

COMMERCIAL LOTS FOR SALE ALREADY APPROVED FOR MEDICAL / OFFICE BUILDINGS



Magnolia Office Park
5802 Watauga Rd., Watauga, TX 76148



**PROPERTY
HIGHLIGHTS**

Lots 3 - 9

HIGHLIGHTS: (Lots 3-4 Could be Purchased from Different Owner)

- 5808 Watauga Rd - Lot 5: 14,345 SF (0.329 Acre) 3,500 SF Building
- 5810 Watauga Rd - Lot 6: 15,396 SF (0.353 Acre) 3,500 SF Building
- 5812 Watauga Rd - Lot 7: 22,704 SF (0.527 Acre) 4,800 SF Building
- 5814 Watauga Rd - Lot 8: 18,062 SF (0.415 Acre) 3,500 SF Building
- 5816 Watauga Rd - Lot 9: 18,996 SF (0.436 Acre) 3,500 SF Building.

PROPERTY HIGHLIGHTS

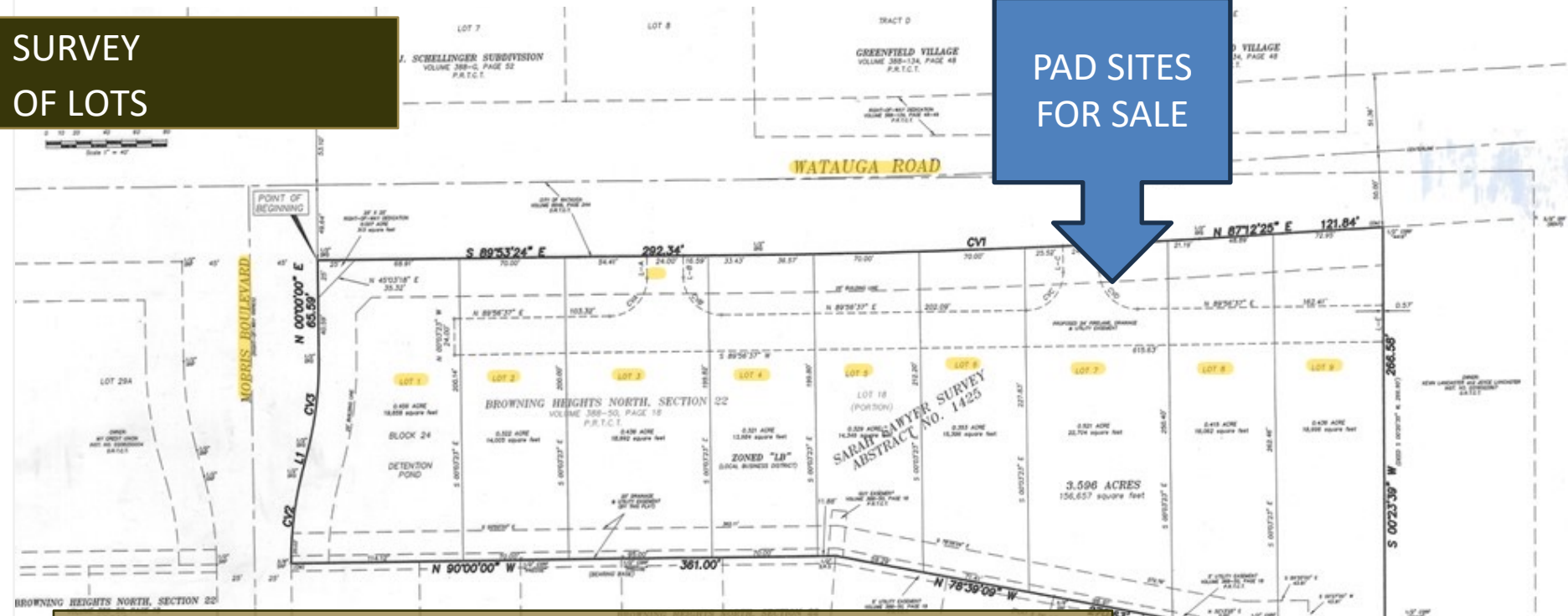
Address	5802 Watauga Rd. Watauga, TX 76148
Commercial Pad Sites	Lots for Medical/Office Buildings
Utilities	All pad sites have access to utilities
Zoning	Office / Medical Perfect for office / medical / professional services (doctor, dentist, vet clinic, therapy, counseling, etc.)
Available Lots	5-9 (3-4 could be purchased in addition)
Investment Highlights	<ul style="list-style-type: none">• Prime location on Watauga Rd. in Watauga• Convenient access to major thoroughfares, it offers both convenience and visibility
Potential Uses	The O-1 Neighborhood Office District is ideal for office, medical, and professional services, such as doctors, dentists, veterinary clinics, therapy, and counseling.
Ownership	Fee Simple Ownership
Fantastic Location	Property is located in a Prime Watauga location with easy access to major thoroughfares, it offers both convenience and visibility. Just minutes from I-820 and 35W,



COMMERCIAL
LOTS FOR SALE

SURVEY OF LOTS

PAD SITES FOR SALE



LOT DETAILS: (Lots 3-4 Could be Purchased from Different Owner)

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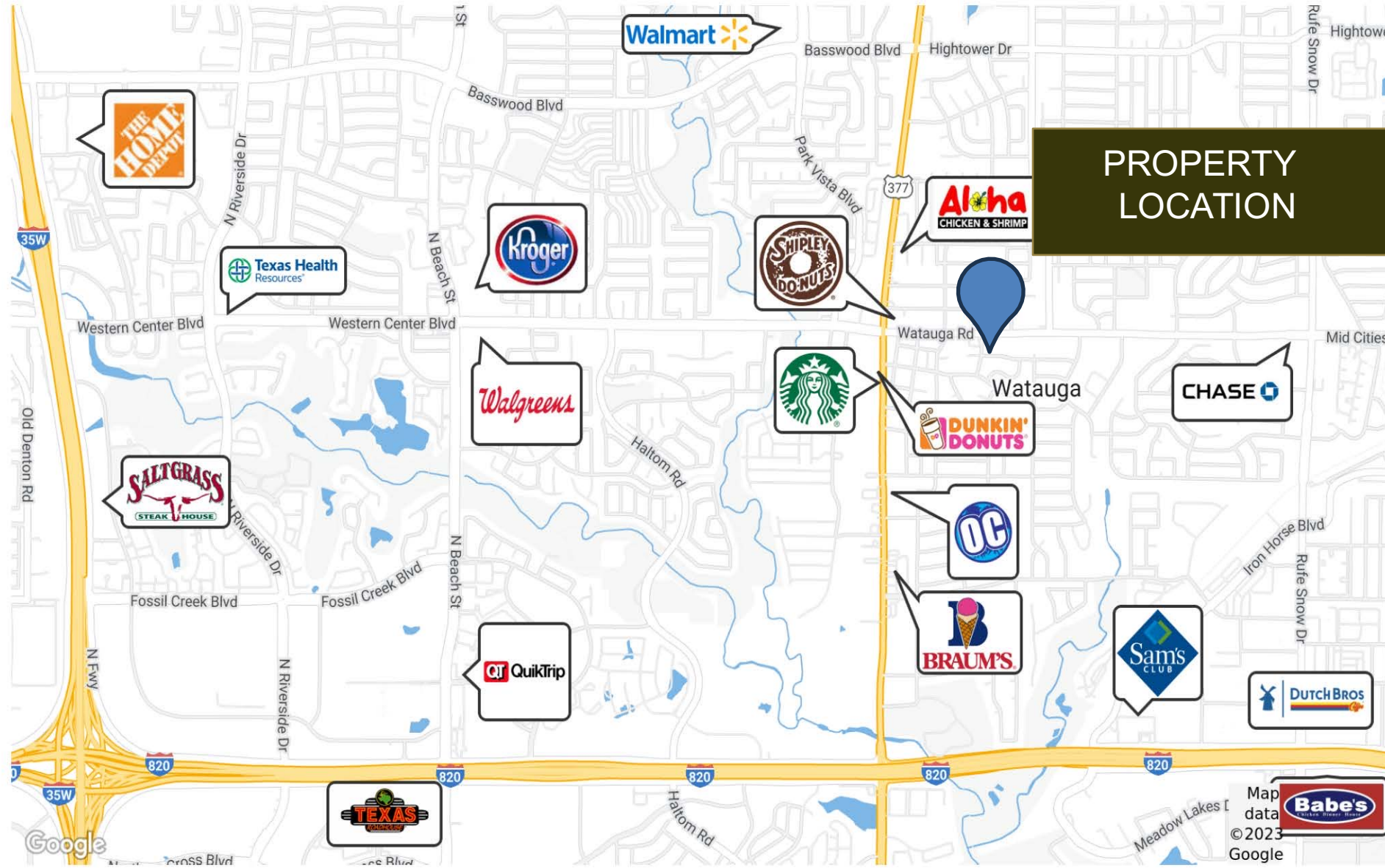
Ft. Worth

PROPERTY HIGHLIGHTS

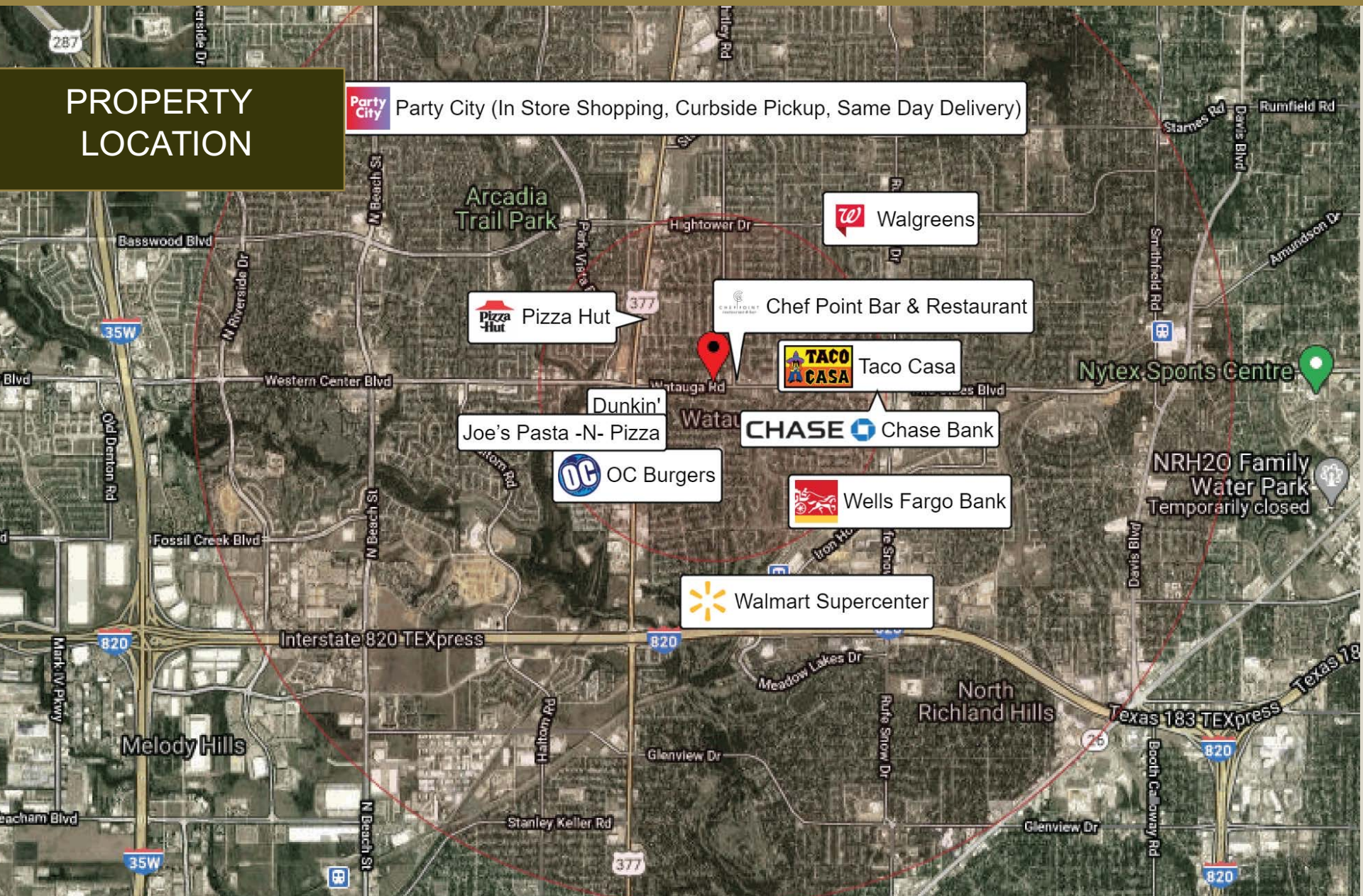
PAD SITES FOR SALE

Lots 3 – 9
Total of 3.596 Acres

Watauga Rd.



PROPERTY LOCATION



Party City (In Store Shopping, Curbside Pickup, Same Day Delivery)

Walgreens

Chef Point Bar & Restaurant

Taco Casa

CHASE Chase Bank

Wells Fargo Bank

Walmart Supercenter

OC Burgers

Joe's Pasta -N- Pizza

Dunkin'

Pizza Hut

Nytex Sports Centre

NRH20 Family Water Park
Temporarily closed

CONTACT INFORMATION

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