

# WATAUGA TOWNE CENTER

FOR LEASE

WATAUGA, TEXAS

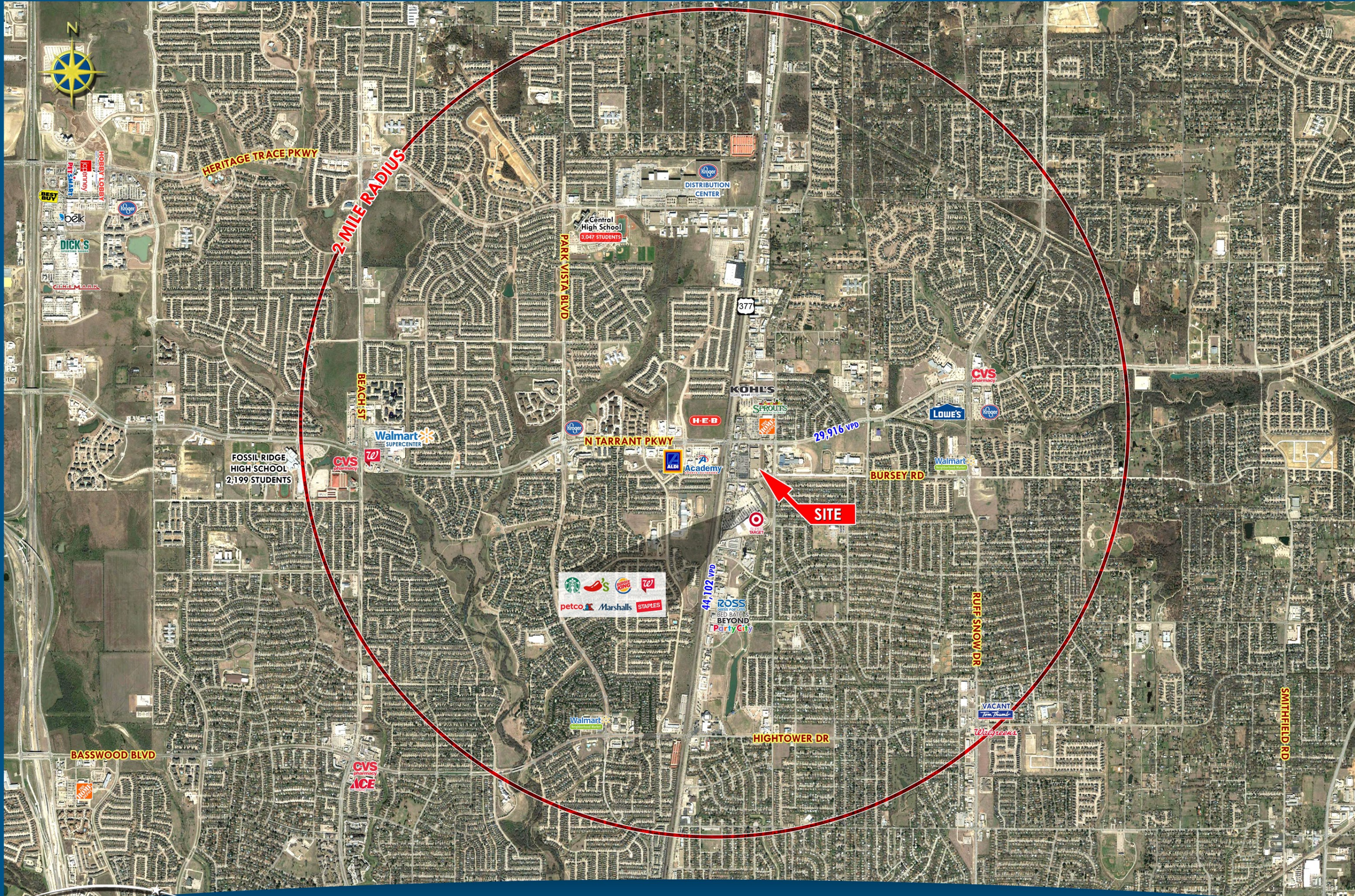
SEC NORTH TARRANT PKWY & DENTON HWY

RYAN SMITH

TONYA HAGOOD



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



2-MILE RADIUS

SITE

HERITAGE TRACE PKWY

PARK VISTA BLVD

377

N TARRANT PKWY

29,916 vpd

BURSEY RD

FOSSIL RIDGE HIGH SCHOOL  
2,199 STUDENTS

BEACH ST

Walmart SUPERCENTER

Kroger

ALDI Academy

HEB

KOHL'S

SPROUTS

LOWE'S

Walmart

RUFF SNOW DR

44,102 vpd

ROSS  
BED BATHS  
BEYOND  
Party City

HIGHTOWER DR

VACANT  
Tom Thumb

Walgreens

BASSWOOD BLVD

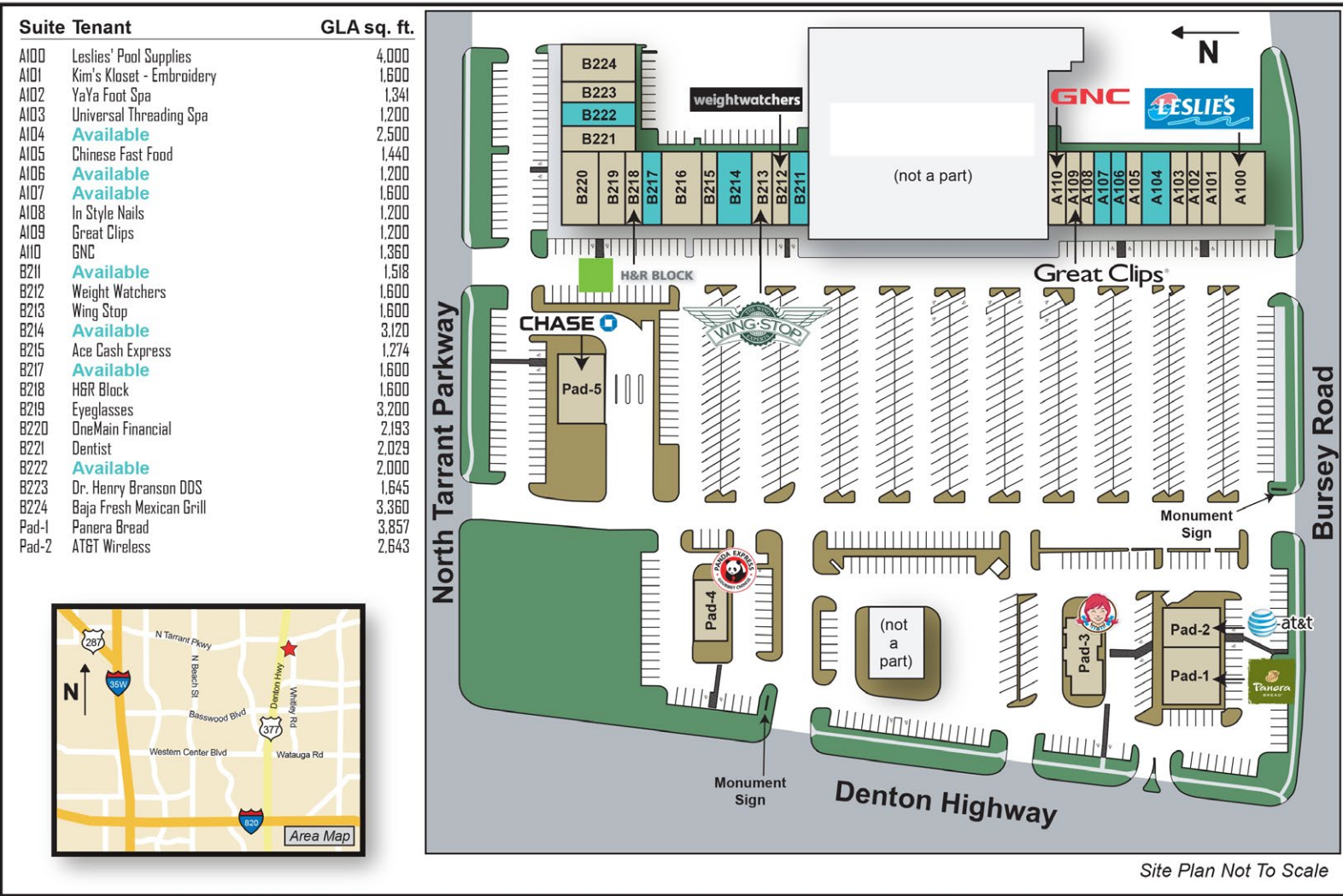
CVS  
ACE

Walmart

petco  
Marshall's  
STAPLES

SMITHFIELD RD

# WATAUGA TOWNE CENTER



FOR LEASING CONTACT: Venture Commercial | 214.378.1212  
 Tonya Hagood | thagood@venturedfw.com  
 Ryan Smith | rsmith@venturedfw.com

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	15,587	146,052	301,735
2017 EST AVG HH INCOME	\$103,355	\$102,012	\$102,054

TRAFFIC COUNTS	
DENTON HWY (US 377)	44,102 VPD
N TARRANT PKWY	29,916 VPD



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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.

Venture Commercial  
Real Estate, LLC

476641

info@venturedfw.com

214-378-1212

Broker's Licensed Name or Primary  
Assumed Business Name

License No.

Email

Phone

Michael E. Geisler

350982

mgeisler@venturedfw.com

214-378-1212

Designated Broker's Name

License No.

Email

Phone

XX

Agent's Supervisor's Name

License No.

Email

Phone

Ryan Smith  
Tonya Hagood

441529  
247781

rsmith@venturedfw.com  
thagood@venturedfw.com

214-378-1212

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date