

5936 DENTON HWY | 5936 DENTON HWY, WATAUGA, TX 76148

Features

Former HTeaO location in the heart of Watauga. Specs include:

- 1,938 SF, on .51 acres
- Large walk-in cooler
- 175 gallon grease trap
- Drive-thru/Patio

FORMER HTEAO FOR SALE OR LEASE

TOTAL SF: 1,938
AVAILABLE SF: 1,938
CONTACT FOR MORE INFORMATION

Traffic Counts

N. Denton Hwy	38,434 VPD
S. Denton Hwy	22,702 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Population:	14,719	136,753	302,739
Total Daytime Population:	9,770	106,098	284,378
Total Households:	4,789	52,475	111,986
5 Yr Populatoin Growth:	3.38%	0.11%	0.94%

Area Retailers & Businesses

A. David Zoller
Executive Vice President
214.720.6658
dzoller@weitzmangroup.com

Greg Blandford
Senior Vice President
214.954.0600
gblandford@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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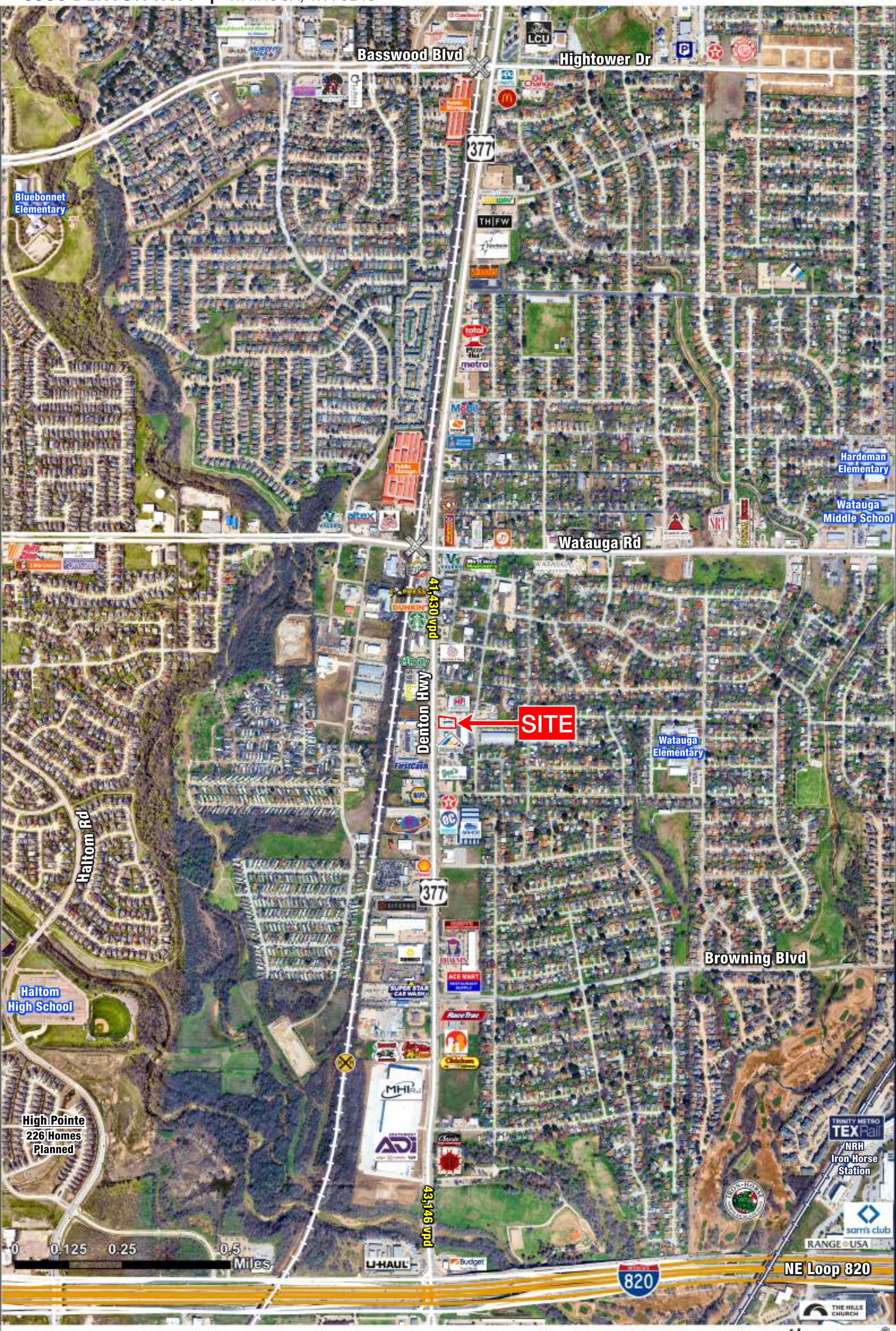




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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 writen 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. **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 writting 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Arthur David Zoller	542409	dzoller@weitzmangroup.com	(214) 720-6658
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregory Blandford	372620	gblandford@weitzmangroup.com	(214) 720-6692
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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