

# 1715 N. FM 51

Springtown, Texas 76082

**FOR LEASE:**

**3,200 SQFT**

**BUILT 2006**



**WORLDWIDE**  
COMMERCIAL



# Jerad Rector

President / Broker

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# PROPERTY DESCRIPTION

## 1715 N FM 51 Springtown, TX

Welcome to a unique opportunity in Springtown, Texas—an expansive industrial warehouse boasting a contemporary open-concept design. Situated along North FM 51, this property offers versatile spaces ideal for various commercial or creative endeavors, combining functionality with modern aesthetics.



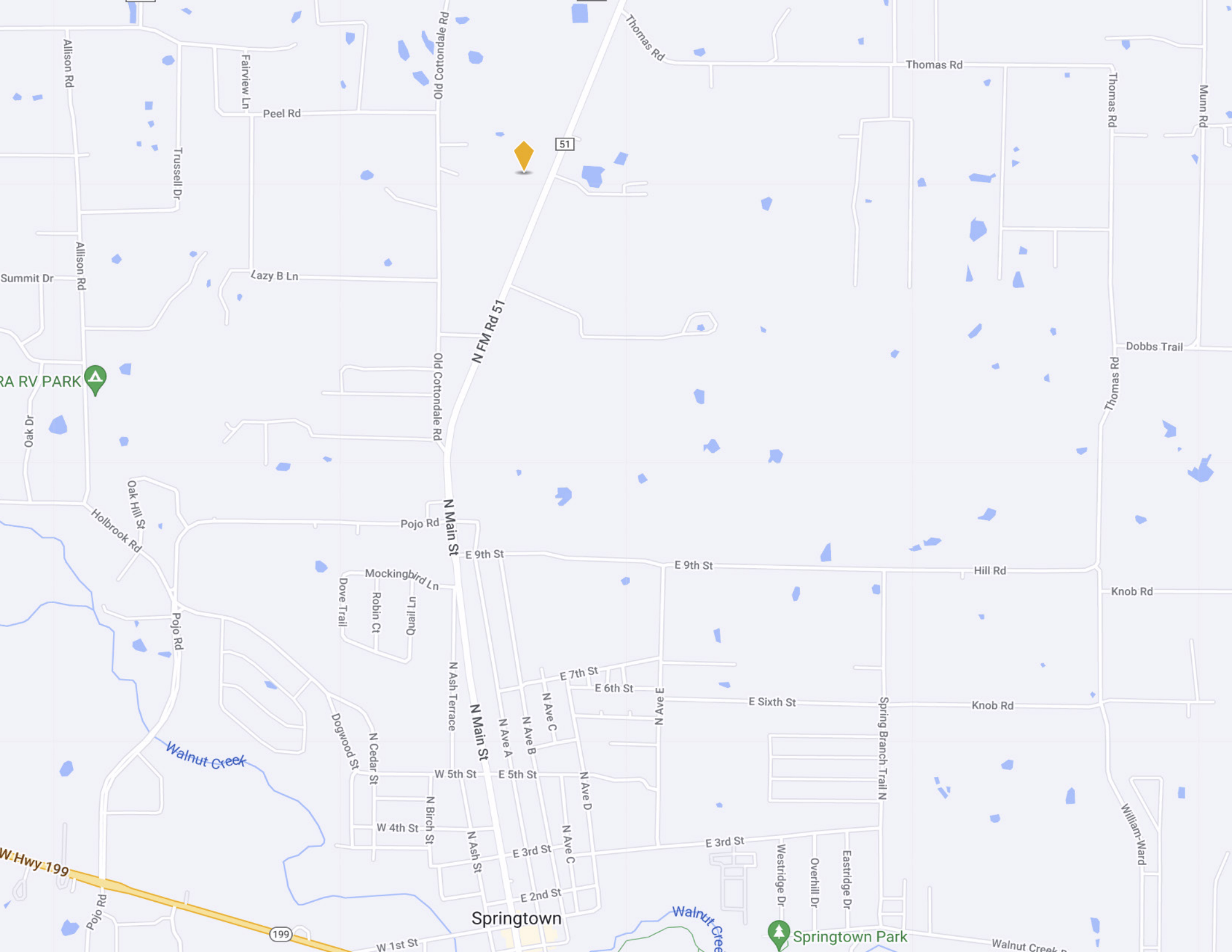
# PROPERTY HIGHLIGHTS

**Construction Type - Metal**  
**Parking Spaces - 15**  
**Strategic Location**  
**Functional Amenities**  
**Abundant Space**  
**Open Concept**

Designed for flexibility and adaptability, the open-concept layout allows for seamless flow and customization. Whether you envision a dynamic workspace, creative studio, or innovative showroom, the possibilities are limitless. Spanning a substantial area, this warehouse offers abundant space to accommodate a variety of needs. From expansive work areas to high ceilings, there's room to grow and evolve your enterprise. Large windows and skylights bathe the interior in natural light, creating a bright and inviting atmosphere. Enjoy the energy efficiency of daylighting while enhancing the aesthetics of the space. Equipped with essential amenities such as individual rooms, kitchen, bathroom, utility room, and ample storage space, this warehouse prioritizes functionality and convenience.







51

199

Springtown

Springtown Park

RA RV PARK

Allison Rd

Fairview Ln

Peel Rd

Old Cottondale Rd

Thomas Rd

Thomas Rd

Thomas Rd

Munn Rd

Trussell Dr

Lazy B Ln

N FM Rd 51

Old Cottondale Rd

Dobbs Trail

Thomas Rd

Summit Dr

Allison Rd

Oak Dr



Oak Hill St

Holbrook Rd

Pojo Rd

Pojo Rd

Mockingbird Ln

Dove Trail

Robin Ct

Quail Ln

N Main St

E 9th St

E 9th St

Hill Rd

Knob Rd

E 7th St

E 6th St

E Sixth St

Knob Rd

Dogwood St

N Cedar St

N Birch St

W 5th St

W 4th St

N Ash St

E 5th St

E 3rd St

E 2nd St

N Ave A

N Ave B

N Ave C

N Ave C

N Ave E

E Sixth St

Spring Branch Trail N

N Ave D

N Ave C

E 3rd St

Westridge Dr

Overhill Dr

Eastridge Dr

William Ward

W Hwy 199

Pojo Rd

Walnut Creek

Walnut Creek

Walnut Creek



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# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with a satellite locations in Fort Worth, and Austin Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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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.

11-2-2015



## 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date