



 **VENTURE** TURNKEY LARGE FORMAT RESTAURANT

214.378.1212

FOR SALE OR LEASE

GREG BLANDFORD
GBLANDFORD@VENTUREDFW.COM

SAMARA JANOWSKI
SJANOWSKI@VENTUREDFW.COM

5901 WATAUGA RD
WATAUGA, TX

LOCATION

NEC WATAUGA RD & WHITLEY RD

SIZE

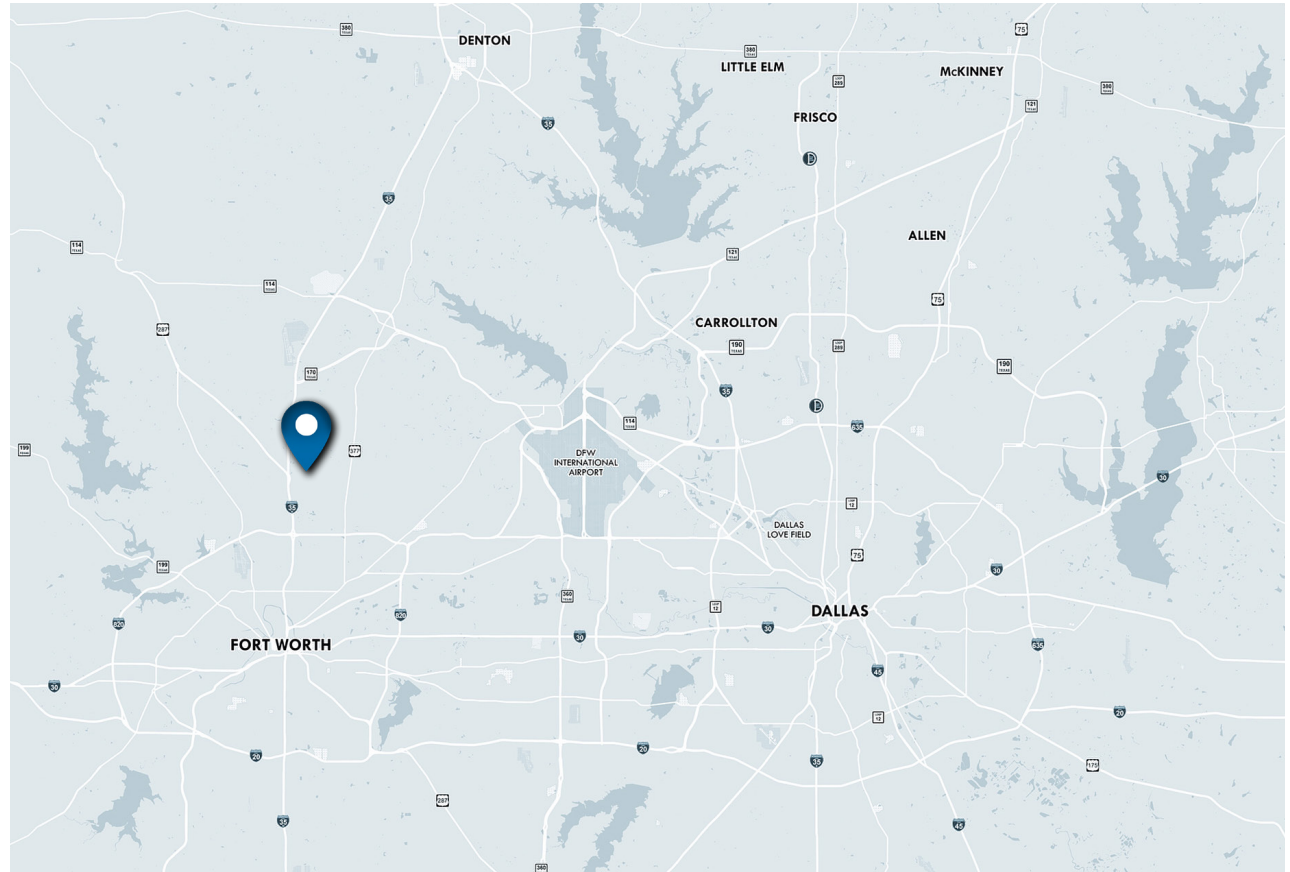
LAND 2.4 AC **BUILDING** 6,100 SF

TRAFFIC COUNTS

HWY 377 42,742 VPD (2021) **WATAUGA RD** 17,854 VPD (2019)

PROPERTY HIGHLIGHTS

- ★ **FORMERLY OCCUPIED BY ICONIC RESTAURANT FEATURED ON FOOD NETWORK**
- ★ **LARGE BEER GARDEN SET UP FOR LIVE MUSIC**
- ★ **FULLY RENOVATED IN 2011 AND KEPT IN GREAT CONDITION**
- ★ **OCCUPANCY: 250**
- ★ **EXCESS LAND IN THE REAR OF THE PROPERTY**
- ★ **MOST FF&E STAYS WITH THE PROPERTY**
- ★ **SUGGESTED USES: BBQ RESTAURANT, SPORTS BAR, MEDICAL REDEVELOPMENT**

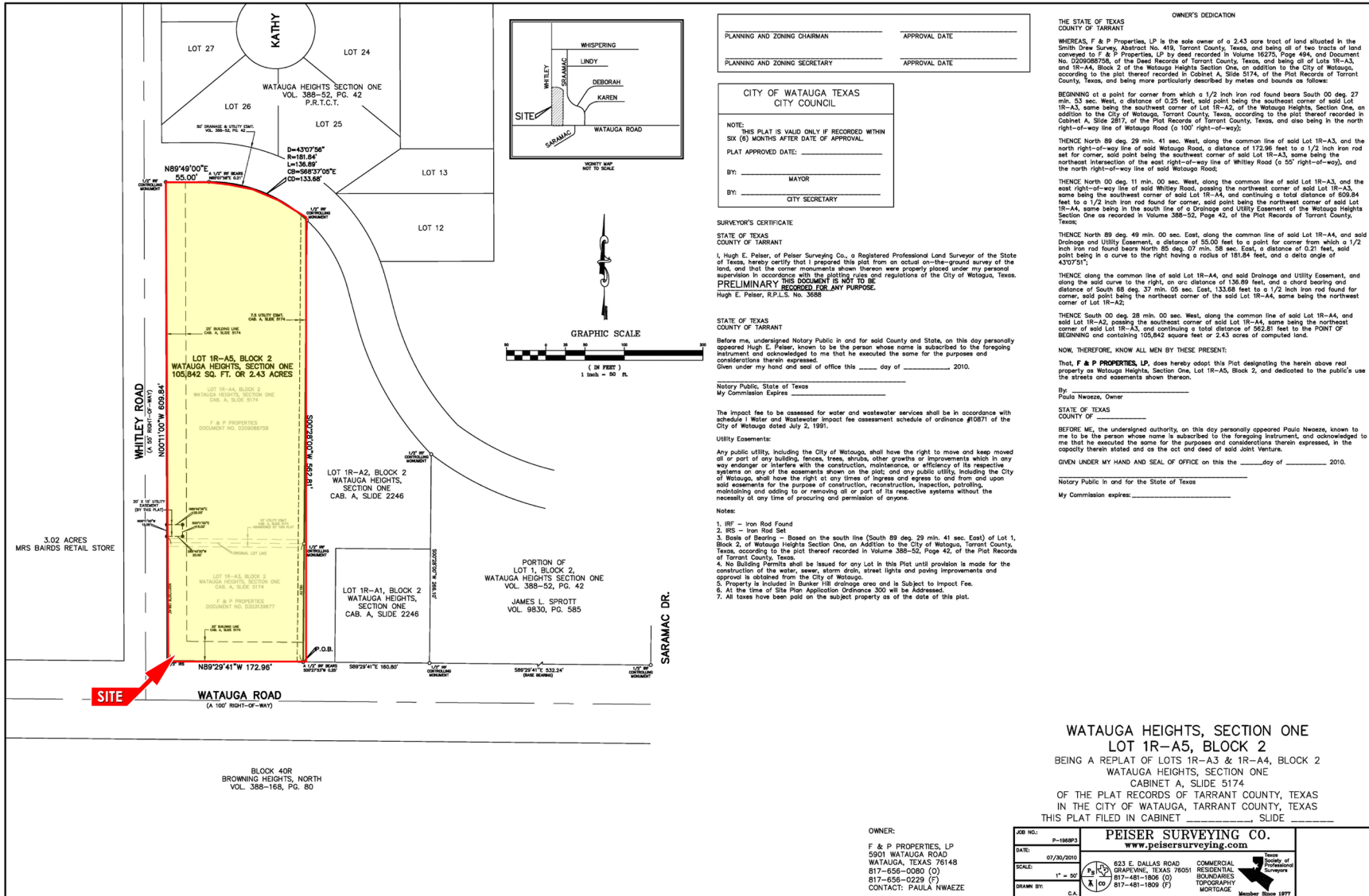


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,250	139,097	304,312
EST. DAYTIME POPULATION	4,530	36,985	112,186
EST. AVG. HH INCOME	\$77,723	\$87,327	\$101,367

AREA ATTRACTIONS





PLANNING AND ZONING CHAIRMAN _____ APPROVAL DATE _____
 PLANNING AND ZONING SECRETARY _____ APPROVAL DATE _____

CITY OF WATAUGA TEXAS
CITY COUNCIL

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
 PLAT APPROVED DATE: _____

BY: _____ MAYOR
 _____ CITY SECRETARY

SURVEYOR'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

I, Hugh E. Peiser, of Peiser Surveying Co., a Registered Professional Land Surveyor of the State of Texas, hereby certify that I prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Watauga, Texas.

PRELIMINARY THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE.
 Hugh E. Peiser, R.P.L.S. No. 3688

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Hugh E. Peiser, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2010.

Notary Public, State of Texas
 My Commission Expires _____

The impact fee to be assessed for water and wastewater services shall be in accordance with schedule I Water and Wastewater Impact fee assessment schedule of ordinance #10877 of the City of Watauga dated July 2, 1991.

Any public utility, including the City of Watauga, shall have the right to move and keep mowed all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Watauga, shall have the right at any times of ingress and egress to and from and upon said easements for the purposes of construction, reconstruction, inspection, pot-holing, maintaining and adding to or removing all or part of its respective systems without the necessity of any lines of procuring and permission of anyone.

Notes:
 1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set
 3. State of Bearing - Based on the south line (South 89 deg. 29 min. 41 sec. East) of Lot 1, Block 2, of Watauga Heights Section One, on Addition to the City of Watauga, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-52, Page 42, of the Plat Records of Tarrant County, Texas.
 4. No Building Permits shall be issued for any lot in this Plat until provision is made for the construction of the water, sewer, storm drain, street lights and paving improvements and approval is obtained from the City of Watauga.
 5. Property is included in Barker Hill drainage area and is Subject to Impact Fee.
 6. At the time of Site Plan Application Ordinance 300 will be Addressed.
 7. All taxes have been paid on the subject property as of the date of this plat.

OWNER'S DEDICATION
 THE STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, F & P Properties, LP is the sole owner of a 2.43 acre tract of land situated in the Smith Drew Survey, Abstract No. 419, Tarrant County, Texas, and being all of two tracts of land conveyed to F & P Properties, LP by deed recorded in Volume 18273, Page 48A, and Document No. 020908758, of the Deed Records of Tarrant County, Texas, and being all of Lots 1R-A3, and 1R-A4, Block 2 of the Watauga Heights Section One, on Addition to the City of Watauga, according to the plat thereof recorded in Cabinet A, Slide 5174, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner from which a 1/2 inch iron rod found bears South 00 deg. 27 min. 53 sec. West, a distance of 0.25 feet, said point being the southeast corner of said Lot 1R-A3, same being the southwest corner of Lot 1R-A2, of the Watauga Heights, Section One, on addition to the City of Watauga, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2817, of the Plat Records of Tarrant County, Texas, and also being in the north right-of-way line of Watauga Road (a 100' right-of-way);

THENCE North 89 deg. 29 min. 41 sec. West, along the common line of said Lot 1R-A3, and the north right-of-way line of said Watauga Road, a distance of 172.96 feet to a 1/2 inch iron rod set for corner, said point being the southwest corner of said Lot 1R-A3, same being the northeast intersection of the east right-of-way line of Whitley Road (a 55' right-of-way), and the north right-of-way line of said Watauga Road;

THENCE North 00 deg. 11 min. 00 sec. West, along the common line of said Lot 1R-A3, and the east right-of-way line of said Whitley Road, passing the northwest corner of said Lot 1R-A2, same being the southwest corner of said Lot 1R-A4, and continuing a total distance of 609.84 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of said Lot 1R-A4, same being in the south line of a Drainage and Utility Easement of the Watauga Heights Section One as recorded in Volume 388-52, Page 43, of the Plat Records of Tarrant County, Texas;

THENCE North 89 deg. 49 min. 00 sec. East, along the common line of said Lot 1R-A4, and said Drainage and Utility Easement, a distance of 55.00 feet to a point for corner from which a 1/2 inch iron rod found bears North 85 deg. 07 min. 58 sec. East, a distance of 0.21 feet, said point being in a curve to the right having a radius of 181.84 feet, and a deflection angle of 43°07'51";

THENCE along the common line of said Lot 1R-A4, and said Drainage and Utility Easement, and along the said curve to the right, an arc distance of 138.89 feet, and a chord bearing and distance of South 68 deg. 37 min. 05 sec. East, 133.68 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of the said Lot 1R-A4, same being the northwest corner of Lot 1R-A2;

THENCE South 00 deg. 28 min. 00 sec. West, along the common line of said Lot 1R-A4, and said Lot 1R-A2, passing the southeast corner of said Lot 1R-A4, same being the northeast corner of said Lot 1R-A3, and continuing a total distance of 562.81 feet to the POINT OF BEGINNING and containing 105,842 square feet or 2.43 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, F & P PROPERTIES, LP, does hereby adopt this Plat designating the herein above real property as Watauga Heights, Section One, Lot 1R-A5, Block 2, and dedicated to the public use the streets and easements shown thereon.

By:
 Paula Nwaeze, Owner
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Paula Nwaeze, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said Joint Venture.

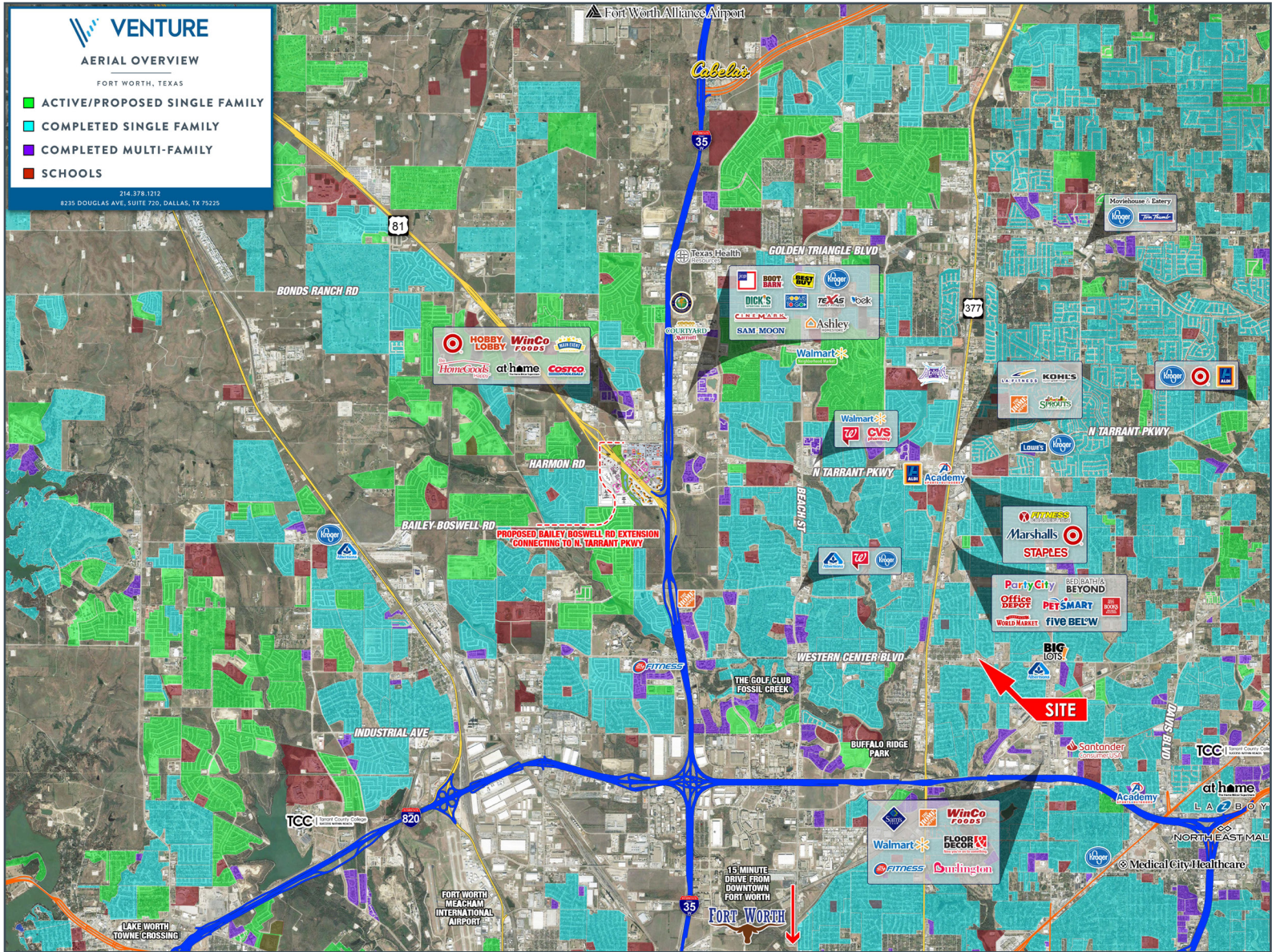
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2010.

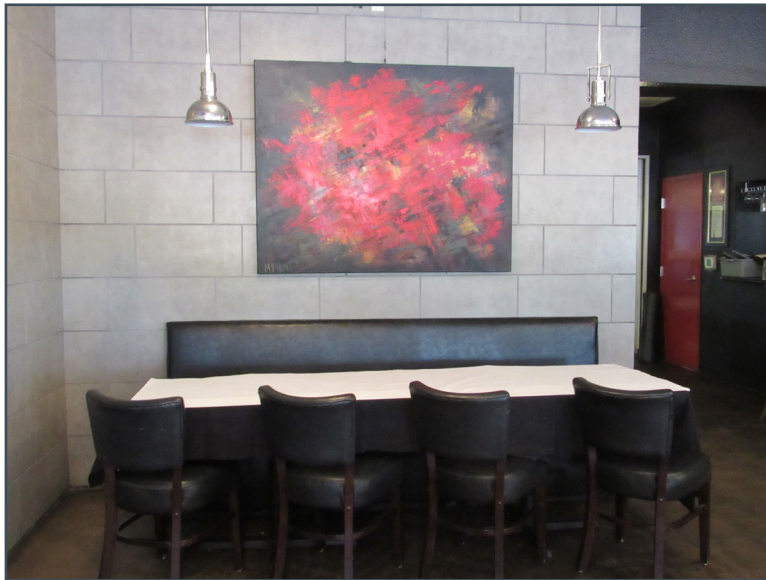
Notary Public in and for the State of Texas
 My Commission expires: _____

WATAUGA HEIGHTS, SECTION ONE
LOT 1R-A5, BLOCK 2
 BEING A REPLAT OF LOTS 1R-A3 & 1R-A4, BLOCK 2
 WATAUGA HEIGHTS, SECTION ONE
 CABINET A, SLIDE 5174
 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
 IN THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS
 THIS PLAT FILED IN CABINET _____ SLIDE _____

JOB NO.: P-1668P3	PEISER SURVEYING CO. www.peisersurveying.com Texas Society of Professional Surveyors Member Since 1971
DATE: 01/26/2010	
SCALE: 1" = 50'	623 E. DALLAS ROAD GRAPENHART, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)
DRAWN BY: C.A.	COMMERCIAL RESIDENTIAL BOUNDARIES SURVEYING TOPOGRAPHY MORTGAGE

OWNER:
 F & P PROPERTIES, LP
 5901 WATAUGA ROAD
 WATAUGA, TEXAS 76148
 817-656-0080 (O)
 817-656-0229 (F)
 CONTACT: PAULA NWAEE











8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

GREG BLANDFORD

Senior Director
214.378.1212
gblandford@venturedfw.com

SAMARA JANOWSKI

Assistant Vice President
214.378.1212
sjanowski@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Greg Blandford	372620	gblandford@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Samara Janowski	739321	sjanowski@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date