



**WOODCREST**  
CAPITAL, LLC

# Watauga Marketplace

6601 & 6651 Watauga Rd | Watauga TX  
6321 Rufe Snow Dr

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**1,015 - 6,515 SF**  
**Medical: 1,900 SF**  
**Restaurant: 4,165 SF**



- 77,299 SF Center
- Tarrant County, Texas
- Large, LED Lit Parking Field
- Excellent Visibility & Access
- 1.5 mi from I-820

Type	PSF
NNN's	\$ 4.89
Lease Rates	Call for Rates

Traffic Counts	
I-820	183,832 VPD
Rufe Snow Dr	28,572 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	13,605	129,223	293,696	502,470
Households	4,843	48,229	108,130	185,402
Average HH Income	\$82,988	\$96,930	\$105,558	\$91,473

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

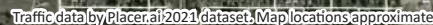


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