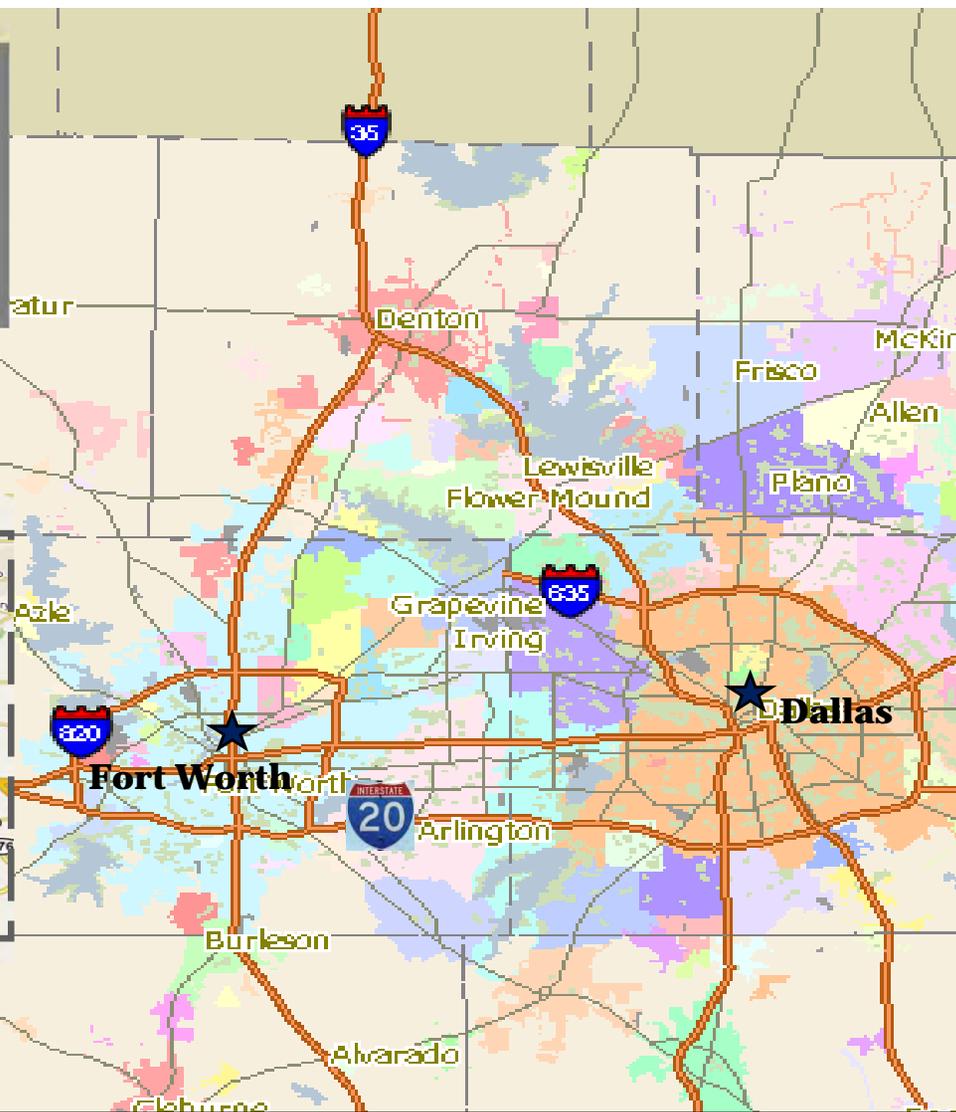




Weatherford



Weatherford TX 25 miles west of DFW Metroplex

Established Regional Retail Centre of Parker County
 Wal-Mart SuperCenter/Meat Dept. | Weatherford Marketplace SC | Weatherford Ridge SC

2014 - 2015 New Openings!

"The Western Gateway Business Centre of the DFW Metroplex"
 27,769⁽²⁰¹⁴⁾ City Population | 123,164⁽²⁰¹⁴⁾ County Population
 96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA

Coming in 2015 - 2016

City of Weatherford Economic Development
 202 W. Oak St. | Weatherford, Texas 76086 | (817) 594-9429 | Direct 817-588-4392
dclayton@weatherfordtx.gov | www.weatherfordtxeda.org

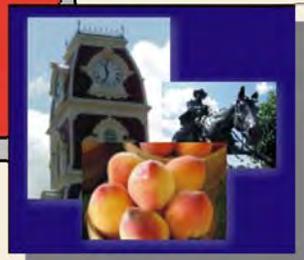
"The Western Gateway Business Centre of the DFW Metroplex"
 27,769⁽²⁰¹⁴⁾ City Population | 123,164⁽²⁰¹⁴⁾ County Population
 96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA



Stephenville



202 W. Oak St., Weatherford, Texas 76086 | (817) 594-9429; Fax (817) 594-4786
 email: dclayton@weatherfordtx.gov | www.weatherfordtxeda.org



Weatherford Vicinity Map"

Weatherford, Texas



FUTURE New East Loop:
➤ Est. Start ~ 4Q 2016
➤ Est. Complete ~ 2025 (1- years)



W/PCEDC Hobson Industrial Park: Lots for BTS.



WEATHERFORD CBD/Historic Downtown

WalMart Super Center & Home Depot

WalMart Super Center

Hudson Oaks

Willow Park

Annettas

E. Bankhead Industrial Park

Weatherford Ridge Center: JC Penney & Belk's

Weatherford MarketPlace Center: Lowe's, Target & Kohl's

(new) Exit 405

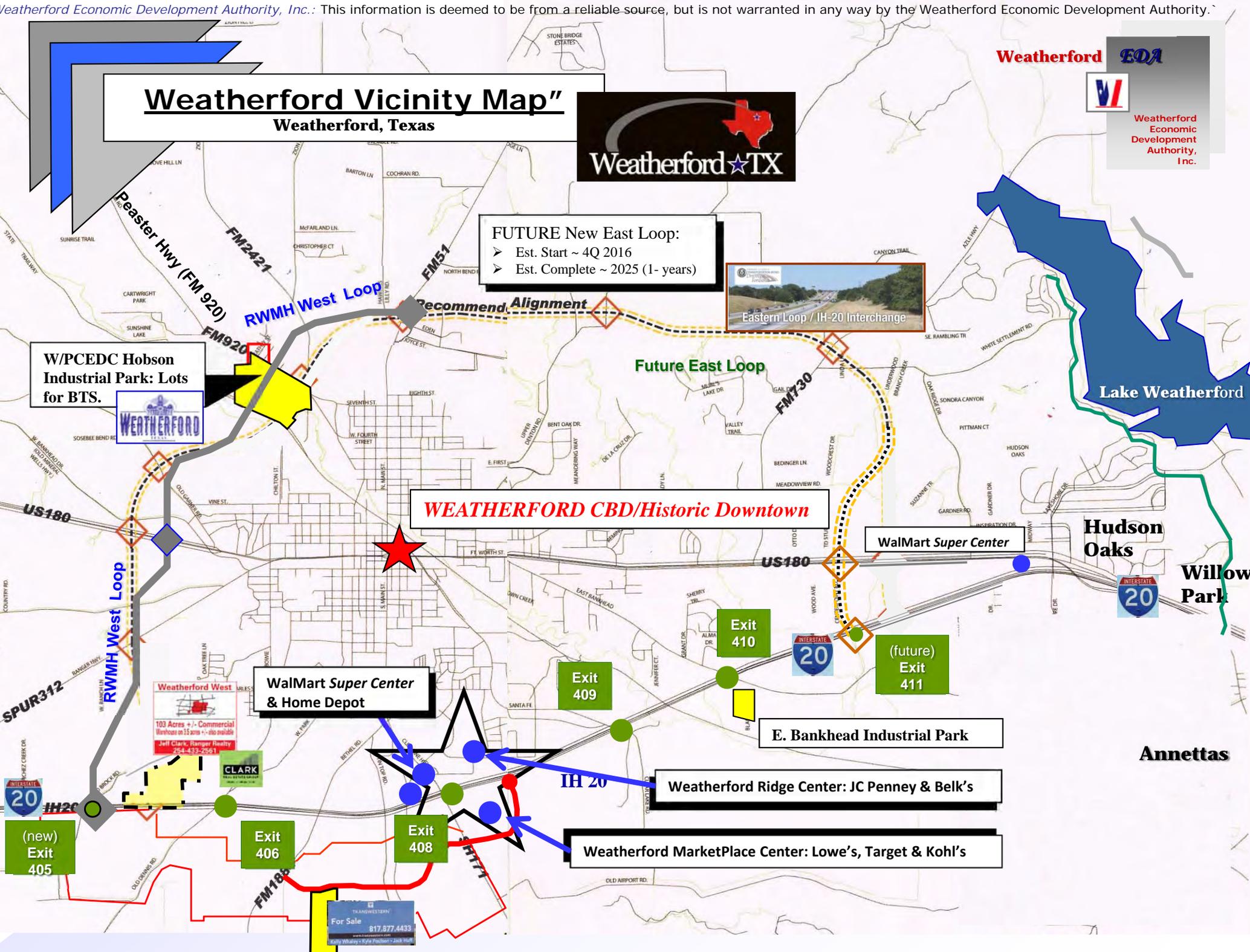
Exit 406

Exit 408

Exit 409

Exit 410

(future) Exit 411



For Sale 817.877.4433



FOR SALE
BOB PETERSEN
940-391-7484

For Sale
817-333-1112
23 Acres Land
Other Land

For Sale
817-877-4433

TRANSWESTERN

CONTACT INFORMATION

KYLE FOLSON 817-258-5526 k.folson@transwestern.com	JACK HUYE 817-258-3220 j.huye@transwestern.com
--	--

TRANSWESTERN, FORT WORTH • 777 MAIN STREET, 4 SUITE 200 • FORT WORTH, TEXAS 76102 • 817-877-4433

Vicinity Aerial - City Of Weatherford



This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic

City Muni Court: City Muni Co **Senior Care, AL & Sr. Center**
T-W-Th 9:00 AM T-W-Th 9:00 AM T-W-Th 9:00 AM



City Park

FOR SALE
GATES
READY

Santa Fe Dr.

AVAILABLE
Pat McDonald
817.334.8100

JIM FRANK
940-682-5512
FOR SALE
90 ACRES

U.P. RR

N. Gas

Santa Fe Dr.

Petro Truck Stop

Exit 409B



21 +/- acres for Sale:
Contact: Jim Duncan, C21 – Judge Fite Co.
817-613-6861 Cell; 817-594-9446 Office

50K SF Roger Williams AutoMall :
Chrysler-Jeep-Ram-Dodge

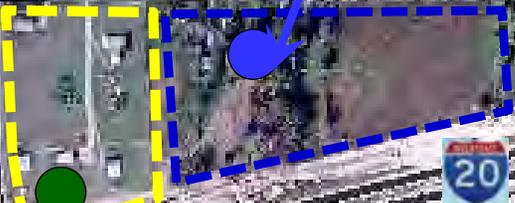


Holland Lake Rd.

Century 21
COMMERCIAL
JUDGE FITE COMPANY
817-596-9446
FOR SALE
CALL JIM DUNCAN
817-613-6861
3.3 ACRES
35.9 ACRES

(new)
Exit 409A

Washington Dr.



2Q 2016 Movie-Bowl-Arcade-Grille



(new)
Exit 408 WB

<< New Holland Lake Bridge – COMPLETE!



Weatherford ★ TX

25-miles west of D



Established Regional Retail Centre of Parker County
 Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC

WEATHERFORD RIDGE SHOPPING CENTER WEATHERFORD, TEXAS



Exit
408

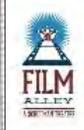
4Q 2016 Pad site

Weatherford Ridge Center
NEQ of S. Main & IH20, Exit 408



DUSHIL PARTNERS
Commercial Real Estate & Investments

For Information Contact
Jill Fisher
214-261-9588
www.dushilpartners.com



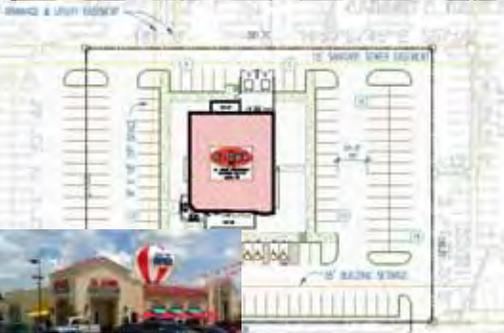
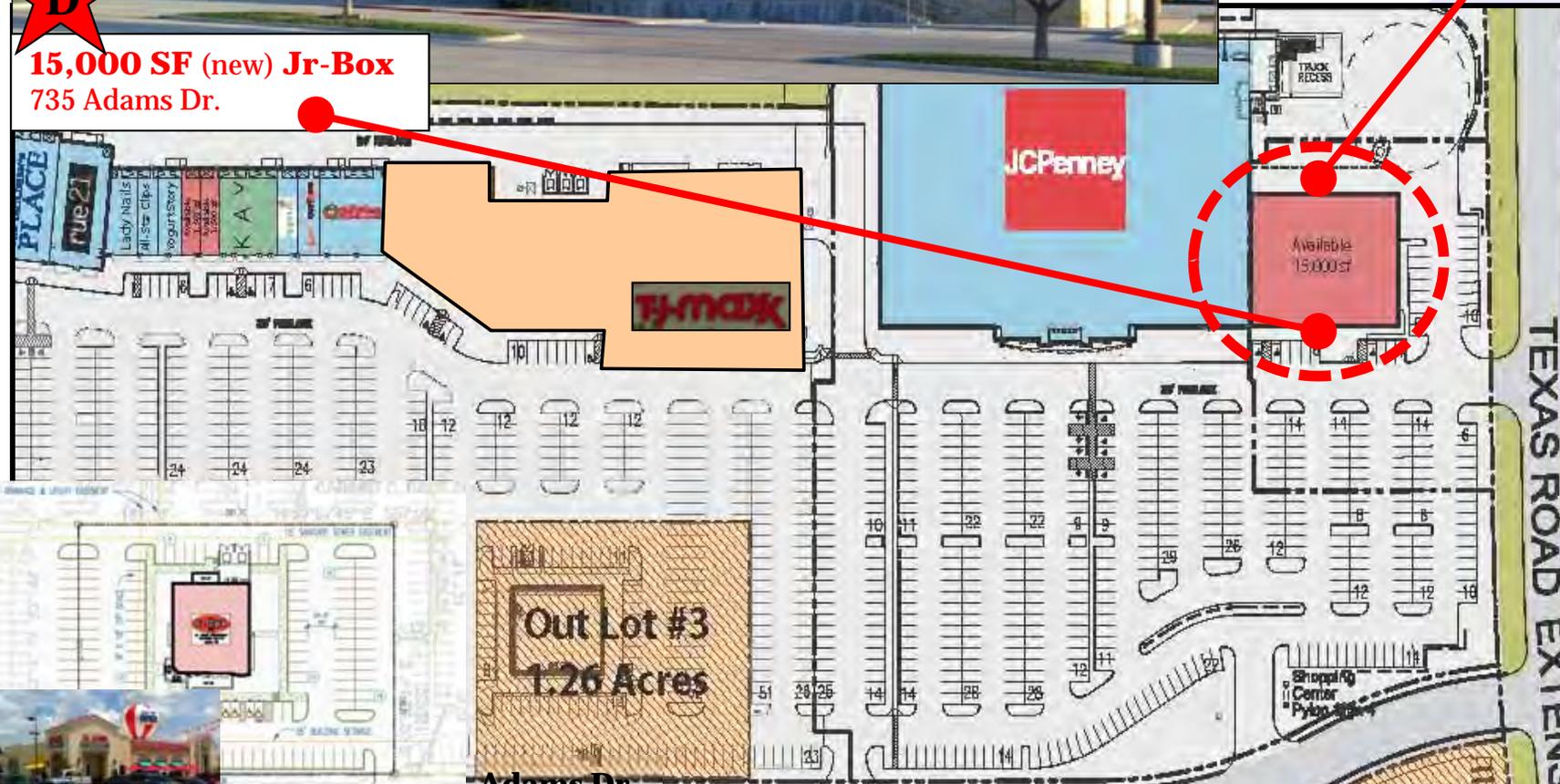


JC Penney
Loading Dock

Rear Elevation
735 Adams Dr.



15,000 SF (new) Jr-Box
735 Adams Dr.



Out Lot #3
1.26 Acres

Out Lot #6
1.26 Acres

Weatherford Ridge Shopping Center
735 Adams Dr., Weatherford, TX

DUNHILL PARTNERS
Commercial Brokerage & Investments

For Information Contact
Jill Fisher
214-261-9588
www.dunhillpartners.com



Dunhill Partners

Leasing Contact:

Jill Fisher

(214) 261-9588

jfisher@dunhillpartners.com



Weatherford Ridge

NEQ Interstate 20 @ Highway 171/Main Street

ADDRESS:

220-725 Adams Road
Weatherford, TX 76086

AVAILABILITY:

North side
Junior Anchor - 15,087 SF
1,425 SF
2,382 SF
South side
1,599 SF & 4,331 SF

NNN:

\$6.00 PSF

TRAFFIC COUNTS:

Interstate 20: 79,417 vpd
Highway 171: 33,068 vpd

TRAFFIC GENERATORS:



DEMOGRAPHICS

2013 Population
% Pop Change 2013-18
2013 Daytime Pop
2013 Avg HH Income
2013 Total Households

3-mile

22,173
5.11%
29,033
\$67,132
8,644

5-mile

33,110
6.84%
38,108
\$68,993
12,746

Trade Area

257,336
4.4%
161,903
\$77,050
70,369



Dunhill Partners

3100 Monticello Avenue, Suite 300, Dallas, Texas 75205
www.dunhillpartners.com

Weatherford Ridge Site Plan

LEASE LEGEND	
[Light Blue Box]	SIGNED LEASE
[Light Green Box]	SIGNED LOI
[Light Yellow Box]	WORKING LOI
[Light Red Box]	AVAILABLE
[Light Brown Box]	EXISTING RETAIL



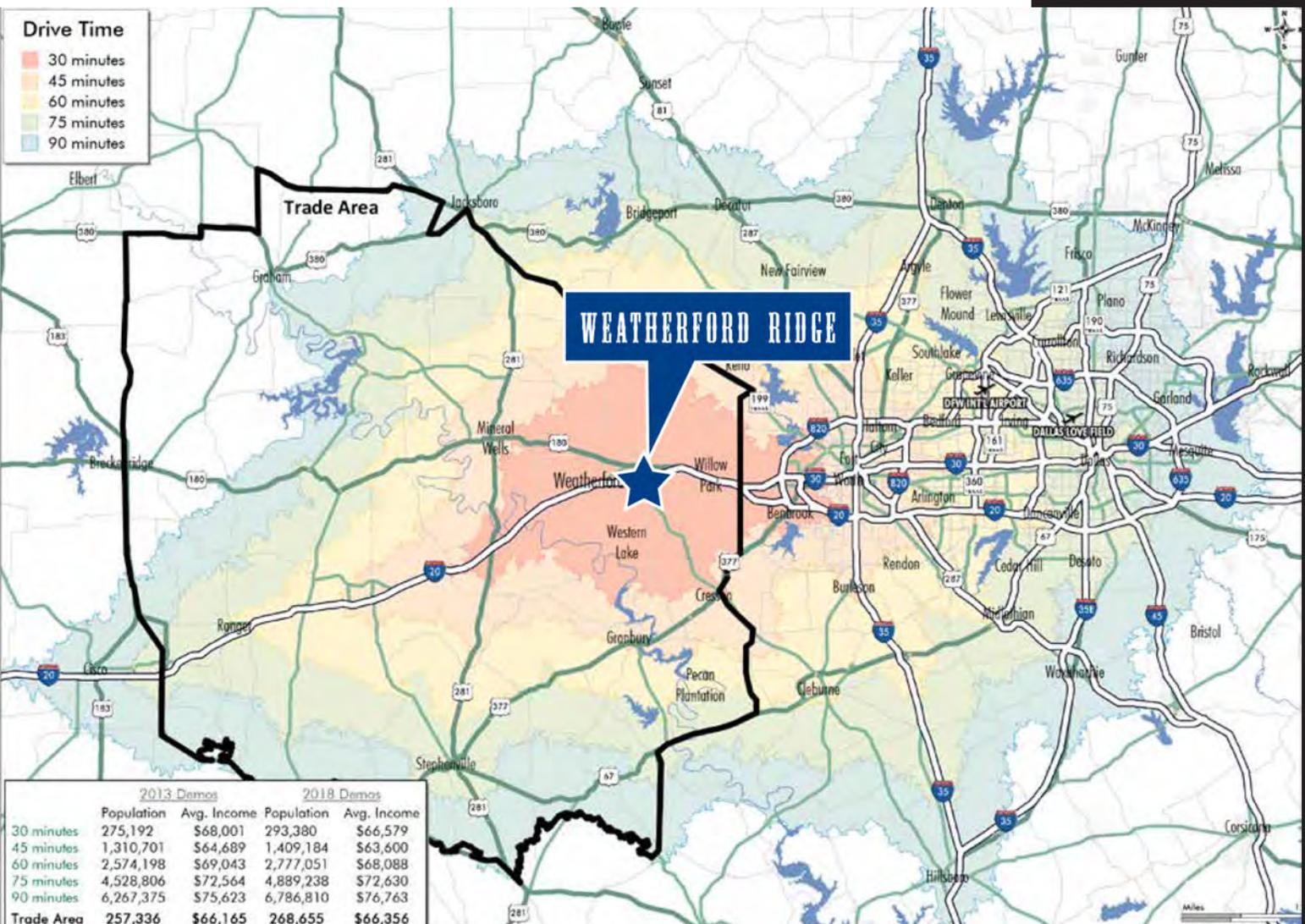
Leasing Contact:
 Jill Fisher
 (214) 261-9588
 jfisher@dunhillpartners.com

3100 Monticello Avenue, Suite 300, Dallas, Texas 75205
 www.dunhillpartners.com

 Dunhill Partners



Regional Trade Area Map



Leasing Contact:

Jill Fisher

(214) 261-9588

jfisher@dunhillpartners.com



Dunhill Partners

3100 Monticello Avenue, Suite 300, Dallas, Texas 75205

www.dunhillpartners.com

Weatherford Ridge Market Aerial

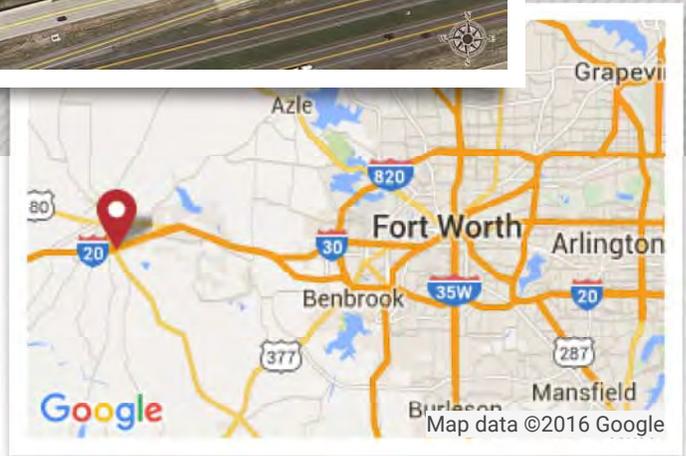


Leasing Contact:
Jill Fisher
(214) 261-9588
jfisher@dunhillpartners.com

PAD SITE AVAILABLE

Interstate 20 & S Main Street | Weatherford, Texas 76083

FOR SALE



AVAILABLE

1.00 Acre(s)

SALES PRICE

\$827,640

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	22,668	33,867	65,869
Total # Households	8,871	13,067	24,488
Average HH Income	\$72,057	\$75,758	\$91,507
Daytime Population	16,764	20,634	26,629

Year: 2015 | Source: Esri Data

TRAFFIC COUNTS

Interstate 20	70,115 CPD
Main Street	19,895 CPD

Year: 2012 | Source: Google Earth Pro - KSS Fuels (Est.)

CONTACT

Ryan Johnson | 214.560.3285
ryan.johnson@srsre.com

Mark Reeder | 214.560.3251
mark.reeder@srsre.com

Rick Ikeler, CCIM, CPM | 214.560.3208
rick.ikeler@srsre.com

SRS Real Estate Partners

8343 Douglas Avenue, Suite 200 | Dallas, TX 75225
214.560.3200 | SRSRE.COM

DESCRIPTION

- Zoning is Commercial/Interstate
- Located at I-20 & Main Street, which is the major retail intersection in Weatherford
- Retailers located at this intersection include: JCPenney, Belk, TJ Maxx, Bed Bath & Beyond, Michaels, Target, Lowe's & Walmart
- Subject pad is located at the NWC Adams Drive and Texas Drive
- Film Alley Weatherford, a 74,000 square foot movie-bowling-arcade entertainment facility, is coming soon at the corner of Texas Drive and East Interstate 20 Frontage Road

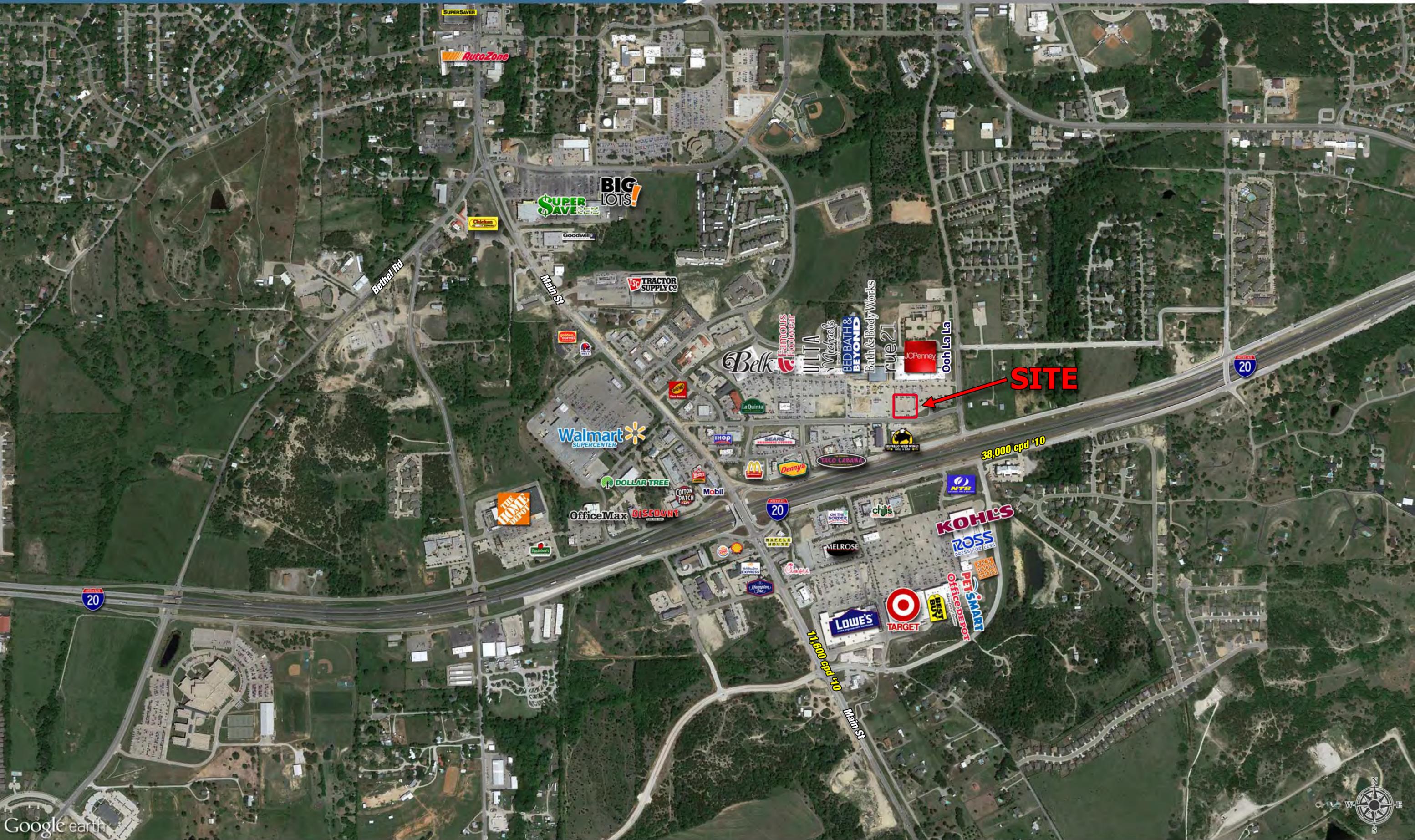


JCPenney

Vacant

SITE

Vacant:
Cheers
Liquor





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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

RWMH "West Loop"

City Limits



Weatherford West
103 Acres +/- Commercial Warehouse on 3.5 acres +/- also available
Jeff Clark, Ranger Realty
254-433-2561

CLARK
REAL ESTATE GROUP

S. Bowie Dr.
W. Park Ave.

BRADFORD

T&T Truck Stop



QT
New QT (2016)

City Limits



Exit 406

Pilot Truck Stop

FOR SALE
CONTACT: BOB PETERSEN
940-391-7484

BRADFORD
FOR LEASE
23.03 ACRES
Contact: Colleen Wallis
817.921.8181
Rick Bailey
817.921.8177



Exit 407

Exit 405

RIM Mfg.

Weatherford High School >>>

Old Brock Rd.

Old Dennis Rd.

BB Fielder Rd.

Weatherford, TX - RWMH "West Loop"
Exit 405 - RWMH "West Loop" to 406 - S. Bowie Dr.

FOR SALE

Approx. 26 acres

Zoned: "Interstate"

Colton Wallis | cwallis@bradford.com

817.921.8182 | 817.319.1281

cwallis@bradford.com

Bradford Commercial Real Estate Services

Dallas | Fort Worth



KEY PLAN

- RETAIL & MAY INCLUDE FOOD SERVICE
- RESTAURANT or RETAIL
- QT GAS STATION
- LANDSCAPE
- WATER FEATURES
- ENHANCED PAVERS



Exit 406



INTERSTATE - 20

CUTTER'S CROSSING



Weatherford West



103 Acres +/- Commercial Warehouse on 3.5 acres +/- also available

Jeff Clark, Ranger Realty
254-433-2561

DEVELOPMENT LAND
1103 Acres

CLARK
REAL ESTATE GROUP

817.578.0609
www.clarkreg.com



QT (2016)

BRADFORD

FOR LEASE
23.03 ACRES

Colton Wallis
817.921.8181

Nick Talley
817.921.8177

bradford.com

S. Bowie St.

T&T Truck Stop

Exit 406



New IH20 Frontage Road and Ramps -COMPLETE

21 ac. - Agent: Bob Peterson .
Will subdivide

FOR SALE

CONTACT: BOB PETERSEN
www.equistarproperties.com
940-391-7484

Exit 407

Pilot Truck Stop

Motels

Old Dennis Rd..

RIM Mfg - NFS

~17.6 & ~6.3 & ~6.5 acres:

BRADFORD

FOR LEASE
23.03 ACRES

Colton Wallis
817.921.8181

Nick Talley
817.921.8177

bradford.com

Weatherford, TX – IH20 Retail Corridor

2) Exit 406 – S. Bowie St. to 408 – S. Main St.

Miles

~76 acres: Tommy Neel – Arizona, 623-972-7406 & Tom Kreipe – Weatherford, 817-938-6325.

REALTY WORLD
PROFESSIONALS

James Stephens Cell: 817-694-1933
Office: 817-441-7707
james@pamsnowden.com

COMMERCIAL

For Sale: 15 to 40+/- (ver.) acres.

Stephen Reich
817-597-8884

CLARK
REAL ESTATE GROUP

FOR SALE
50 Acres
Will Divide
www.clarkreg.com



New IH20 Frontage Road – COMPLETE!

Exit 407

~41+ Acres: (to verify?) Tommy Neel – Arizona, 623-972-7406

LAND FOR SALE

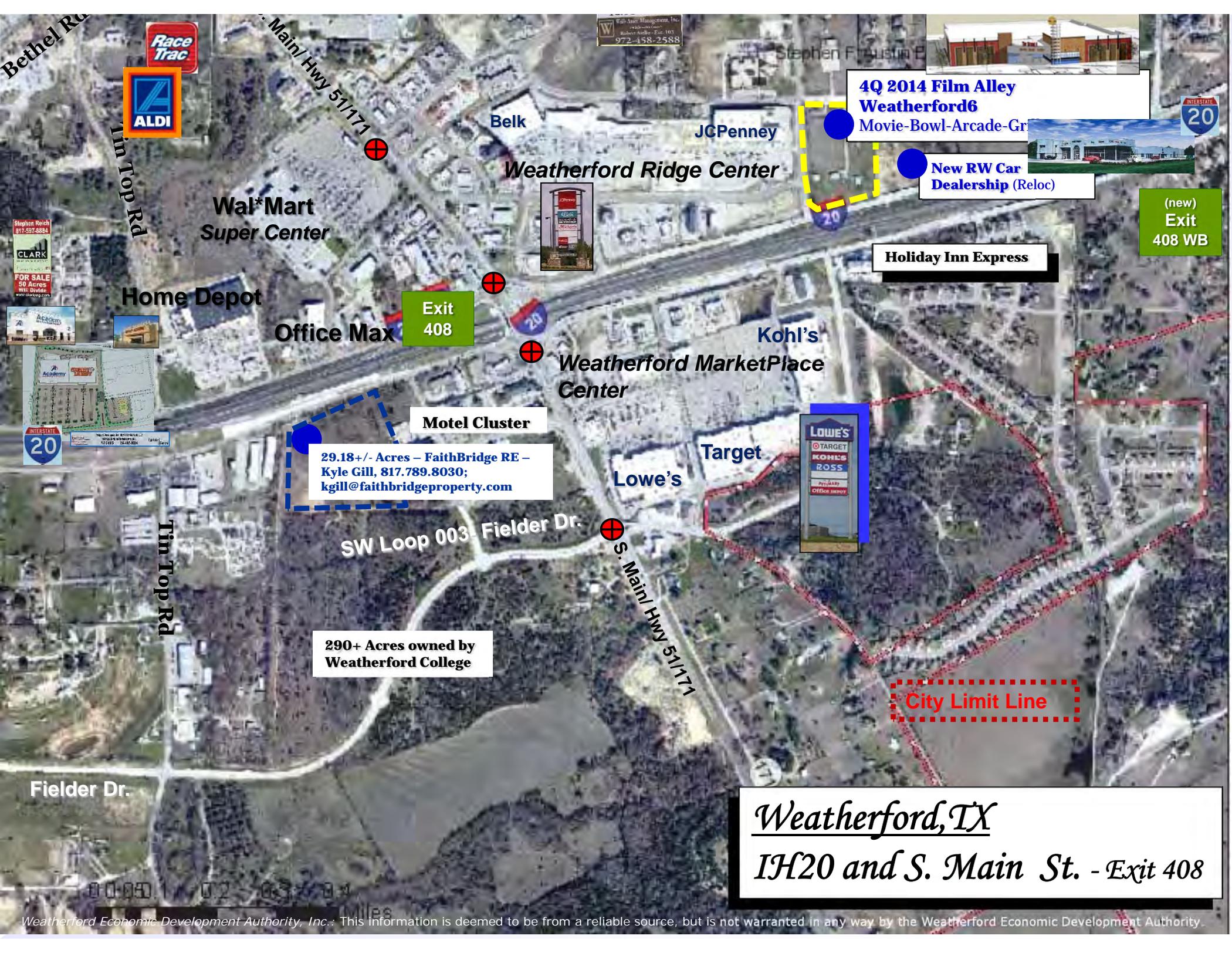
APPROX. 76 ACRES

623-972-7406

WISD High School

Weatherford, TX – IH20 Retail Corridor

2) Exit 407 – S. Bethel Rd. to 408 – S. Main St.



Bethel Rd
Tin Top Rd

Stephen Reich
817-597-8884
CLARK
FOR SALE
50 Acres
with Driveway
www.clarkny.com
Academy
INTERSTATE
20

Weatherford Economic Development Authority, Inc.: This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority.

Main/Hwy 51/171
Race Trac
ALDI

Wal*
Mart
Super Center
Home Depot
Office Max

Belk
JCPenney
Weatherford Ridge Center
Weatherford MarketPlace Center
Kohl's

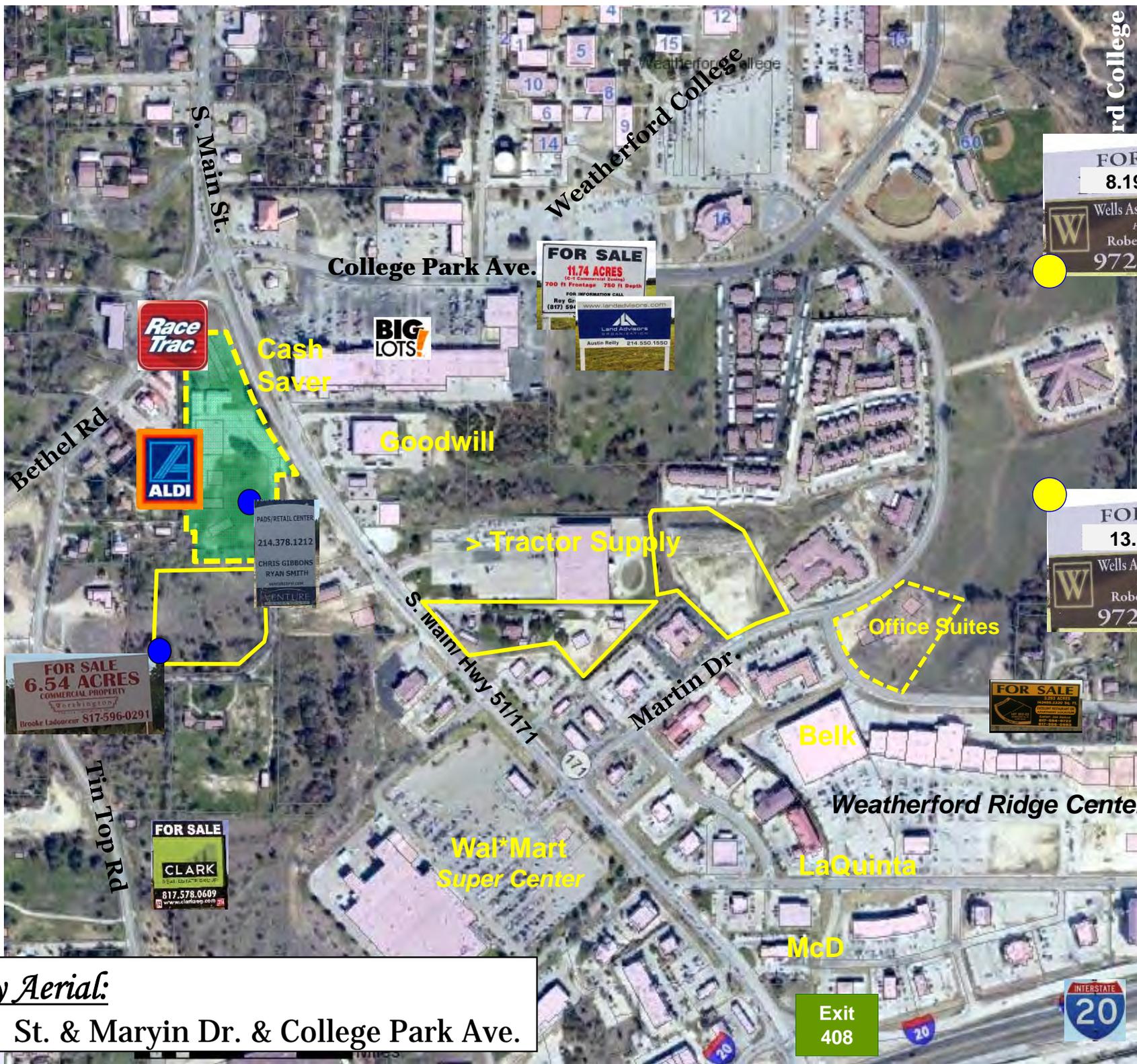
Exit 408
Motel Cluster
29.18+/- Acres – FaithBridge RE –
Kyle Gill, 817.789.8030;
kgill@faithbridgeproperty.com

W
Weather Management, Inc.
7700 Weather Center
Robert Adello - Est. 103
972-458-2588
Stephen F. Austin E
4Q 2014 Film Alley
Weatherford6
Movie-Bowl-Arcade-Gr
New RW Car
Dealership (Reloc)

Lowe's
Target
SW Loop 003- Fielder Dr.
S. Main/Hwy 51/171
City Limit Line
(new)
Exit
408 WB

290+ Acres owned by
Weatherford College

Weatherford, TX
IH20 and S. Main St. - Exit 408



FOR SALE
8.19 Acres
 Wells Asset Management, Inc.
 For Information Contact:
 Robert Aiello - Ext. 103
 972-458-2588

FOR SALE
11.74 ACRES
 (C-1 Commercial Zoning)
 700 ft Frontage 750 ft Depth
 FOR INFORMATION CALL
 Roy G. [unclear]
 (817) 591- [unclear]
 www.landadvisors.com
 Land Advisors REALTY
 Austin Realty 214-550-1550

FOR SALE
13.34 Acres
 Wells Asset Management, Inc.
 For Information Contact:
 Robert Aiello - Ext. 103
 972-458-2588

FOR SALE
6.54 ACRES
 COMMERCIAL PROPERTY
 Washington
 Brooke Ladouceur 817-596-0291

FOR SALE
 2.20 ACRES
 HAWKWOOD DR. 14
 (C-1 Commercial Zoning)
 100 ft Frontage 100 ft Depth
 817-596-0291
 BROKE LADOUCEUR

FOR SALE
CLARK
 REAL ESTATE GROUP
 817-578-0609
 www.clarkrealty.com

Vicinity Aerial:
 S. Main St. & Maryin Dr. & College Park Ave.

Exit
 408



Site Options: 2.86 +/- Acres & 6.54 +/- Acres

1710 to 1802 S. Main St. & Cleburne Ave.

Weatherford, TX



**3.1 +/- acres & 4.2 +/- acres – S. Main St.
Weatherford, TX**



BIG LOTS!

**COMING FALL 2016
LEASE OR
BUILD TO SUIT
- HORNED FROGS PLAZA -
TRINITY COUNTRY
REAL ESTATE
817-999-3440**

Cleburne Ave.

PADS/RETAIL CENTER
214.378.1212
CHRIS GIBBONS
RYAN SMITH
VENTURE

**FOR SALE
6.54 ACRES
COMMERCIAL PROPERTY
Washington
Brooke LaBourne 817-596-0291**

Stephen Reich 817-597-8884
Stephen Reich 817-597-8884
CLARK REAL ESTATE GROUP
CLARK REAL ESTATE GROUP
Commercial Real Estate Services
3.1 Acres FOR SALE
3.1 Acres FOR SALE
www.clarkreg.com www.clarkreg.com

0.0 0.025 0.05 0.075 0.1 Miles



Goodwill

David's Western Store

Tractor Supply

(New) Slim Chickens

Firestone

Area: 3.68 ac
Perimeter: 2,193.81 ft

State Farm

Martin Dr.

Schlotzsky's

Rosa's Cafe

C-Store

Bank

(New) Raising Caine

Super WalMart

Assisted Living

Shop-space Restaurant

Belk Department Store

La Quinta

Area: 4.20 ac
Perimeter: 1,766.58 ft

Weatherford College Campus

Weatherford College Campus

Site Aerial - 11.74 a.; 12.11 Acres. Martin Drive, Weatherford, Texas

College Park Ave.

11.74 Acres

FOR SALE
11.74 ACRES
(D-1 Commercial Zoning)
700 Ft Frontage 750 Ft Depth
FOR INFORMATION CALL
www.landadvisors.com

Land Advisors
Austin Reilly 214.550.1550

Apartments

Apartments

Office Building

Martin Crest – Assisted Living Center

Mader-Bagley StateFarm

Rosa's Café

10K SF Office Complex

3.239 Acres

Pad Site

Pad Site

Pad Site

College Park (SNF) Rehab Care Center

12.11 +/- Acres

FOR SALE
12.11 Acres
Wells Asset Management, Inc.
For Information Contact:
Robert Aiello - Ext. 103
972-458-2588

FOR SALE
12.11 ACRES
100% DEVELOPED
CALL TODAY

Wells

WELLS ASSET MANAGEMENT
PERFECTED PERFORMANCE

Martin Dr.

Martin Dr.

Weatherford, TX 76066

Land For Sale



Location

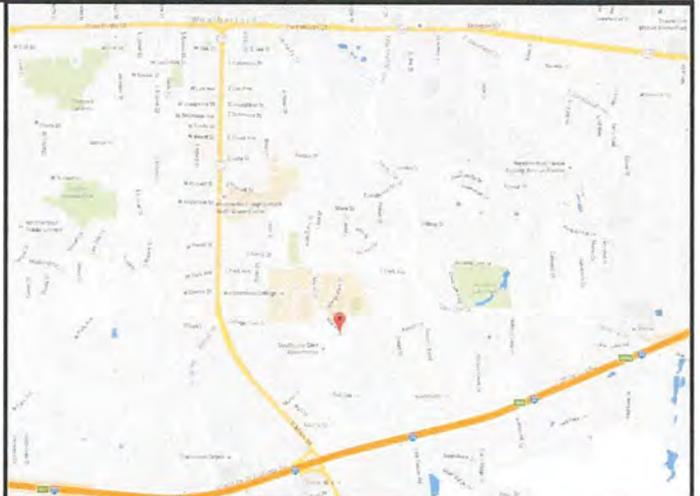
North of I-20 this land sits by Weatherford College Campus. Their total student enrolment is 10,000. Weatherford is 20 min West of Ft. Worth, providing easy access to the Metroplex.

Demographics (3 Mile Radius)

Population: 24,591 Average HH Income: \$70,949

Traffic Count

Martin Dr.- 5,891 daily, Main St. (FM-51/171)- 17,500 daily



Broker Contact:

Kelly Sours : 972-458-2588 Ext: 106 : kelly@wellsasset.com

14881 Quorum Dr. Suite 190 Dallas, TX 75254 www.wellsasset.com

Wells

WELLS ASSET MANAGEMENT
PERFECTED PERFORMANCE

Martin Dr.

Martin Dr.
Weatherford, TX 76066

Land For Sale



Site Information

Lot 1A: 8.19 acres

Lot 1B: 13.34 acres

For sale @ \$5 /sft



Broker Contact:

Kelly Sours : 972-458-2588 Ext: 106 : kelly@wellsasset.com

14881 Quorum Dr. Suite 190 Dallas, TX 75254 www.wellsasset.com

Century 21
COMMERCIAL
EQUITY COMPANY
817-596-9446
FOR SALE
CALL JIM DUNCAN
817-613-6861
3.3 ACRES
35.5 ACRES



Weatherford, TX - Location Map - IH20 Exit 408B.
I-20 and Holland Lake Rd./ Texas Dr.

City Muni Court: City Muni Co **Senior Care, AL & Sr. Center**
T-W-Th 9:00 AM T-W-Th 9:00 AM T-W-Th 9:00 AM



FOR SALE
4.53 ACRES
GATES REALTY
817-599-9200
817-304-1599
JON E. GATES

City Park

Santa Fe Dr.

21 +/- Acres;



Holland Lake Rd.

**50K SF Roger Williams AutoMall :
Chrysler-Jeep-Ram-Dodge**



Washington Dr.

Century 21
COMMERCIAL
JUDGE FITE COMPANY
817-596-8446
FOR SALE
CALL JIM DUNCAN
817-613-6861
35.9 ACRES
3.3 ACRES

**4Q 2016 Movie-Bowl-
Arcade-Grille**



(new)
Exit
408 WB

<< New Holland Lake Bridge (Complete)

AVAILABLE
Pat McDowell
817 334 8100

JIM FRANK
940-682-5512
FOR SALE
90 ACRES
Prudential 940-682-5512
Texas Properties 817-341-8772

Petro Truck Stop



(new)
Exit
409A

Exit
409B



U.P. RR

N. Gas

Weatherford, TX

***IH20 & Santa Fe Dr./ Clear Lake Rd. - Exit 409 A & B;
Holland Lake Rd. Bridge - Exit 408 EB***



Weatherford, TX - Location Map – IH20 Exit 410.

I-20 and E. Bankhead Drive - Exit 410



69 ACRES SOLD! June 2007,
Baylor Health System - zoned
"Interstate"

City Fire Sta. #3

33 ± ACRES
GRANT BRODEUR, CCIM
TOM GRUNNAH, CCIM
(972) 419-4000
HENRY S. MILLER
SINCE 1914
www.henrysmiller.com

FOR SALE

22-33 acres For Sale

Mac A. Coalson Real Estate Broker
7801 New Authon Rd., Weatherford, TX 76088
(940) 682-4993; Cell 817-925-3333
940-682-4322 Fax
<http://www.coalson.com>

For Sale - 70+/- Acre Site
(Zoned Light Industrial)

Exit
410

LOVE'S Truck Stop

16 acres For Sale

For Sale
Hotel / Pad Sites
214-954-0600
THE WEITZMAN GROUP
James McEwen
Matthew Rosenfeld

Medical Clinic

Existing E. Bankhead Industrial Park (H-1)

69 ACRES SOLD! June 2007,
Baylor Health System - zoned
"Interstate"

E. Bankhead Rd.
48367C0425E

Exit
410

For Sale
Home / Pad Sites
214-954-0600
WF
THE WITZMAN GROUP

16 acres For Sale

33+ ACRES
GRANT BRODEUR.COM
TOM GRANNAR.COM
(972) 419-4000
HENRY S. MILLER
SINCE 1918

22-33 acres For Sale

FOR SALE
COMMERCIAL
817-538-8848
RailheadRealty.com

Up to 39+/- acres
Jim Martin, Owner

FOR SALE
COMMERCIAL
817-538-8848
RailheadRealty.com

Homestead Addition:
20+/- acres
Jim Martin, Owner

Circle 21
817.506.9444

E. Bankhead Rd.

Existing E. Bankhead Industrial Park ("T")

LOVE'S
Truck Stop

City Limits

City Limits

City Limits

Overhead Power Lines

Power Transmission Lines



This map is a graphic representation prepared by
The City of Weatherford, Technical Services
GIS Department and intended for use only as a reference.
Data included here is not guaranteed for accuracy and
may be subject to revision at any time without notification.
Not a Certified Drawing
Not for Design

Weatherford, TX – IH20 & E. Bankhead Dr. – Exit 410.

Love's Truck Stop & E. Bankhead Industrial Park

Weatherford, TX

This information is deemed to be from a reliable source, but is not warranted in any way by the City Weatherford Economic Development.



Transportation Bond Program

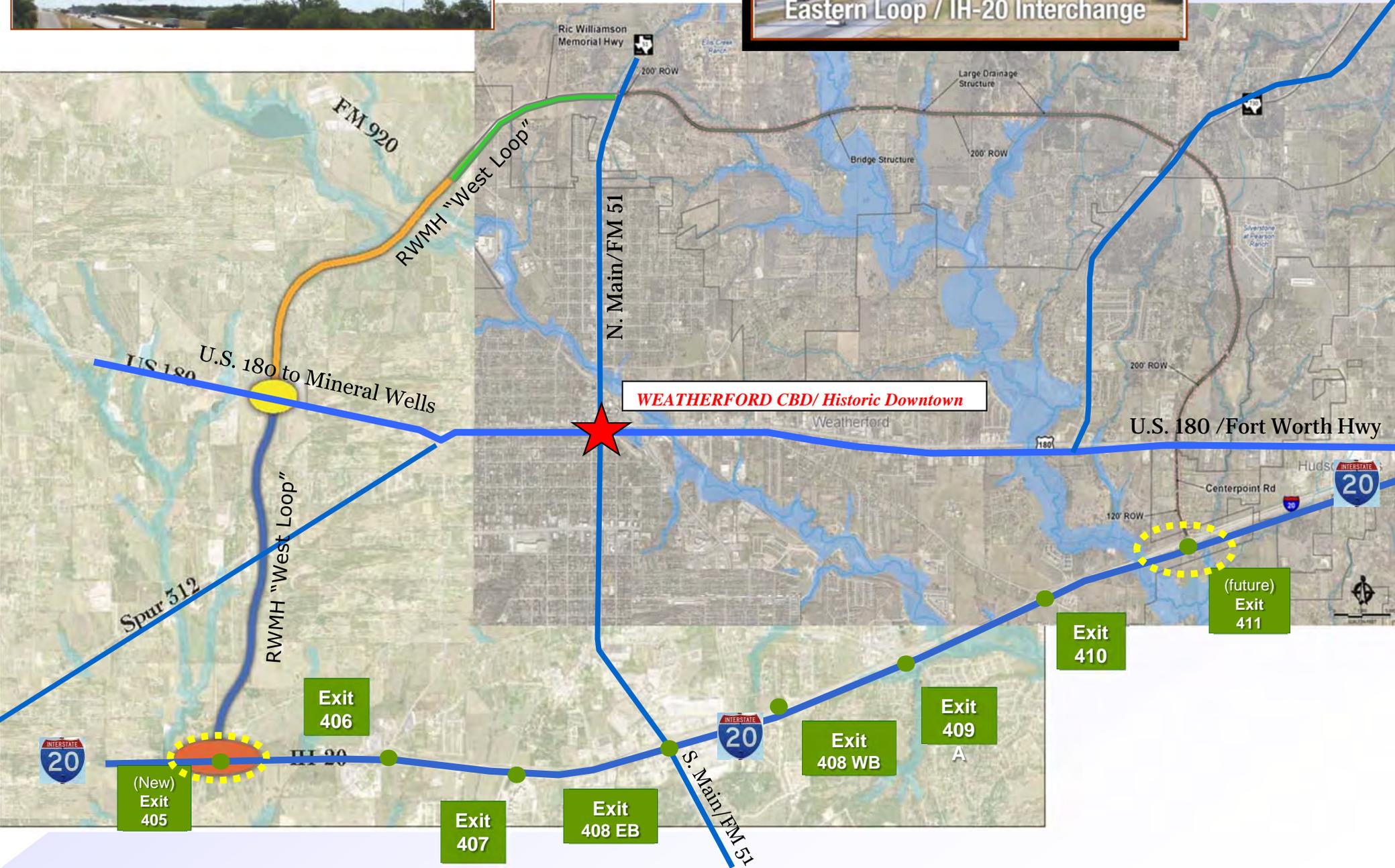
Joint Court / City Council Meeting: April 2, 2012



Eastern Loop / IH-20 Interchange

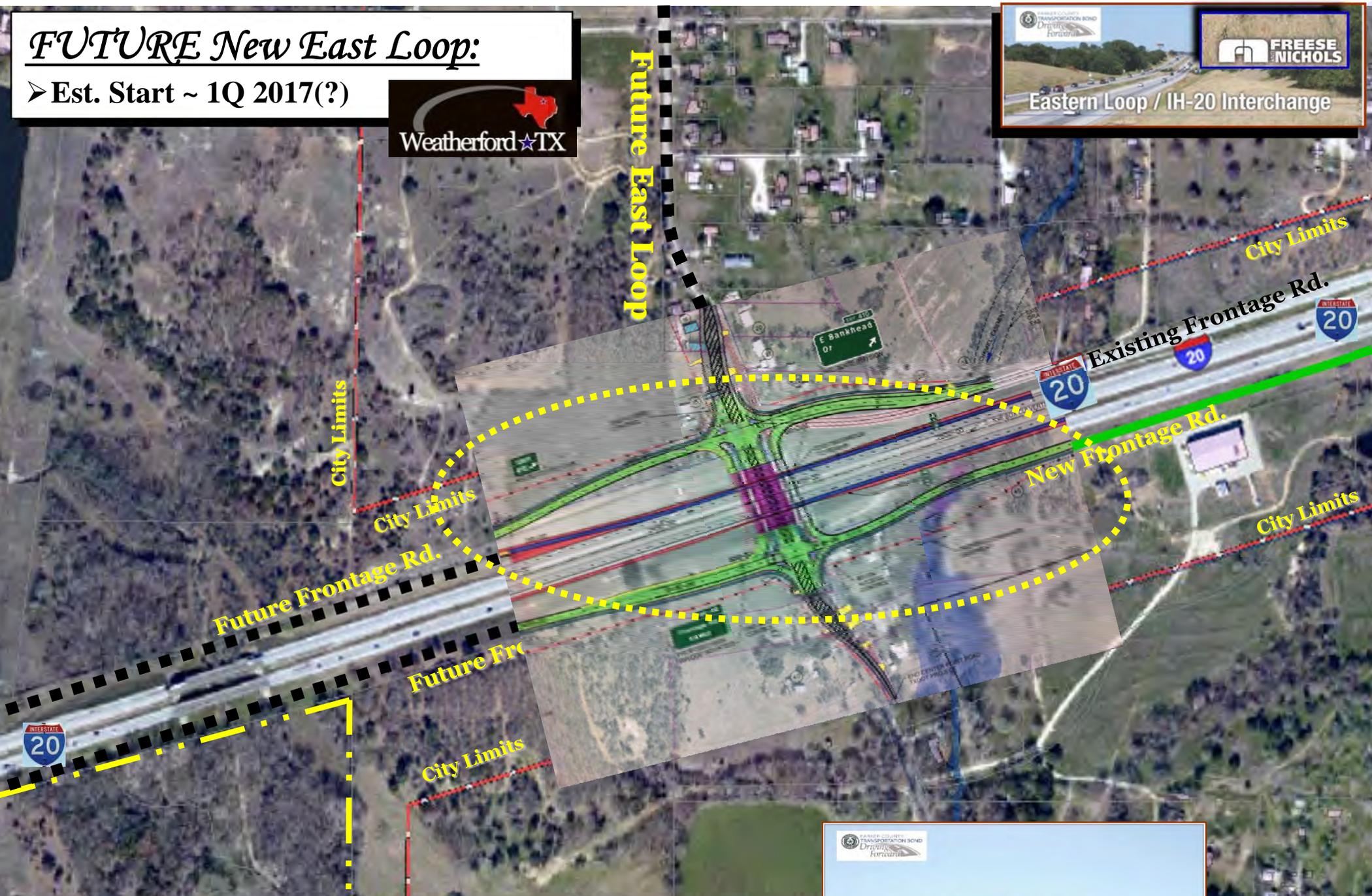


P.O. Box 255
Weatherford, TX
76086



FUTURE New East Loop:

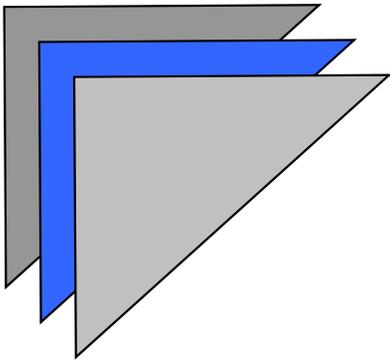
➤ Est. Start ~ 1Q 2017(?)



Weatherford, TX - Location Map:

IH20 (future) Exit 411 and (future) East Loop: I-20 and Center Point Rd.





New Business Developments:

“The Western Gateway Business Centre of the DFW Metroplex”

27,769⁽²⁰¹⁴⁾ City Population | 123,164⁽²⁰¹⁴⁾ County Population
96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA

Established Regional Retail Centre of Parker County

Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC



Weatherford

EDA



Weatherford
Economic
Development
Authority,
Inc.

202 W. Oak St., Weatherford, Texas 76086
(817) 594-9429; Fax (817) 594-4786

Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org

● **2014 - 2015 New Openings!**

Weatherford Physical Rehab Hospital



Imperial Construction, Inc. HQ Office



El Fenix



KEG1 O'Neal Regional Distribution Center & 40 acre BP



“The Western Gateway Business Centre of the DFW Metroplex”

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“The Western Gateway Business Centre of the DFW Metroplex”

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● “Coming” in 2015 - 2016

ALDI Anchored SC/ RaceTrac



74K sf “Film Alley Weatherford” - Movie | Bowl | Grill



QT 7K sf Travel Center



50K sf Roger Williams CDJR AutoMall

Power Service Products WH/Processing Facility - 103,000 sf



City of Weatherford *Economic Development*

202 W. Oak St. | Weatherford, Texas 76086 | 817.594.9429 | Direct 817.598.4302

dclayton@weatherfordtx.gov | www.weatherfordtxeda.org

TIRZ Road

Academy
SPORTS+OUTDOORS

HOBBY LOBBY
EVERYDAY

TRY CAFE

Weatherford Towne Center



PATIO
AVAILABLE
RETAIL
5,400 SF
24' DRIVE THRU

Interstate 20 Frontage Rd.

Mutual Development Company LLC
www.mutualdevco.com

Project Developed by: IDENTITY MUTUAL LLC
FOR LEASING INFORMATION CALL
PAT SAUER 214-507-9024

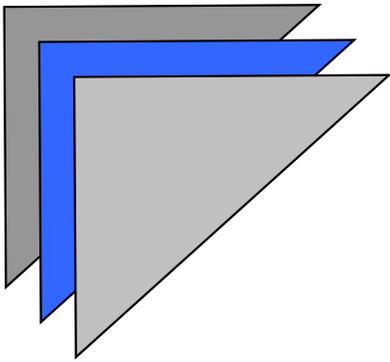
IDENTITY CAPITAL



Weatherford EDD



Weatherford Economic Development Department
City of Weatherford
202 W. Oak St.
P.O. Box 255
Weatherford, TX 76086



Retail Trade Area Data:

Established Regional Retail Centre of Parker County

Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC



Weatherford

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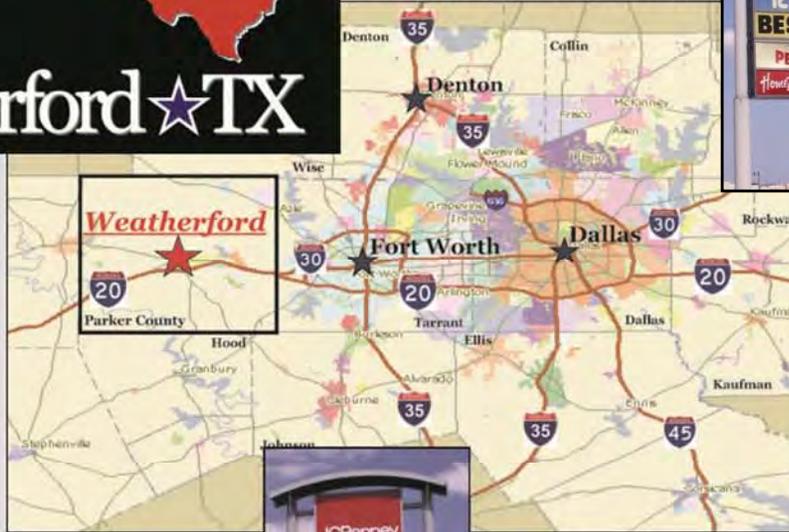
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Weatherford ☆ TX

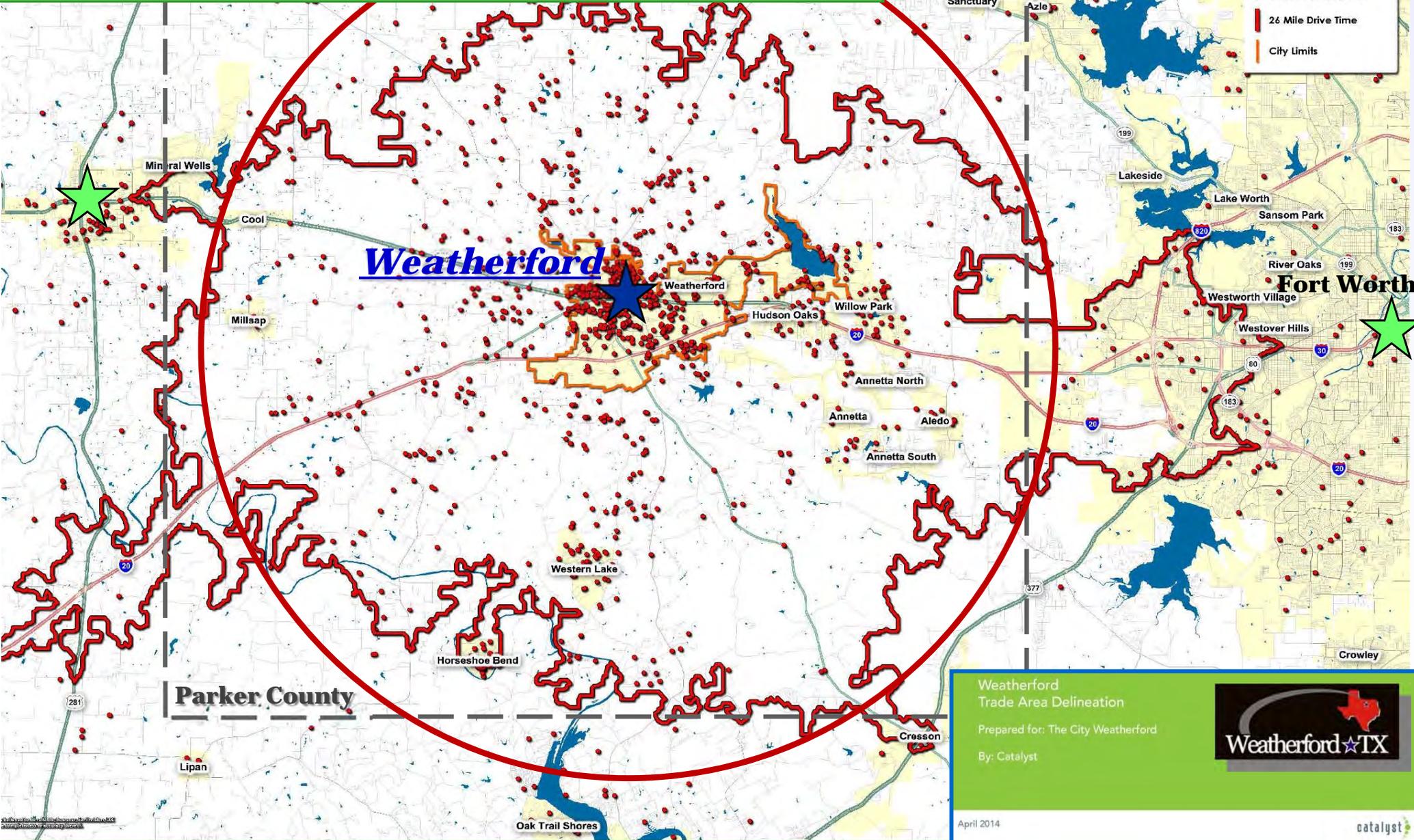
25-miles west of DFW Metroplex



Established Regional Retail Centre of Parker County
 Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC

Regional Primary Trade Area April 2014:

- ❖ 15 mile ring/65% catchment - 96,855 2013 population
- ❖ \$71,536 Median HH income



Weatherford, Texas

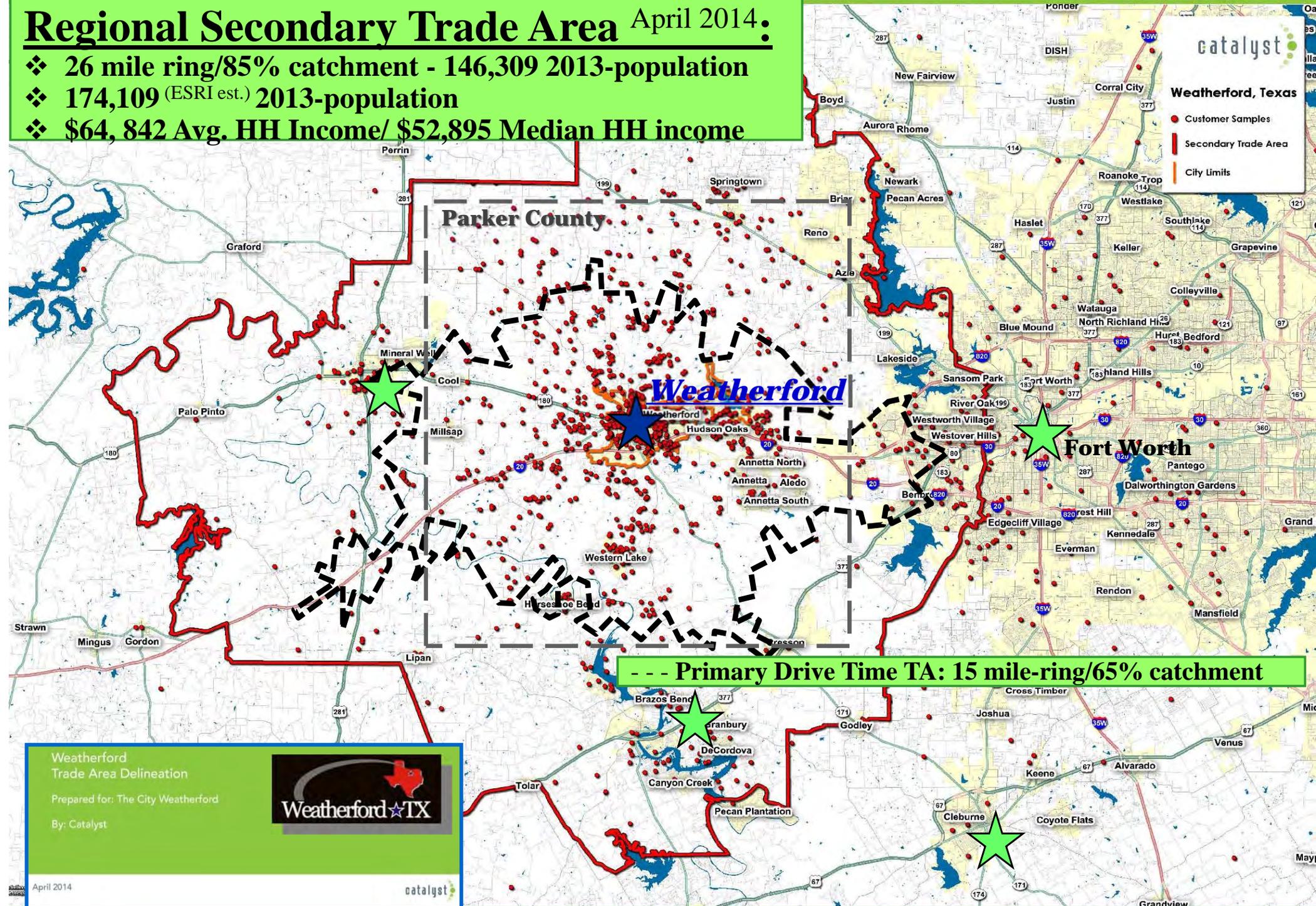
- Customer Samples
- 26 Mile Drive Time
- City Limits

Weatherford Trade Area Delineation
 Prepared for: The City Weatherford
 By: Catalyst

April 2014

Regional Secondary Trade Area April 2014:

- ❖ 26 mile ring/85% catchment - 146,309 2013-population
- ❖ 174,109 (ESRI est.) 2013-population
- ❖ \$64, 842 Avg. HH Income/ \$52,895 Median HH income



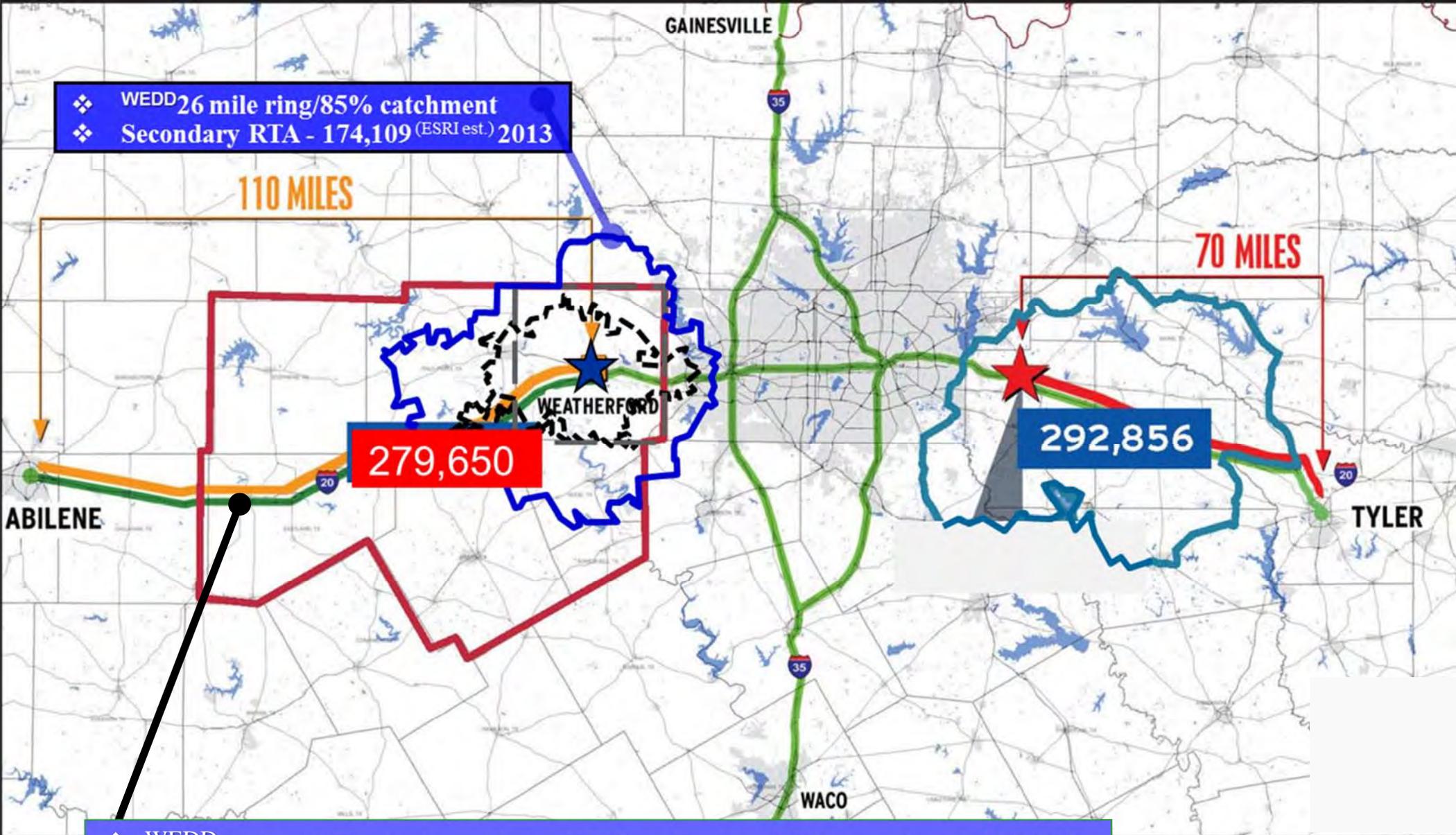
Weatherford Trade Area Delineation
 Prepared for: The City Weatherford
 By: Catalyst



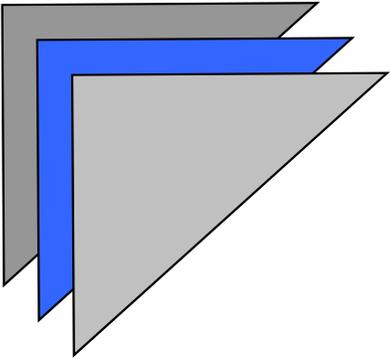
April 2014



TERRELL AND WEATHERFORD RETAIL TRADE AREA COMPARISON



❖ WEDD Defined Trade Area along IH20 to Eastland/Cisco = (est.) 240,829



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