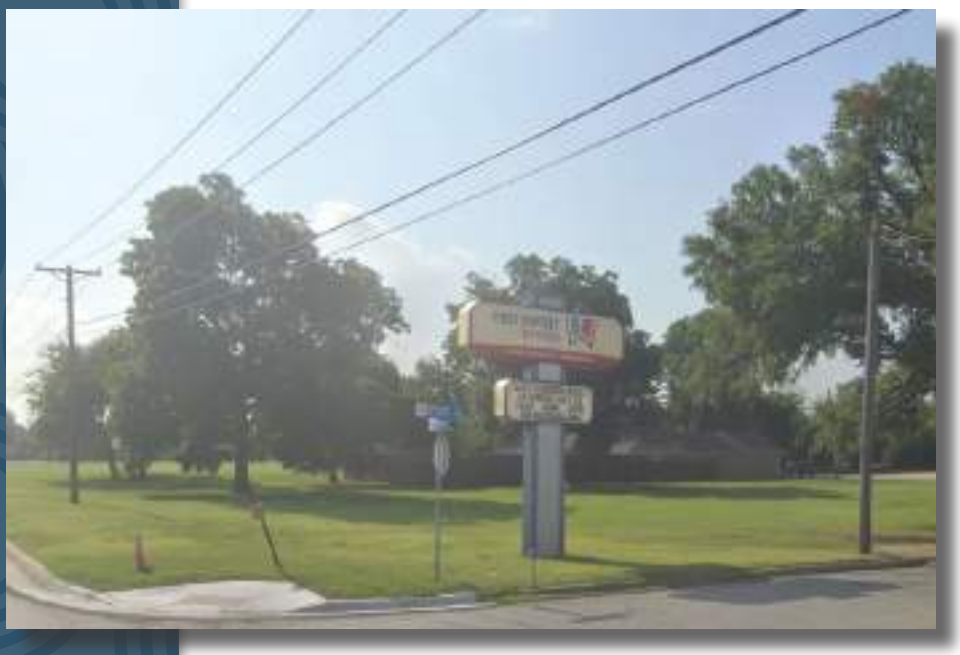
New Development Opportunity

Corner Lot



Property Information

Located along one of the community's most active commercial corridors, 5650 Watauga Road offers a prime opportunity for retail, restaurant, entertainment, or hospitality concepts seeking strong visibility and steady consumer traffic. The property sits within an established mix of shopping, dining, and service destinations, drawing consistent activity from nearby neighborhoods, schools, and commuter routes. With its strategic location and proximity to major connectors like Denton Highway (US-377), the site is well-suited for destination dining, boutique retail, specialty services, or an engaging entertainment use.

Space Available

±1.63

Traffic Counts (AADT)

Watauga Road:15,819
US - 377: 38,748



WATAUGA ECONOMIC DEVELOPMENT CORPORATION

Quick Facts

Population	Community	Retail Trade Area
2020	23,650	189,438
2025	23,287	196,230
2030	23,454	203,212

Income	Community	Retail Trade Area
Average HH	$103,705	$130,339
Median HH	$90,269	$99,117
Per Capita	$36,051	$44,813

Age	Community	Retail Trade Area
Median Age	37.38	36.32
Average Age	38.20	36.75

Contact

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Watauga, Texas

MARKET OVERVIEW

AREA RETAIL



LOCATION



The information contained herein was obtained from sources believed to be reliable, however, The Retail Coach, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease or withdrawn without notice.

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