# New Development Opportunity

## City Owned Land Available



### Property Information

The City-owned property at 6200 Watauga Road sits in a highly visible, high-traffic corridor that makes it exceptionally well-suited for retail, restaurant, entertainment, or hospitality development. Surrounded by established neighborhoods, schools, and thriving commercial activity, positions it as a prime destination for concepts seeking convenience, visibility, and market reach.

With strong surrounding demographics and a community that actively supports local amenities this site stands out as an ideal setting for standout commercial destinations.

### Space Available

±3.25

### Traffic Counts (AADT)

Watauga Road:15,462
Rufe Snow Drive: 21,837

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




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