FOR LEASE
RETAIL



6000 DENTON HWY, WATAUGA, TX

BROKER CONTACTS

Amy Pham-Woodward
Senior Associate
817.455.7025
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Jim Kelley
Principal/Broker
817.909.7875
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PROPERTY INFORMATION



Property Highlights

- ± 1,500 SF Retail Space
- Stand-alone building
- Monument/Signage
- Move-In Ready / 2nd Generation Space
- Close to NE Loop 820
- Traffic Count - VPD ±55,000
- Near shopping and dining
- Located off Watauga Rd between US 377 & Rufe Snow Dr

Lease Spaces

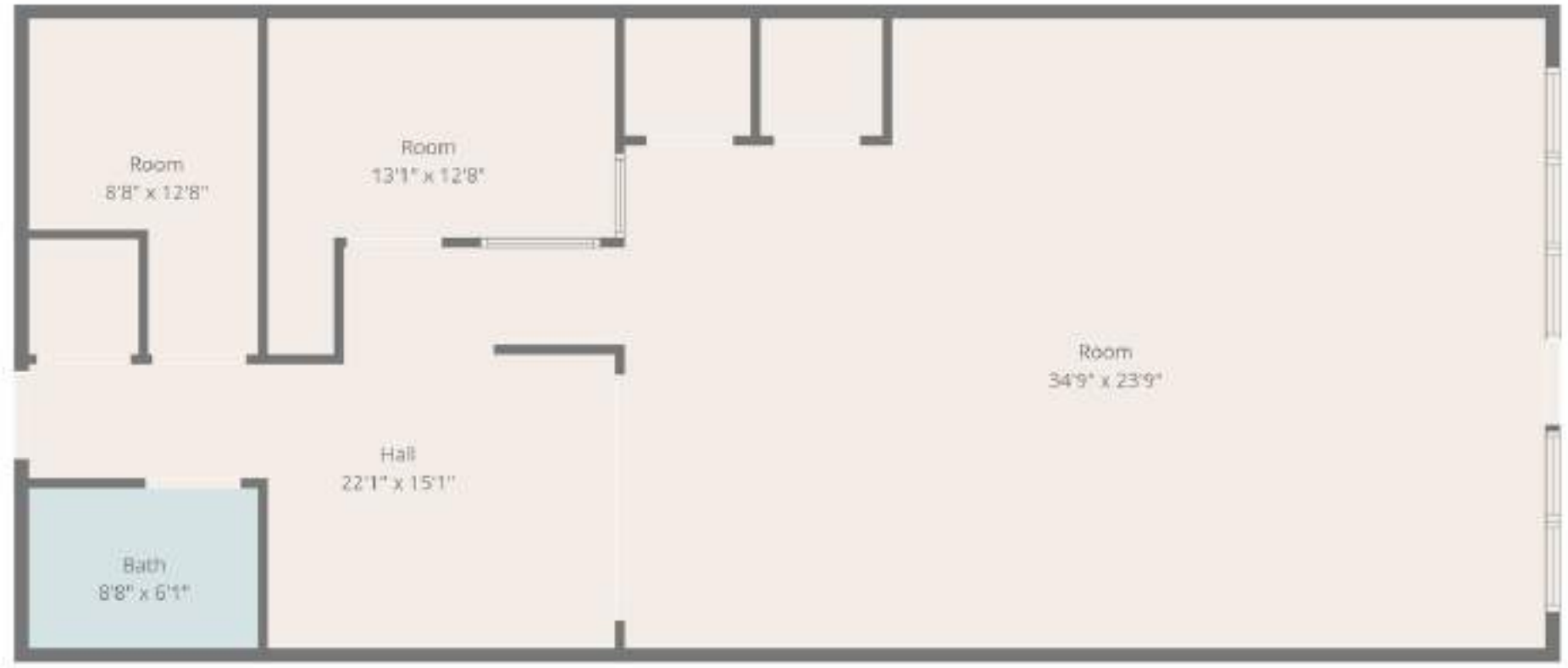
Spaces	Lease Rate	Space Size	Lease Type	Date Available
Suite 200	Call for Pricing	1,500 sqft	NNN	Now
Suite 300	Call for Pricing	1,500 sqft	NNN	April 30
Suite 400	Call for Pricing	1,500 sqft	NNN	Now

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880 S Village Center Dr., Suite 200, Southlake, TX 76092

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FLOOR PLAN - SUITE 200



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FLOOR PLAN - SUITE 400



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PROPERTY PHOTOS









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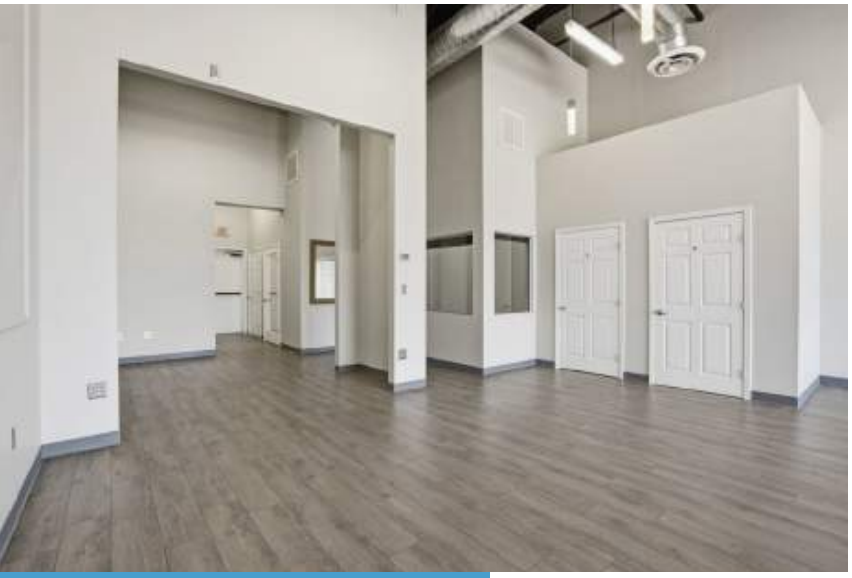
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PROPERTY PHOTOS - SUITE 200









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AI STAGED PHOTO - SUITE 200



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PROPERTY PHOTOS - SUITE 400









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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	61,969	294,870	902,007
2024 Population	62,843	296,160	937,038
2029 Population Projection	66,152	311,232	991,008
Annual Growth 2020-2024	0.4%	0.1%	1.0%
Annual Growth 2024-2029	1.1%	1.0%	1.2%
Median Age	35.9	36.4	36.3
Bachelor's Degree or Higher	23%	30%	33%
U.S. Armed Forces	71	335	897

Income

	2 miles	5 miles	10 miles
Avg Household Income	$87,656	$99,785	$103,554
Median Household Income	$72,239	$79,992	$78,898
< $25,000	2,500	10,372	39,134
$25,000 - 50,000	4,671	20,220	62,122
$50,000 - 75,000	4,959	18,845	57,439
$75,000 - 100,000	3,648	17,407	48,851
$100,000 - 125,000	3,102	11,903	35,386
$125,000 - 150,000	1,632	8,655	24,267
$150,000 - 200,000	1,712	9,569	28,687
$200,000+	1,066	8,855	36,718



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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.

2-10-2025

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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. 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 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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Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	817.488.4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	817.488.4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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