

FOR LEASE

1220 E Hwy 199, Springtown, TX

Previous Salon Space from 900 - 1800 SF



1220 E Hwy 199, Springtown, TX 76082

EXCLUSIVE LISTING & DISCLAIMER

The property described herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All inquiries, property tours, on-site visits, and lease negotiations must be conducted through the listing agents and Worldwide Commercial, PLLC.

The information provided has been supplied by the property owners or obtained from sources believed to be reliable and is based on assumptions considered reasonable and accurate. While the Broker has exercised reasonable care in gathering data and making projections based on this information, the Broker makes no representations or warranties, express or implied, regarding the property or any related matters.

Neither the property owners nor any of their officers, employees, or representatives make any representation, warranty, or guarantee as to the physical or environmental condition of the property or the accuracy of any information provided. All prospective tenants are advised to conduct their own due diligence and verify any information that may influence their leasing decision.



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LEASING OVERVIEW



LEASE RATE

\$12/SF/NNN
(NNN estimated at \$6/SF)



SPACE

900-1,800 SF



YEAR BUILT

2019



BUILDING

2,700 SF

SALON SUITE

1220 E Hwy 199

Located along East Highway 199, this ±1,800 SF space was formerly a salon and is well-suited for retail, office, or service-oriented users. The property offers excellent visibility and frontage along one of Springtown's main commercial corridors, providing strong exposure to both local traffic and commuters traveling between Fort Worth and surrounding Parker County communities.

With an open layout and existing salon build-out, the space can easily be adapted for a variety of business uses. Its strategic location positions tenants near established retail and community amenities, making it an ideal choice for operators looking to serve the growing Springtown market.





SPRINGTOWN, TX

Located in Parker County just northwest of Fort Worth, Springtown is a small but evolving market with strong development potential. With a population just over 3,000 and easy access to Highway 199, Springtown offers a cost-advantaged location for businesses seeking growth outside more saturated corridors.

The town's commercial inventory includes mixed-use, retail, industrial, and flex space opportunities, and new listings are consistently emerging along major frontage roads.

For tenants, leasing in Springtown offers the chance to position in a market with upside, visibility, and lower competition—ideal for businesses wanting to establish presence before other markets catch up.

A photograph of a small, single-story building with a gabled roof, constructed from light-colored stone and yellow siding. The word "SPRINGTOWN" is mounted on the front facade. A paved walkway leads to the entrance, and a stone fountain is visible in the foreground.

SPRINGTOWN



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ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, 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:
 - 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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| 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