

5805 STARNES RD.

5805 Starnes Rd., Watauga, TX 76148



PORTFOLIO
COMMERCIAL

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5805 STARNES RD.



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5805 STARNES RD.

PROPERTY INFORMATION

5805 Starnes Rd.
Watauga, TX 76148

PURCHASE PRICE
\$1,790,000.00

PROPERTY ADDRESS
5805 Starnes Rd.
Watauga, TX 76148

YEAR BUILT
2021

PROPERTY SIZE
2,400 Sq. Ft.

LAND SIZE
2.03 Acres

Company Disclaimer

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PROPERTY OVERVIEW

5805 Starnes Road is a 2.035-acre infill commercial property located along the Denton Highway corridor in Watauga, Texas. The site features an updated 2,400 SF office with high-quality finishes, strong visibility, and monument signage. Positioned adjacent to established retail and surrounded by dense residential, the property benefits from consistent traffic and excellent access to 377, Loop 820 and major thoroughfares. The fully fenced and gated site includes extensive parking and nearly one acre of additional unused land, offering flexibility for expansion, operational growth, or future development. This is a rare opportunity to acquire a well-located commercial asset with immediate usability and long-term upside.



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EXECUTIVE SUMMARY

5805 Starnes Road is a strategically positioned 2.03-acre commercial property located along the Starnes Road and Denton Highway corridor in Watauga, Texas. The property combines a high-quality, fully updated executive office environment with a substantial paved, fenced, and gated yard, a combination that is increasingly rare in this infill, retail-influenced submarket.

Positioned adjacent to established retail and along a high-traffic corridor, the property benefits from strong visibility and consistent daily traffic exposure. Its proximity to Denton Highway, Rufe Snow Drive, Watauga Road, and Loop 820 provides excellent regional connectivity throughout North Tarrant County.

The approximately 2,400 SF building features a well-appointed interior including reception area, large flex or conference space, private offices, custom cabinetry, stained concrete floors, a full bathroom with shower, additional restroom, and a high-end kitchen with upgraded finishes. Monument signage and significant parking capacity support both professional presence and operational functionality.

What truly differentiates this property is the land. With nearly an additional acre that is currently unused but fenced, the site presents a rare opportunity for expansion, operational growth, or future development in a highly desirable commercial corridor.

This asset should not be viewed as a small office building. It is a 2 acre infill commercial site with executive improvements, immediate usability, and long-term upside.

INVESTMENT HIGHLIGHTS

- 2.03 acres of improved infill commercial land
- Retail strip adjacency within established corridor
- High-traffic location along Denton Highway corridor
- Approximately 2,400 SF executive office building
- Built in 2021 with modern interior finish-out
- Monument signage with strong visibility
- 15 front parking spaces plus approximately 60 rear spaces
- Fully fenced and gated site
- Nearly one acre of excess land for expansion
- Ideal for contractor, transportation, service, or fleet users
- Long-term redevelopment potential

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PROPERTY DETAILS

Address: 5805 Starnes Road, Watauga, TX

Site Size: Approximately 2.03 Acres

Building Size: Approximately 2,400 SF

Year Built: 2021

Improvements

- Reception area
- Attic access with Built In Electronic Lift
- Multiple private offices
- Two executive offices with private courtyard access
- Custom cabinetry and stained concrete floors
- Full bathroom with shower and closet
- Additional employee restroom
- High-end kitchen with upgraded features
- Water filtration system & plumbed Keurig machine

Site Features

- 15 front striped parking spaces including accessible spaces
- Approximately 60 additional rear parking spaces
- Fully fenced and secured perimeter
- Gated entry
- Monument signage
- Large paved rear yard
- Nearly one acre of additional unused but fenced land

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LOCATION OVERVIEW

5805 Starnes Road is located within one of Watauga's primary commercial corridors, just off Denton Highway, a major north-south arterial serving North Tarrant County.

The property benefits from:

- Strong daily traffic exposure
- Immediate proximity to established retail centers
- Dense surrounding residential population
- Central access to key transportation routes including Loop 820

The adjacency to active retail and service users positions the property within a high-demand commercial environment rather than a traditional office or industrial pocket.

MARKET POSITIONING

Typical office properties in this submarket are limited by smaller lot sizes and lack operational yard functionality. Most comparable buildings sit on less than one acre and are valued strictly on a price-per-square-foot basis.

5805 Starnes Road offers a fundamentally different value profile.

This property should be viewed as:

- Office plus yard
- Retail-adjacent commercial land
- Operational site with expansion capability
- Long-term redevelopment opportunity

The combination of land size, location, and improvements significantly broadens the buyer pool beyond traditional office users.

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VALUE DRIVERS

Land Utility

Over 2 acres of usable, improved land in an infill location is increasingly limited and highly sought after.

Retail Corridor Influence

Adjacency to a retail strip enhances visibility, traffic exposure, and long-term land value.

Operational Capability

Fenced and gated yard with extensive parking supports real business operations including fleet, equipment, and storage.

Expansion Potential

Nearly one acre of unused land provides flexibility for future development, additional structures, or operational growth.

Modern Improvements

Updated and well-maintained building reduces immediate capital needs and allows for immediate occupancy.

PRICING POSITIONING

The value of 5805 Starnes Road is driven by the land, location, and functionality rather than building square footage alone.

This property is not being positioned as a typical small office building. It represents:

- A 2.03-acre commercial site
- With existing improvements in place
- Within a high-traffic retail corridor
- Offering both immediate use and long-term flexibility

Improved commercial land in infill locations with utilities, paving, and visibility commands a premium due to limited supply and increasing demand.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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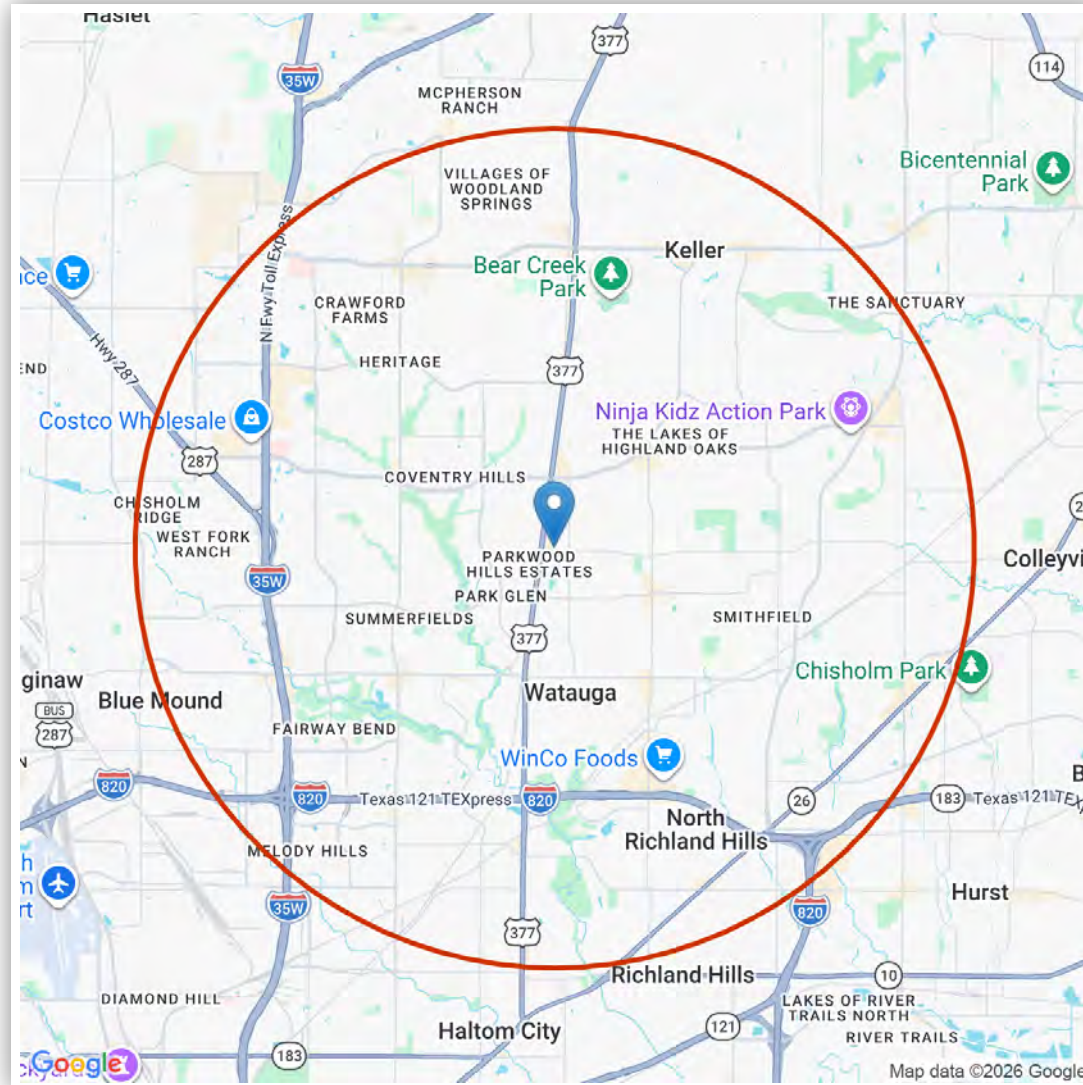
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



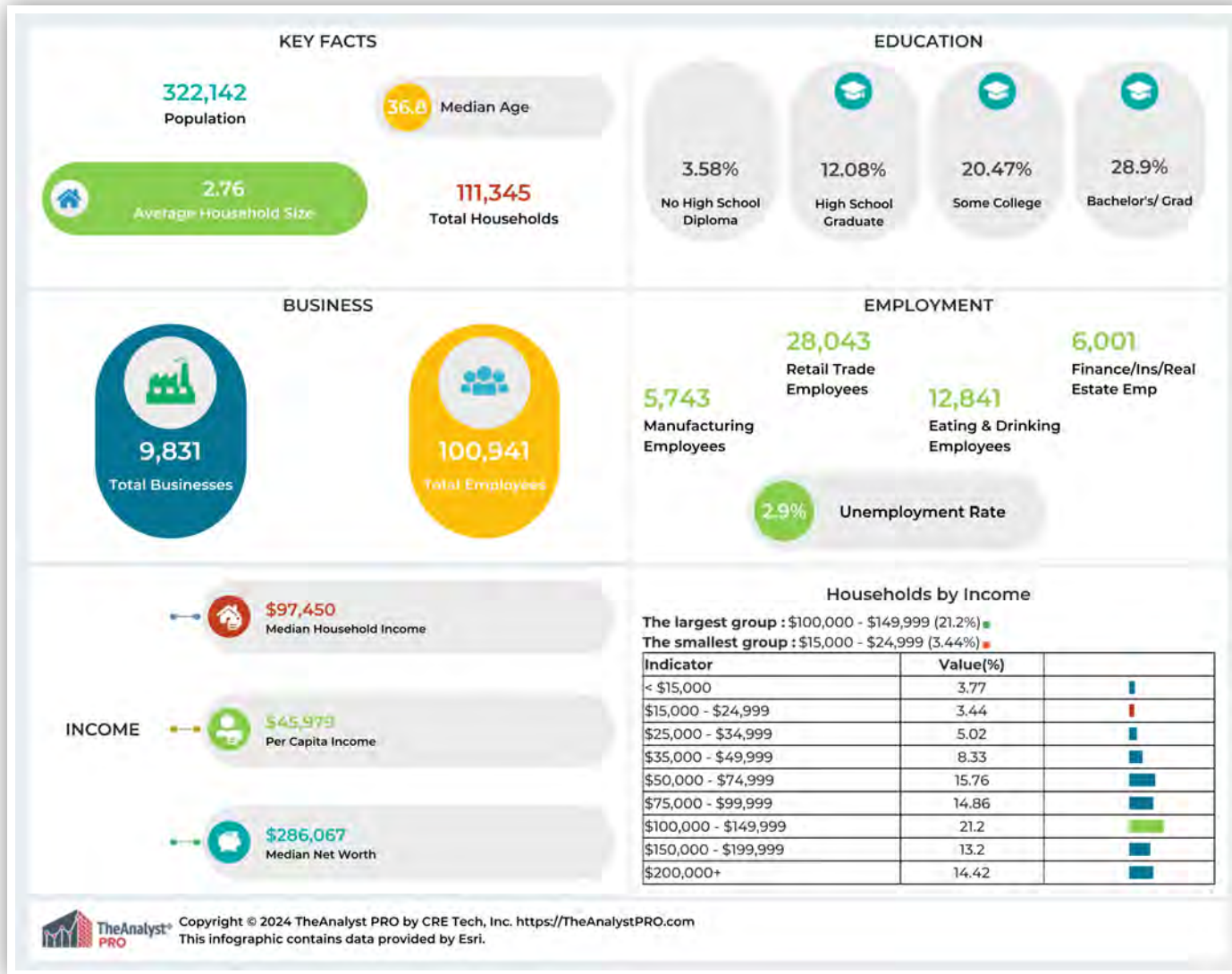
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



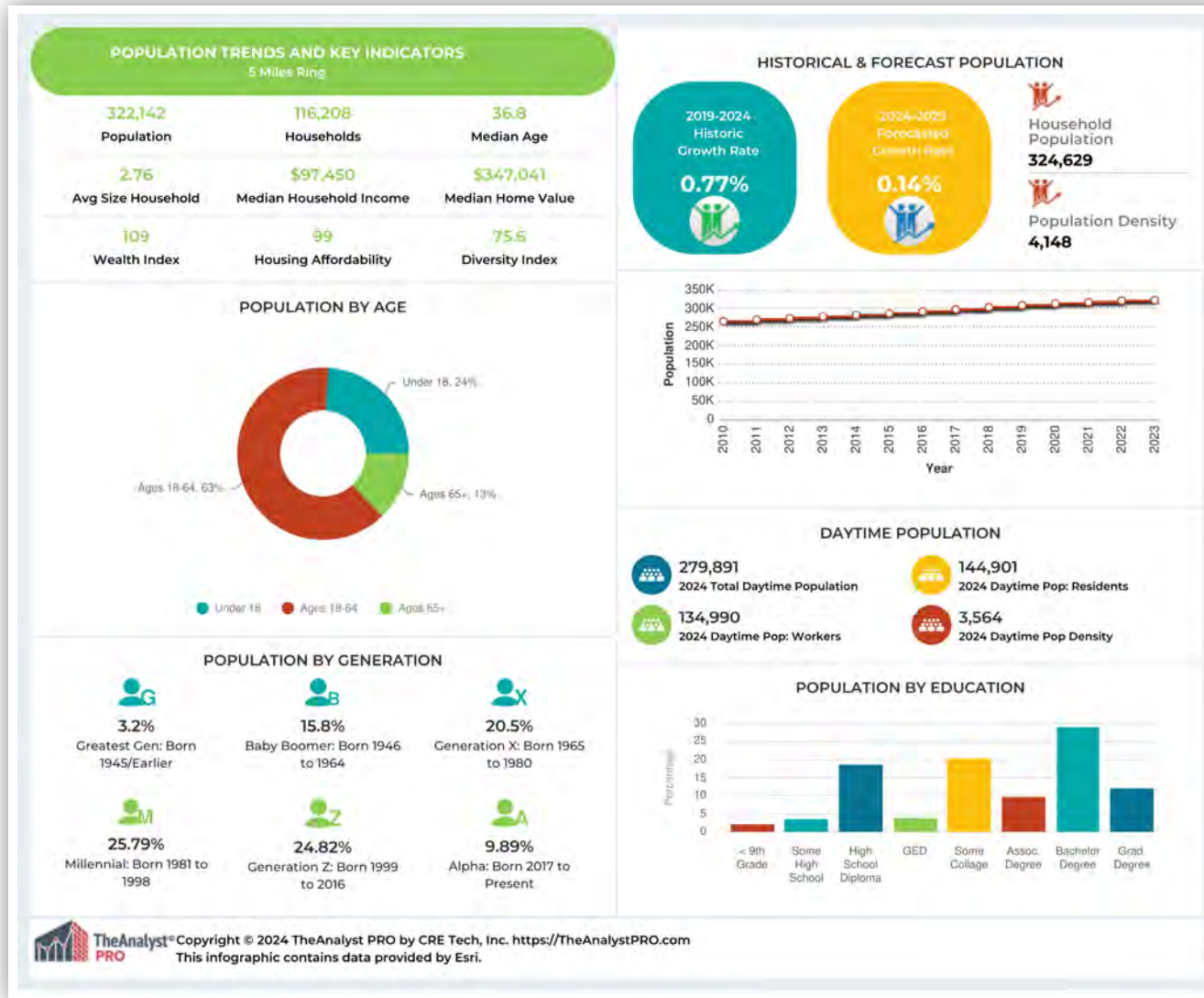
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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AERIAL LOCATION



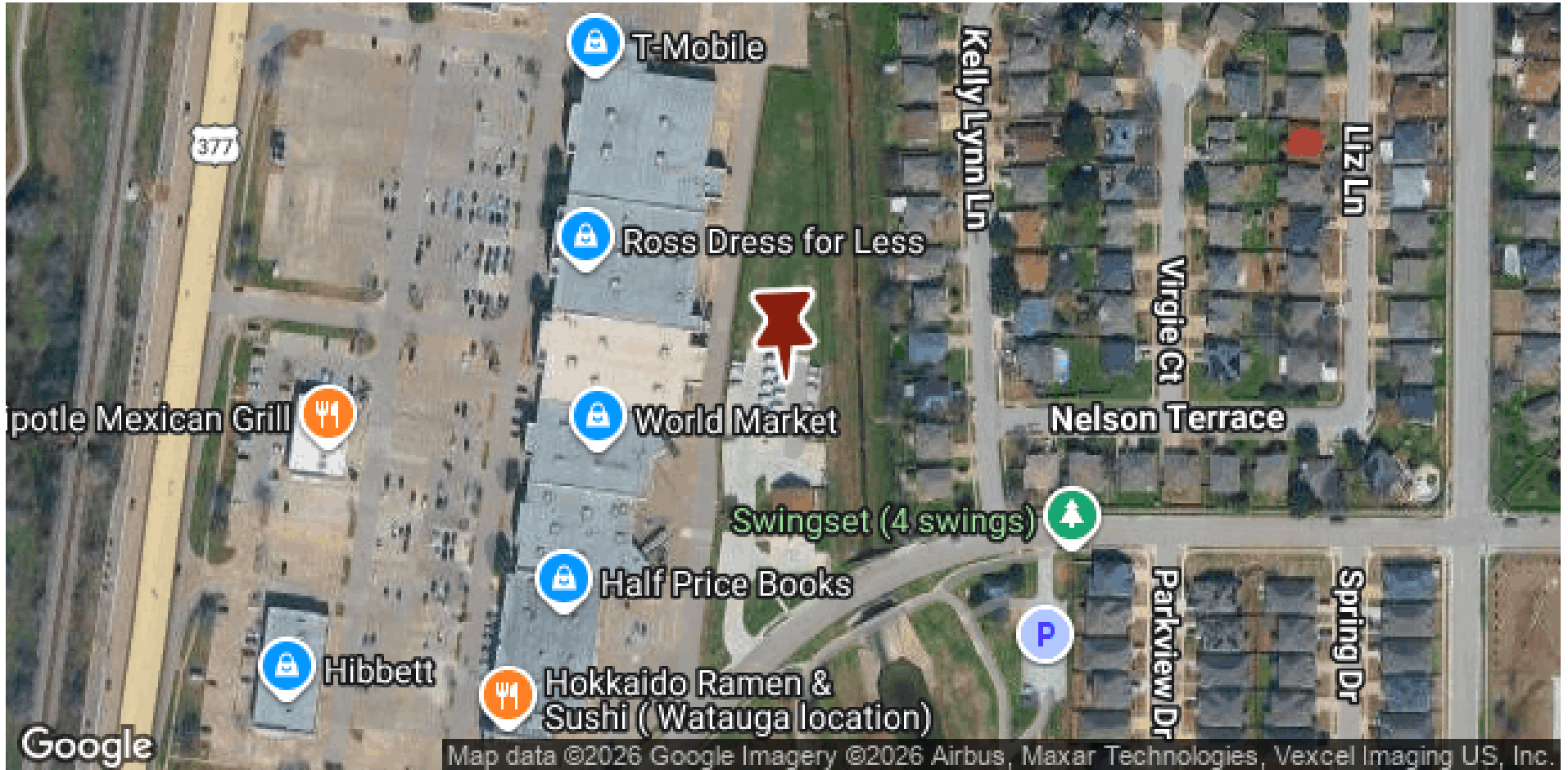
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AERIAL ANNOTATION MAP



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