



BROOKS CROSSING | 6245-6253 RUFÉ SNOW DR, WATAUGA, TX 76148

Features

Brooks Crossing is one of Watauga's most prominent grocery-anchored centers with a wide array of retailers including Albertson's, Dollar Tree and Rent A Center. [brooks-crossing.com](https://www.brooks-crossing.com)

- SWC of Rufe Snow Drive & Watauga Road
- Excellent access and visibility
- Over 67,000 vehicles per day at the intersection

FOR LEASE

TOTAL SF: 106,050
AVAILABLE SF: 4,095
MIN CONTIGUOUS SF: 1,495
MAX CONTIGUOUS SF: 2,600
CONTACT FOR MORE INFORMATION
NNN: \$7.21 PER SF/YR EST.

Traffic Counts

| | |
|-----------------|------------|
| Rufe Snow Drive | 37,972 VPD |
| Watauga Road | 29,630 VPD |

Demographics

| | YEAR: 2024 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|------------|----------|-----------|-----------|
| Total Population | | 15,940 | 129,539 | 302,690 |
| Total Households | | 5,976 | 49,122 | 111,960 |
| Average Household Income | | \$97,301 | \$108,344 | \$120,274 |
| 5 Year Population Growth | | 0.18% | 0.70% | -0.33% |

Maxwell Johnston

Associate
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Amber Bacon

Associate
 214.729.5056
abacon@weitzmangroup.com

Area Retailers & Businesses





Available Space

| | |
|-----|----------|
| 302 | 1,495 sf |
| 804 | 2,600 sf |

Current Tenants

| | | |
|-----|-----------------------------|-----------|
| 900 | Dollar Tree | 8,450 sf |
| 830 | California Nails | 1,000 sf |
| 825 | Elegant Furniture | 11,980 sf |
| 802 | Rent A Center | 4,200 sf |
| 800 | Tony's Pizza | 1,955 sf |
| 300 | Your Girlfriend's Closet | 3,490 sf |
| 280 | Box and Mail | 1,625 sf |
| 250 | Itoko-Sushi and Ramen | 1,625 sf |
| 240 | Aviator Pediatric Dentistry | 1,950 sf |
| 230 | Pristine Water | 997 sf |
| 220 | Sunshine Donuts | 1,100 sf |
| 200 | Gamestop | 1,266 sf |
| 120 | 1102 Bubble Tea & Coffee | 1,000 sf |
| 110 | Ace Cash Express | 1,155 sf |



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\Dallas\FA\Rufe Snow & Watauga ltr December 2024

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date