



Sublease Opportunity

8313 Whitley Rd.
Watauga, TX 76148

Up to ± 4,675 SF Available

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Property Overview



Property Description

- ±4,675 SF Total
 - ±3,400 SF
 - ±1,275 SF
- Neighboring Space also Available for Lease
- Fully built-out classroom space ready for occupancy

Current Term Expires: October 1, 2026

Call broker for pricing.



Opportunity Highlights



Estimated Population

1-miles	3-miles	5-miles
15,242	135,040	320,905



Number of Households

1-miles	3-miles	5-miles
5,146	45,548	114,341



Average Household Income

1-miles	3-miles	5-miles
\$118,544	\$127,919	\$126,038



Median Age

1-miles	3-miles	5-miles
35.3	36.0	35.6



Area Traffic Counts

32,142 VPD
N Tarrant Pkwy, at US 377

36,410 VPD

US 377, South of N Tarrant Pkwy

Site Plan



**PRELIMINARY
NOT FOR CONSTRUCTION**

**±3,400 SF
Available**

**±1,275 SF
Available**

PRELIMINARY FLOOR PLAN
1/4" = 1'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

FOR APPROVAL ONLY -NOT FOR CONSTRUCTION-	
OWNER	DATE
CONTRACTOR	DATE

Date: 2/1/2024
Drawn By: M.W.
Checked By: M.W.
Revision:

OFFICE BUILDING #2
ENTRANCE AT NETWORK FRONT
CLASSIC CONCEPTS

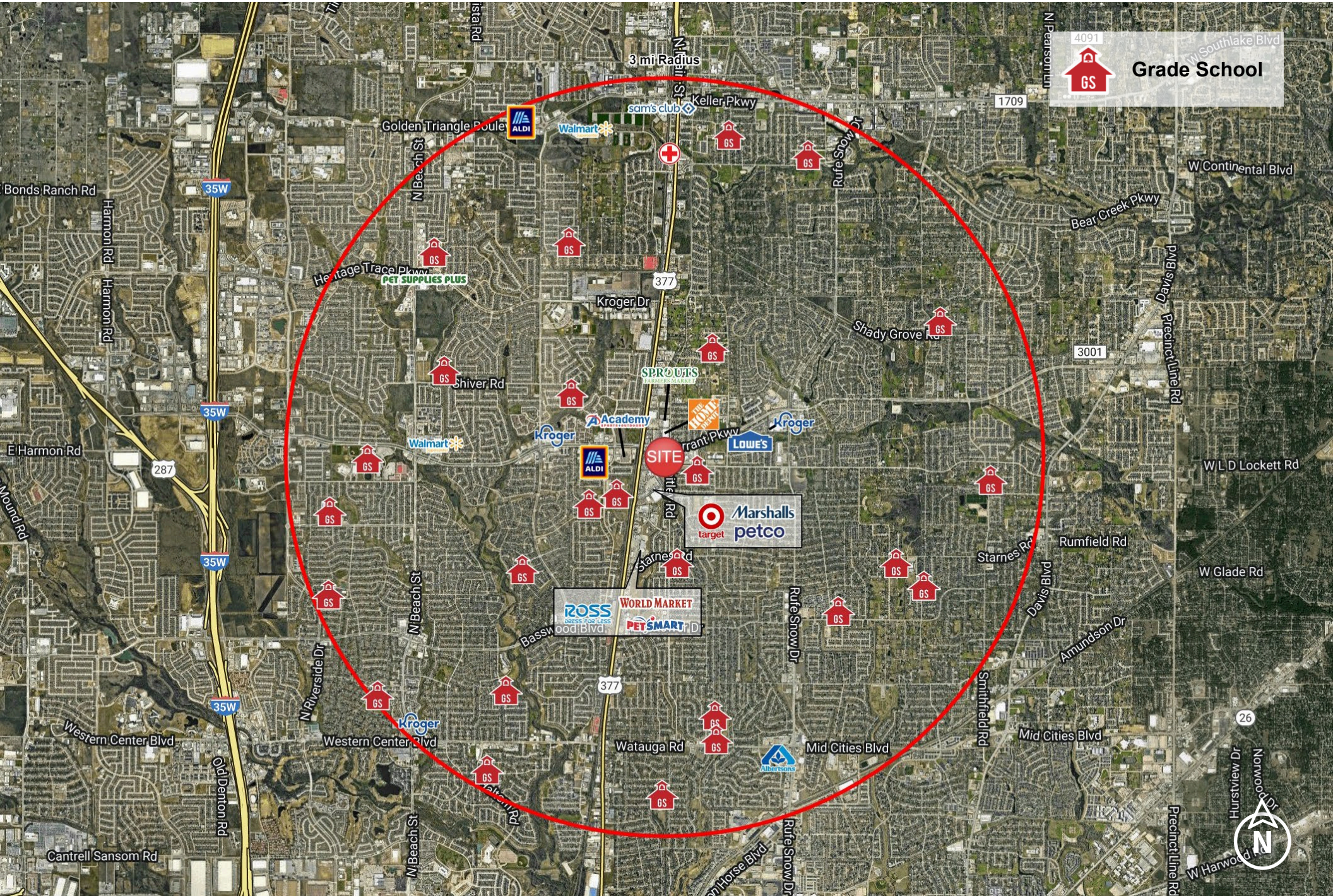


M.J. WRIGHT ARCHITECTS, INC.
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Trade Area Aerial



4091
**Grade School**

3 mi Radius

sams club

Walmart

ALDI

Golden Triangle Boule

Heritage Trace Pkwy
PET SUPPLIES PLUS

Kroger Dr

SPROUTS

Academy

Kroger

Walmart

ALDI

Walmart

LOWE'S

Kroger

target
Marshalls
petco

ROSS
WORLD MARKET
PETSMART

377

Western Center Blvd

Watauga Rd

Mid Cities Blvd

Mid Cities Blvd

Cantrell Sansom Rd

26



Contact

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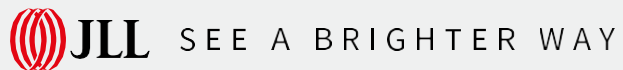
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Information About Brokerage Services

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

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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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