



For Lease

Richland Commons | 6801 Rufe Snow Dr |
Watauga, TX 76148

 **JLL** SEE A BRIGHTER WAY

Property Highlights

- Available: 1,560 SF - 10,500 SF
- Pricing: Contact Broker
- NNN: Est. \$6.50
- 32,317 SF Neighborhood Shopping Center Built in 2005
- Four Minutes North of Loop-820
- Pylon Signage Available Visible from Rufe Snow Dr & Hightower Dr Intersection
- Surrounded by National & Regional Retailers Including Pizza Hut, Walgreens, Little Ceasars, O'Reilly's and More



Demographics

	1 mile	3 miles	5 miles
Estimated population	16,927	130,639	310,432
Est. Average HH income	\$106,306	\$122,747	\$127,300
Traffic counts	Rufe Snow Dr: +/- 27,275 VPD	Hightower Dr: +/- 12,791 VPD	



Photos



Photos

Lease Details

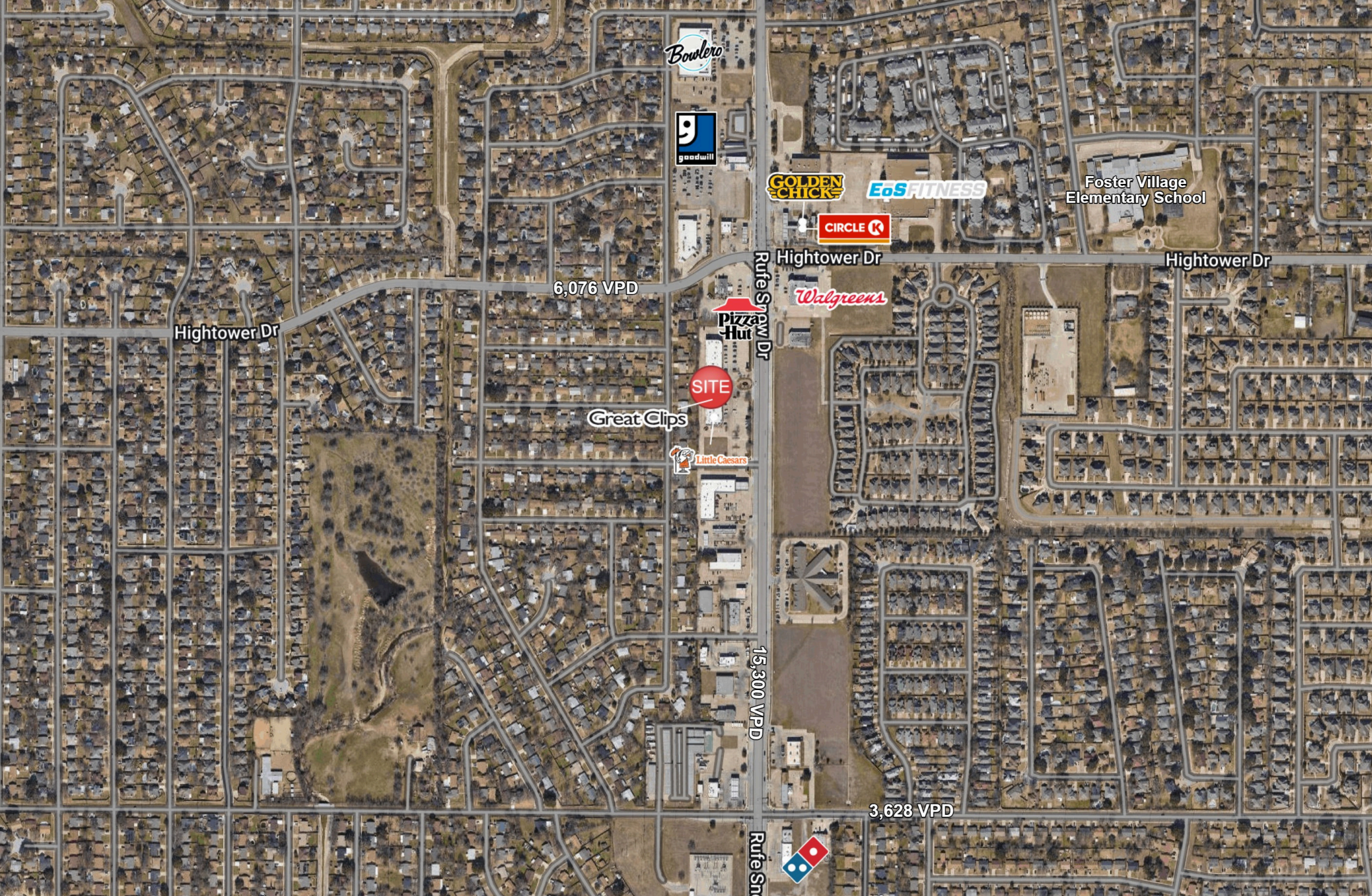
SUITE	SIZE (SF)	STATUS
100	2,400	KK Sushi
104	1,360	Little Ceaser's
108	2,100	Spicy Nails & Spa
112	3,209	Available (2nd Gen Medical)
200	1,560	Available
204	500	Great Clips
300	10,500	Available
310	4,218	Available (2nd Gen Retail Space Divisible to 1,500 SF)
400	1,800	Je Vape
404	571	Nia Nia Foot Spa
408	2,250	Swagat Indian Cuisine

Harrison Way

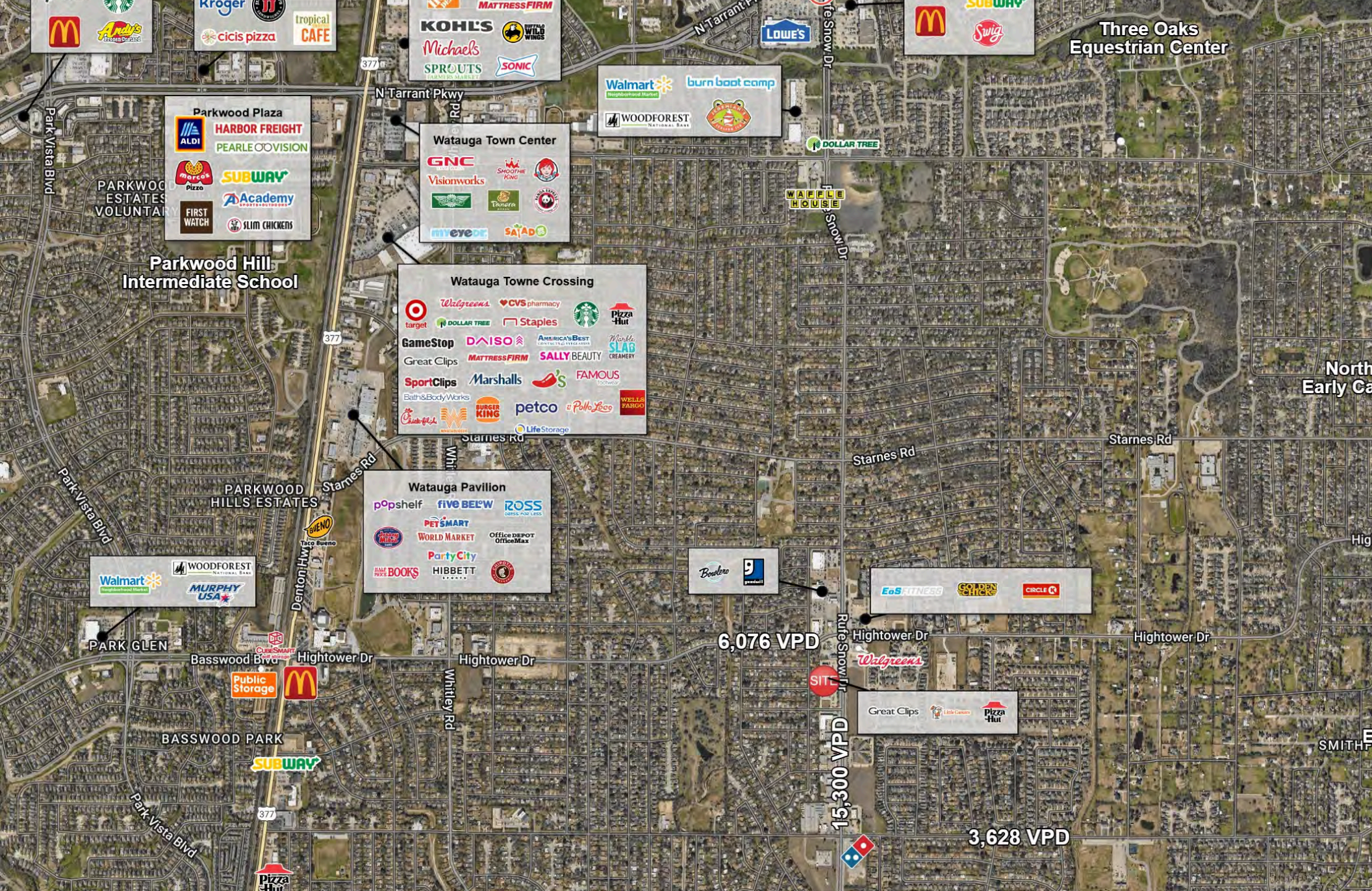
Richardson Dr

Rufe Snow Drive | 30,472 VPD

Site Plan



Aerial



Aerial

Thank you

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Tracy Gray

Executive Vice President

Tracy.Gray@jll.com

+1 817 629 0176

jll.com



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tracy Gray	696889	tracy.gray@jll.com	+1 817 629 0176
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date