

# FOR SALE

## 1711 N. FM 51 - 3,200 SF Flex Building

100% Leased | Flex



1711 N FM 51, Springtown, TX 76082

# PROPERTY OVERVIEW



**PRICE** Contact Broker



**YEAR BUILT** 2006



**BUILDING** 3,200 SF



**ZONING** I-2



**LAND** 1.975 Acres



**ROOF** Metal Roof

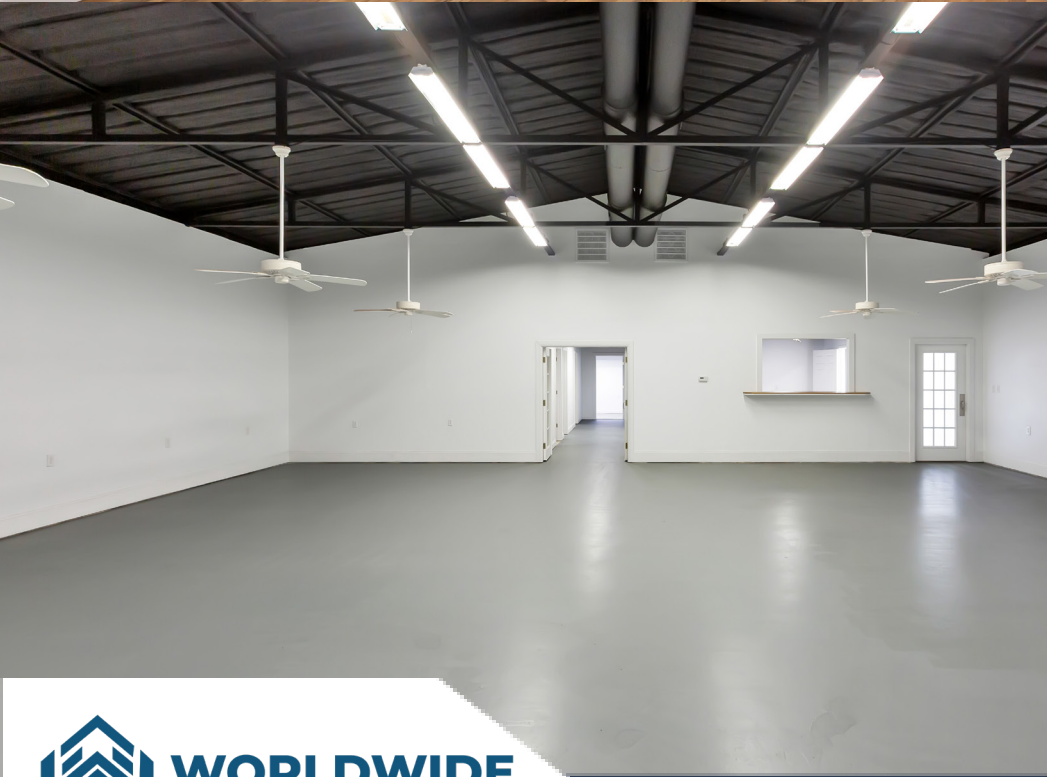
# 1715 N FM 51

This investment opportunity consists of a fully leased commercial property in Springtown, Texas occupied by Jeté Dance Center LLC, a well-established local dance and performance studio serving the surrounding community. Positioned along North FM 51, the property offers investors stable in-place tenancy within a growing North Texas market.

Originally designed with a modern open-concept layout, the building features high ceilings, abundant natural light, and flexible interior functionality that supports a variety of commercial uses. The property includes multiple individual rooms, a kitchen, restroom facilities, utility space, and ample storage, creating a highly functional environment for long-term occupancy.

Located within the expanding Springtown corridor, the asset benefits from strong visibility and accessibility while providing a unique combination of adaptable design and stabilized cash flow.





LINE	BEARING	DISTANCE
L1	(N)S 66°14'14" E(W)	361.89'

## Survey with Improvements

Lots 1 & 2, Block 1, Angus Addition, an Addition to Parker County, Texas.

According to the Plat as recorded in Plat Cabinet C, Slide 457, Plat Records, Parker County, Texas.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Micah Hamilton*

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
W2308037 - September 6, 2023



**Notes:**

1) With respect to the documents listed in Title Commitment No. 9000382300323 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in: V. 1703, P. 1834; V. 1836, P. 1544; R.P.R.P.C.T.

Subject to the following Easement(s) and/or Document(s):  
Old Ocean Fuel Co. - V. 315, P. 239 (Not Shown - No Description);  
Lone Star Gas Co. - V. 328, P. 508 (Not Shown - No Description);  
Right-of-Way Easement - V. 677, P. 640 (Not Shown - No Description);  
Walnut Creek Water Supply - V. 746, P. 332 (Shown);  
Texas Power & Light Co. - V. 701, P. 576 (Shown);  
Tri-County Electric Coop. Inc. - V. 1822, P. 1012 (Blanket);  
Tri-County Electric Coop. Inc. - CF# 201309318 (Blanket); R.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 1067, P. 642; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

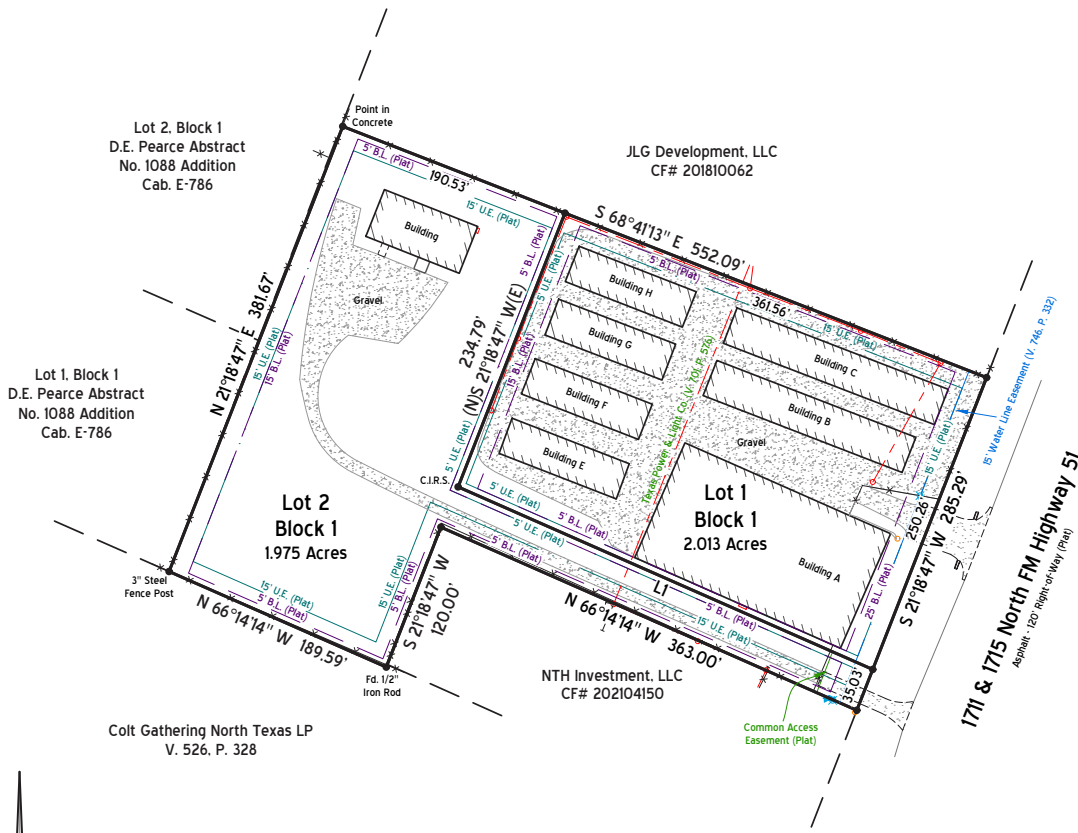
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) All corners are found 1/2" capped iron rods, unless otherwise noted.

7) C.I.R.S. - Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC"

8) B.L. - Building Line  
U.E. - Utility Easement



Lot 2, Block 1  
D.E. Pearce Abstract  
No. 1088 Addition  
Cab. E-786

JLG Development, LLC  
CF# 201810062

Lot 1, Block 1  
D.E. Pearce Abstract  
No. 1088 Addition  
Cab. E-786

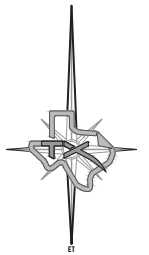
Lot 2  
Block 1  
1.975 Acres

Lot 1  
Block 1  
2.013 Acres

NTH Investment, LLC  
CF# 202104150

Colt Gathering North Texas LP  
V. 526, P. 328

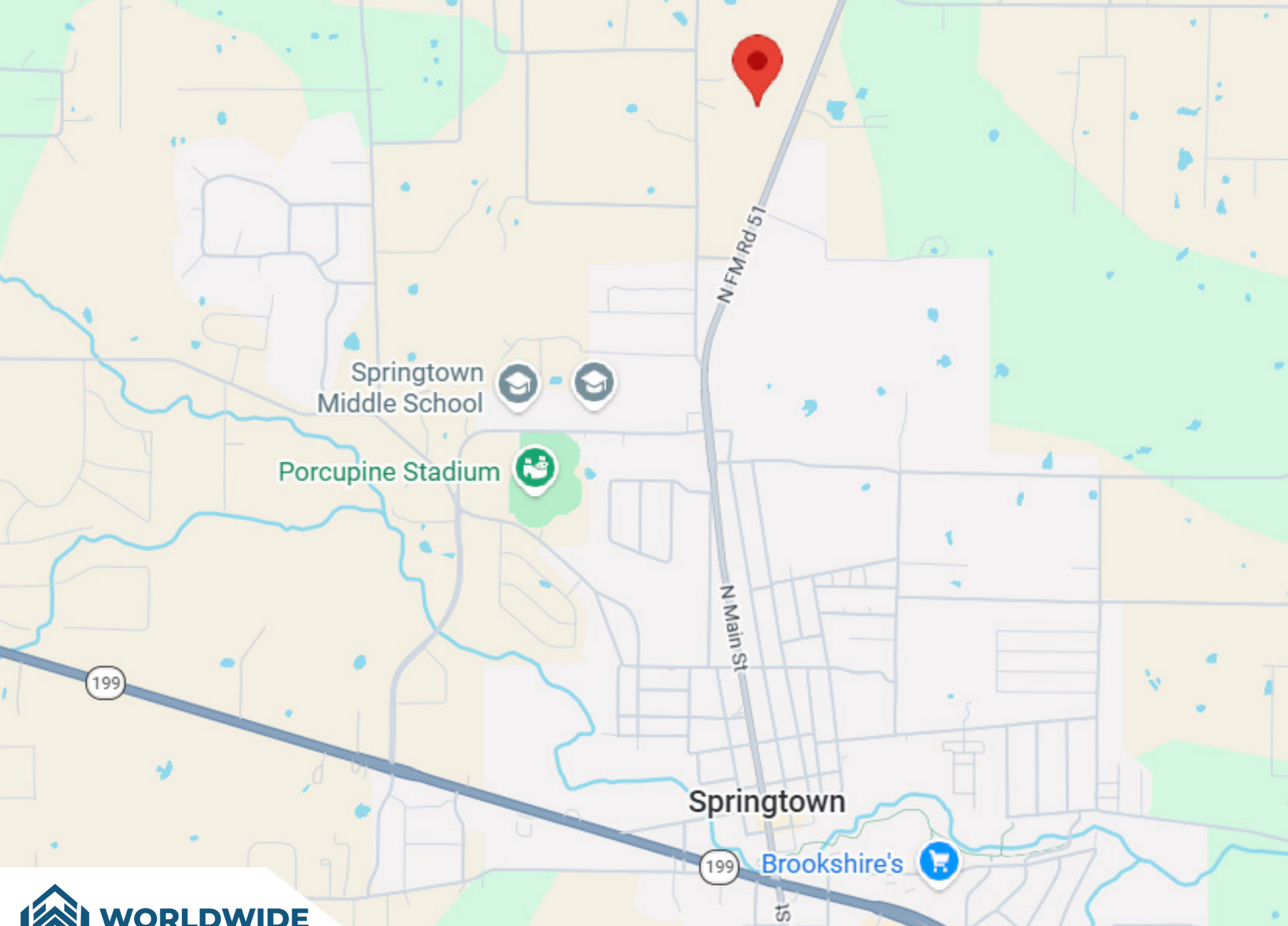
1711 & 1715 North FM Highway 51  
Asphalt - 120' Right-of-Way (Plat)



Legend	
	Power Pole
	Overhead Electric
	Guy Wire
	Electric Meter
	Telecom
	Water Meter
	Water Valve
	Water Line Marker
	Fence



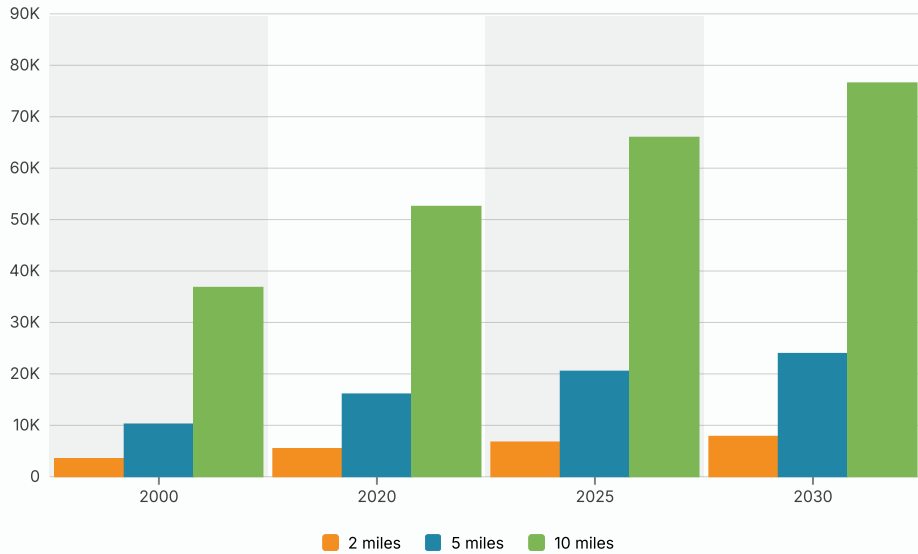
**TEXAS SURVEYING INC.**  
WEATHERFORD BRANCH - 817-594-0400  
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM



# DEMOGRAPHICS

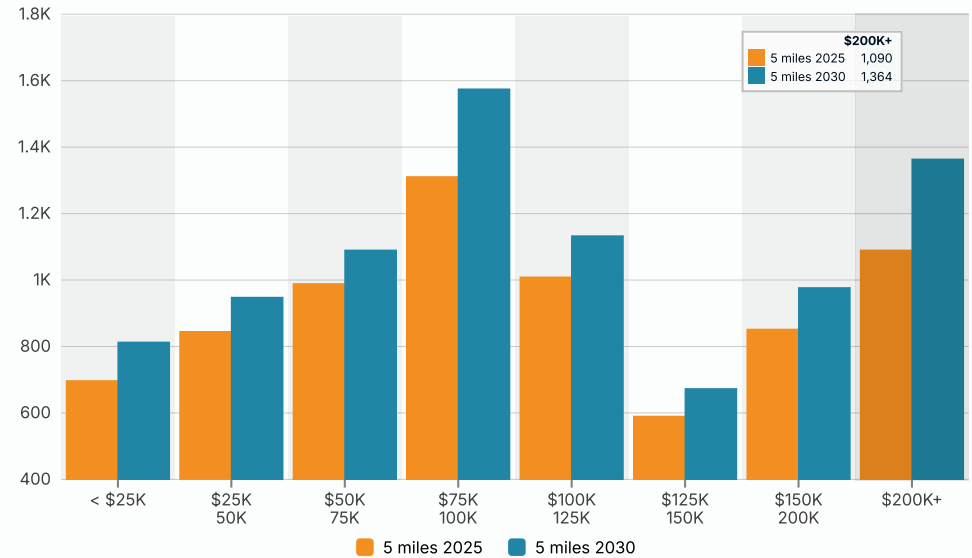


Population



Households By Income

Currency: USD (\$)



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Hwy 51	Rolling Glen SW	8,029	2023	0.23 mi
TX 45;RM 620	Rolling Glen SW	7,695	2020	0.23 mi
Thomas Rd	Hwy 51 NW	868	2025	0.42 mi
Po Jo Dr	N Main St E	681	2025	1.03 mi
Laurie Ln	Allison Rd E	61	2025	1.19 mi
Holbrook Rd	Dogwood St SE	1,546	2025	1.24 mi
N Main St	W 4th St S	15,807	2025	1.44 mi
N Ave A	E 5th St N	253	2025	1.46 mi
Co Rd 4896	Co Rd 4899 E	555	2025	1.48 mi
W 4th St	N Cedar St W	232	2025	1.53 mi



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**WORLDWIDE**  
COMMERCIAL

# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



**WORLDWIDE**  
COMMERCIAL

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