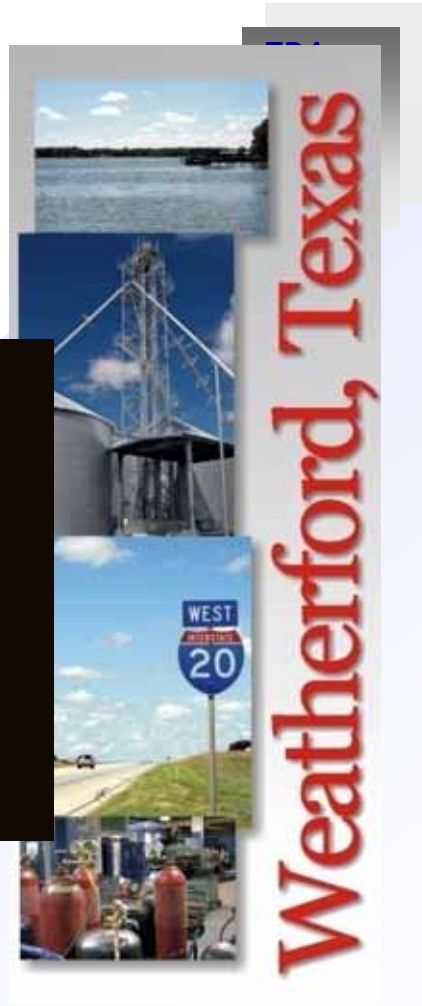
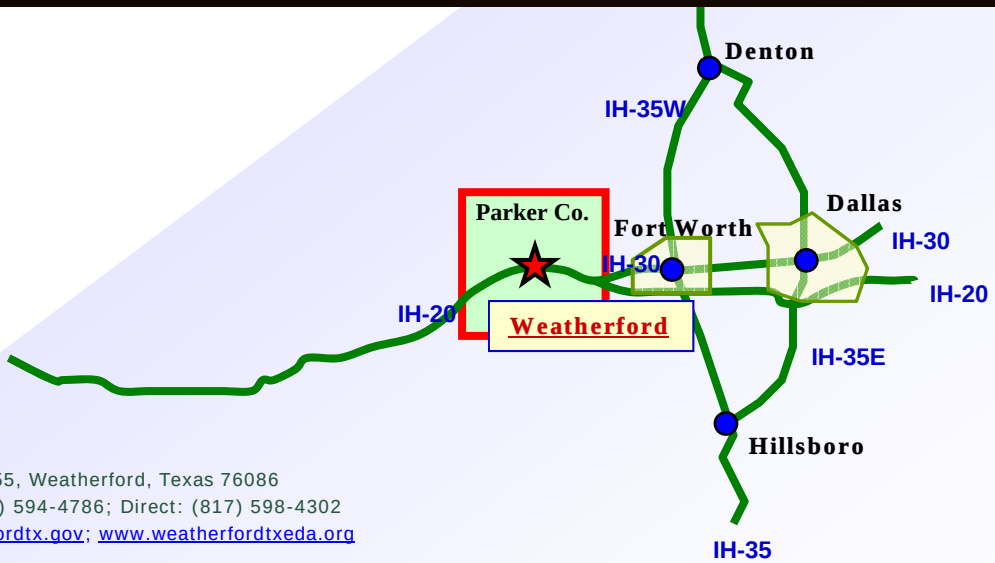
Weatherford ★ TX





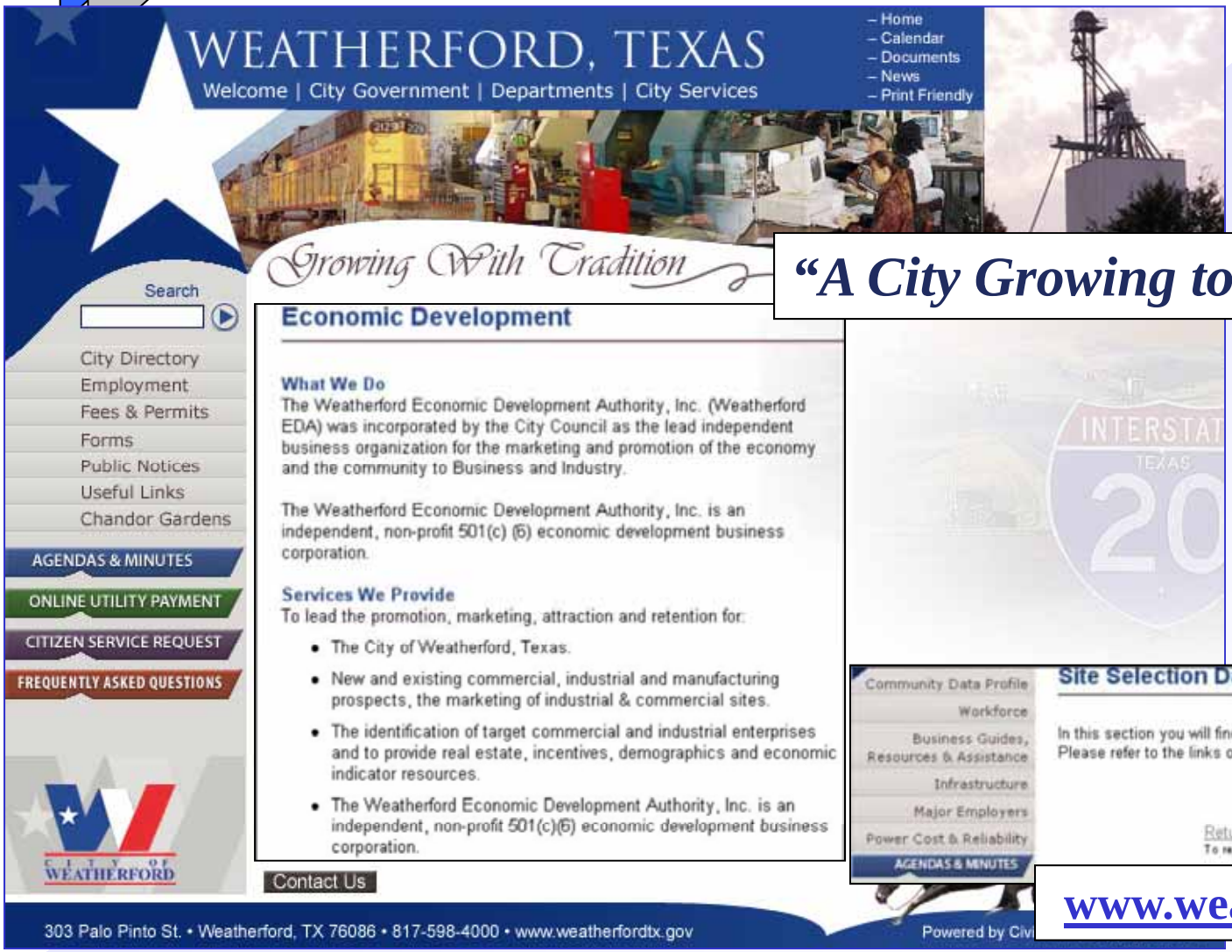
202 W. Oak St., PO Box 255, Weatherford, Texas 76086
(817) 594-9429; Fax (817) 594-4786; Direct: (817) 598-4302
Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org

Weatherford EDA

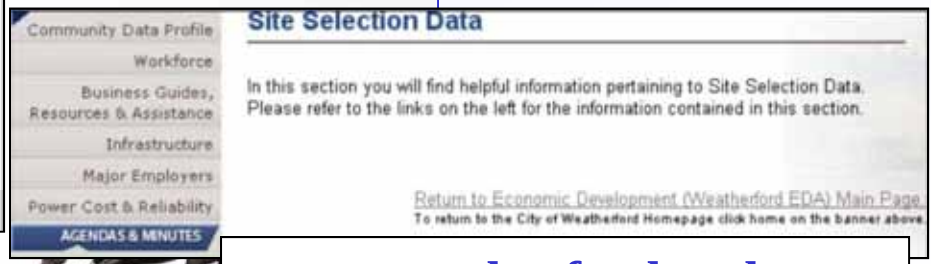
Weatherford Economic Development Authority, Inc.

Weatherford EDA

Weatherford Economic Development Authority, Inc.



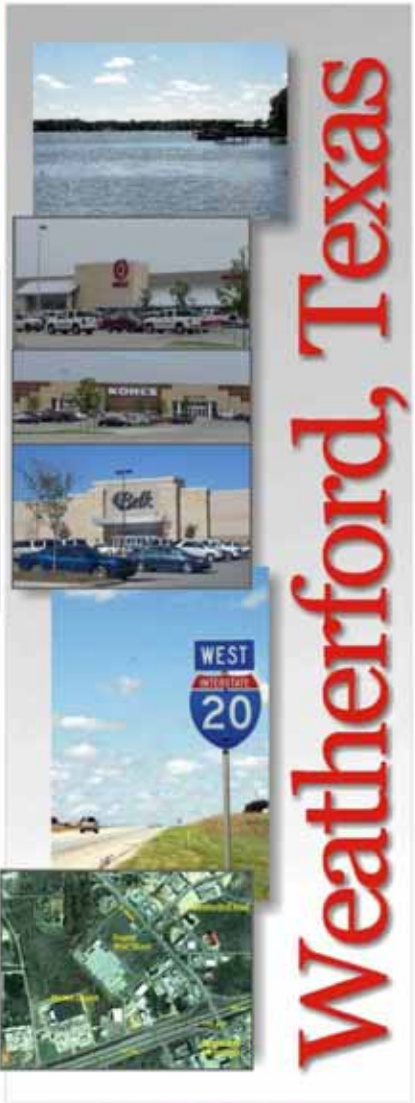
"A City Growing to the Future!"



www.weatherfordtxeda.org

1320 Santa Fe Dr., Ste. 200, Weatherford, Texas 76086; (817) 594-9429; Fax (817) 594-4786 Email: dclayton@weatherfordtx.gov

Weatherford ★ TX



Weatherford, Texas

800,000 SF of New Retail Power Centers constructed since 2005.

- "Weatherford MarketPlace"
- "Weatherford Ridge"
- Anchors: Lowe's, Target, Kohl's, JCPenney & Belk's

Established Wal-Mart *SuperCenter* & Home Depot Centers

75,150 population RETAIL TRADE AREA

- Regional Retail Center
- $620 MM to $801MM Retail Market Demand
- Retail sites on IH20.

Located on IH20 & IH30 - 25 miles West of Fort Worth & DFW Metroplex.

Weatherford Marketplace
Weatherford, Texas

27,050⁺ City Population
126,000⁺ County Population

- Fort Worth - Arlington MD/DFW MSA
- 3% to 4% Growth / Year

55,100⁺ Labor Force
75,150 population RTA

Weatherford TX *Economic Development Authority, Inc*
202 W. Oak St. • PO Box 255 • Weatherford, Texas 76086
817.594.9429 • DIRECT 817.598.4302 • FAX 817.594.4786
dclayton@weatherfordtx.gov • www.weatherfordtxeda.org

Weatherford, Texas

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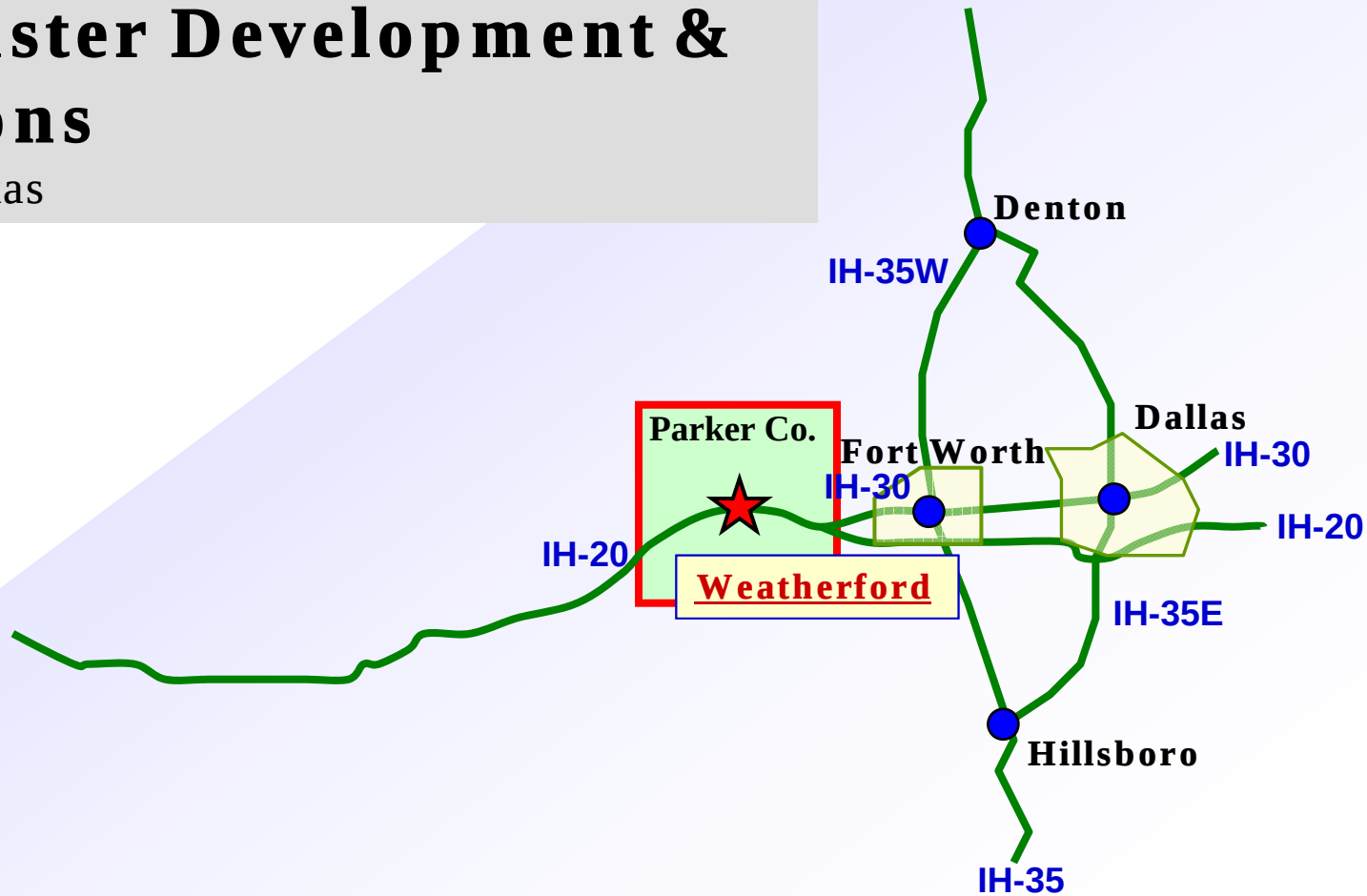
Retail Cluster Development & Site Options

Weatherford, Texas



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.`

Key Location Map - "Development Intersections" & Site Options

Weatherford, TX

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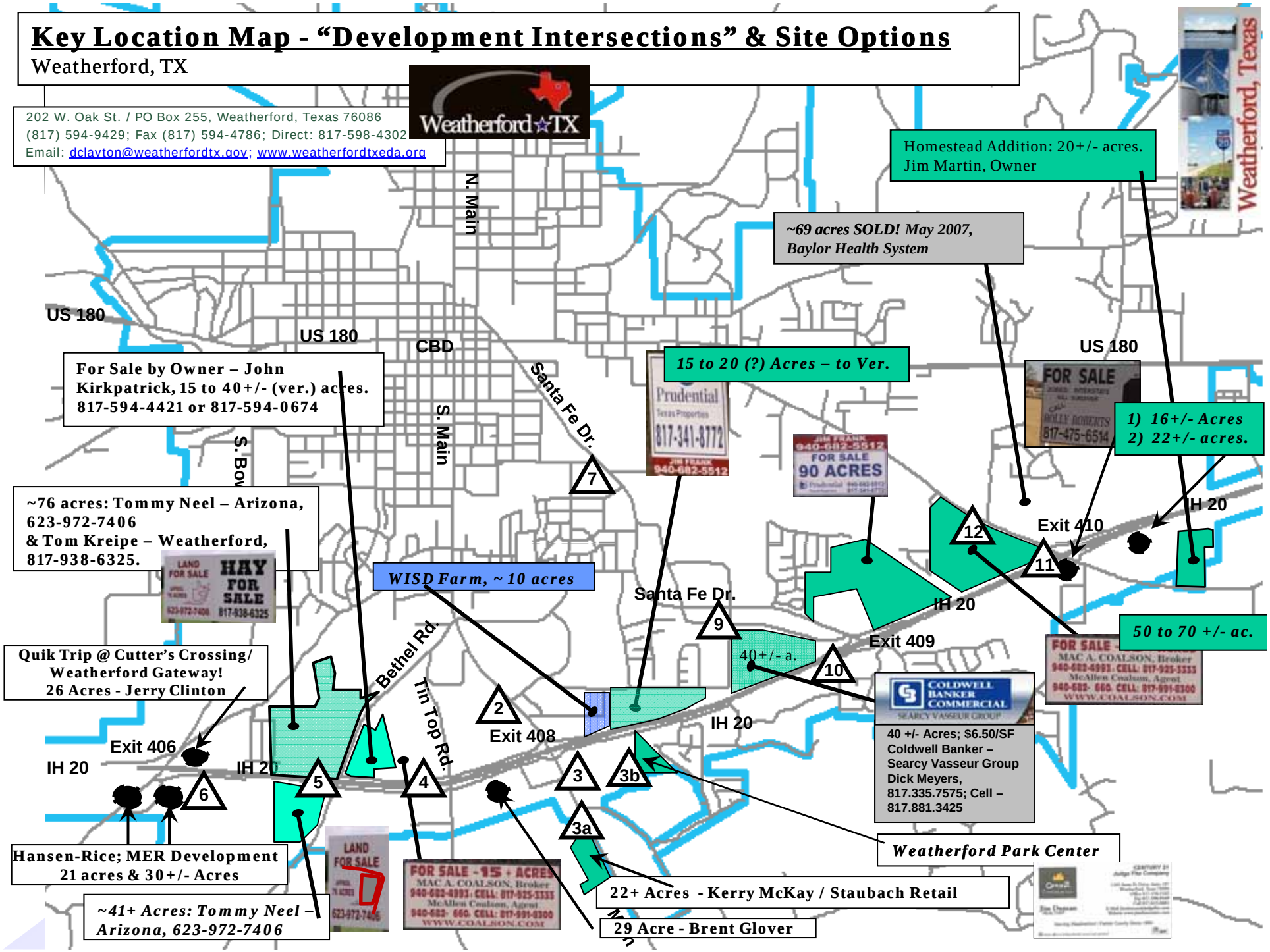
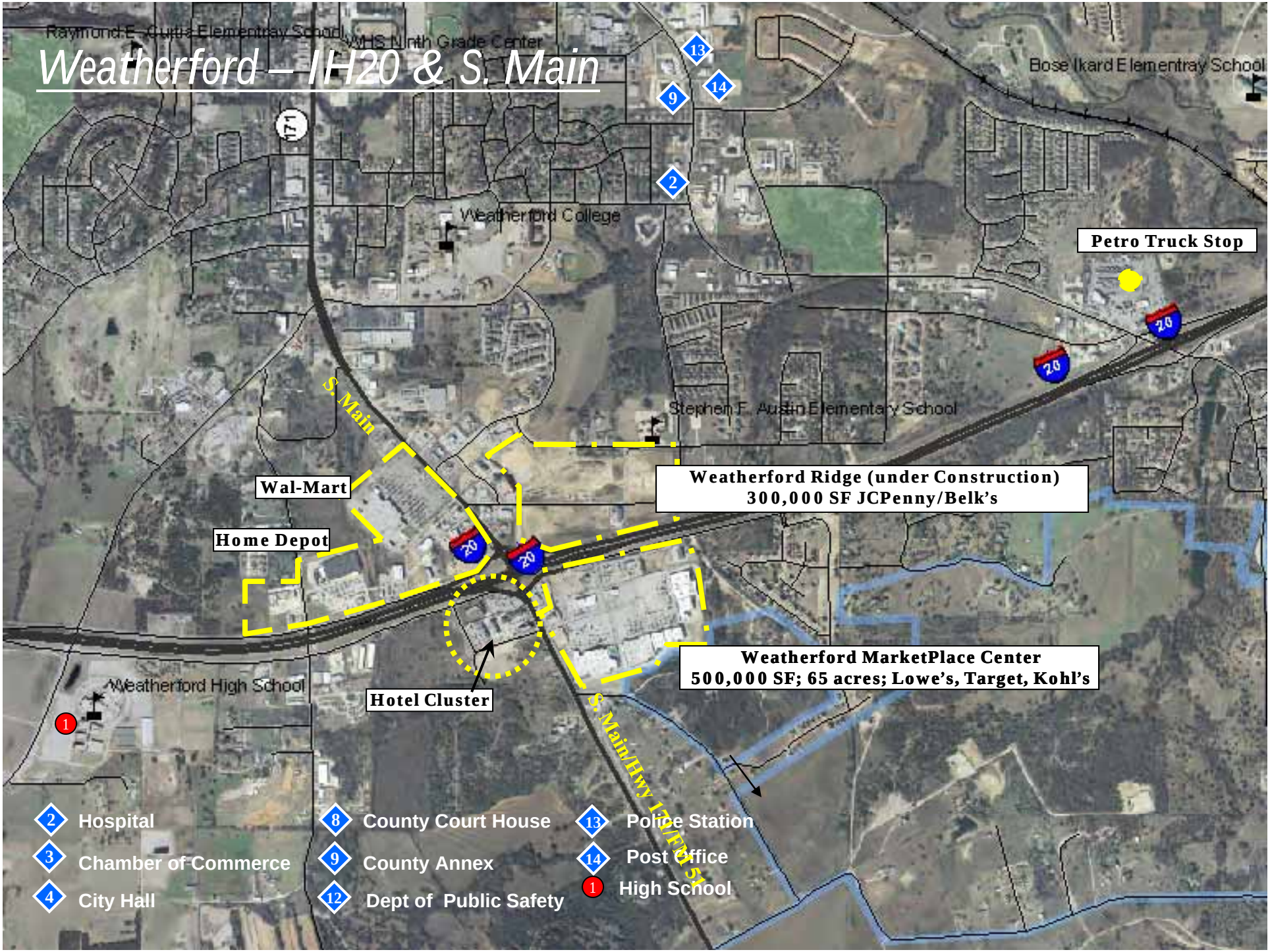
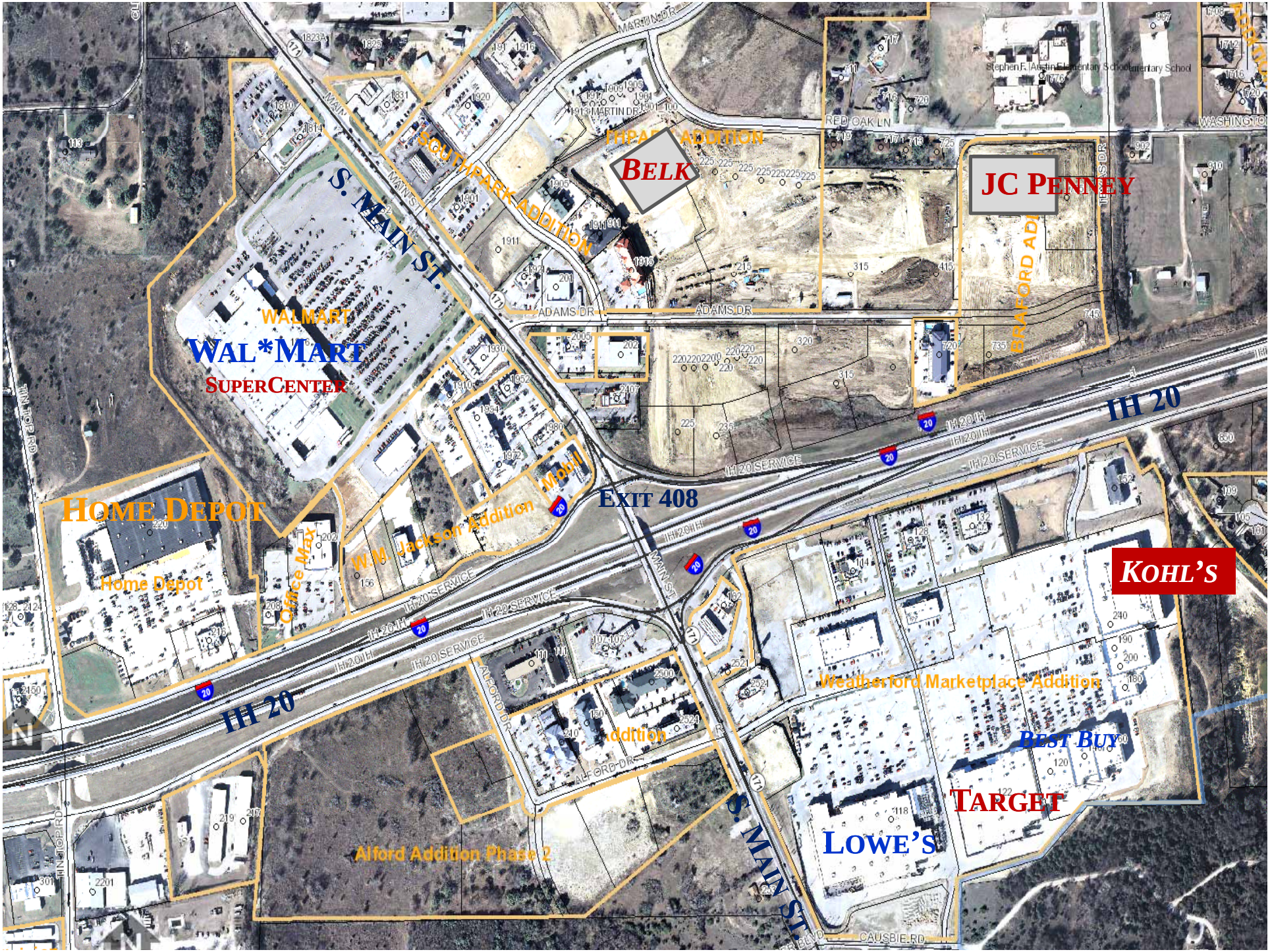
Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org



Weatherford – IH20 & S. Main





S. MAIN ST.
WAL*MART
SUPERCENTER
WALMART
HOME DEPOT
Home Depot
Office Max
W.M. Jackson Addition
Mobil
EXIT 408
IH 20
IH 20 SERVICE
IH 20 IH
ADAMS DR
MAIN ST
MARTIN DR
RED OAK LN
BELK
JC PENNEY
BRAFORD ADDITION
KOHL'S
Weatherford Marketplace Addition
BEST BUY
TARGET
LOWE'S
Alford Addition Phase 2
ALFORD DR
CAUSBIE RD
TIN TOP RD

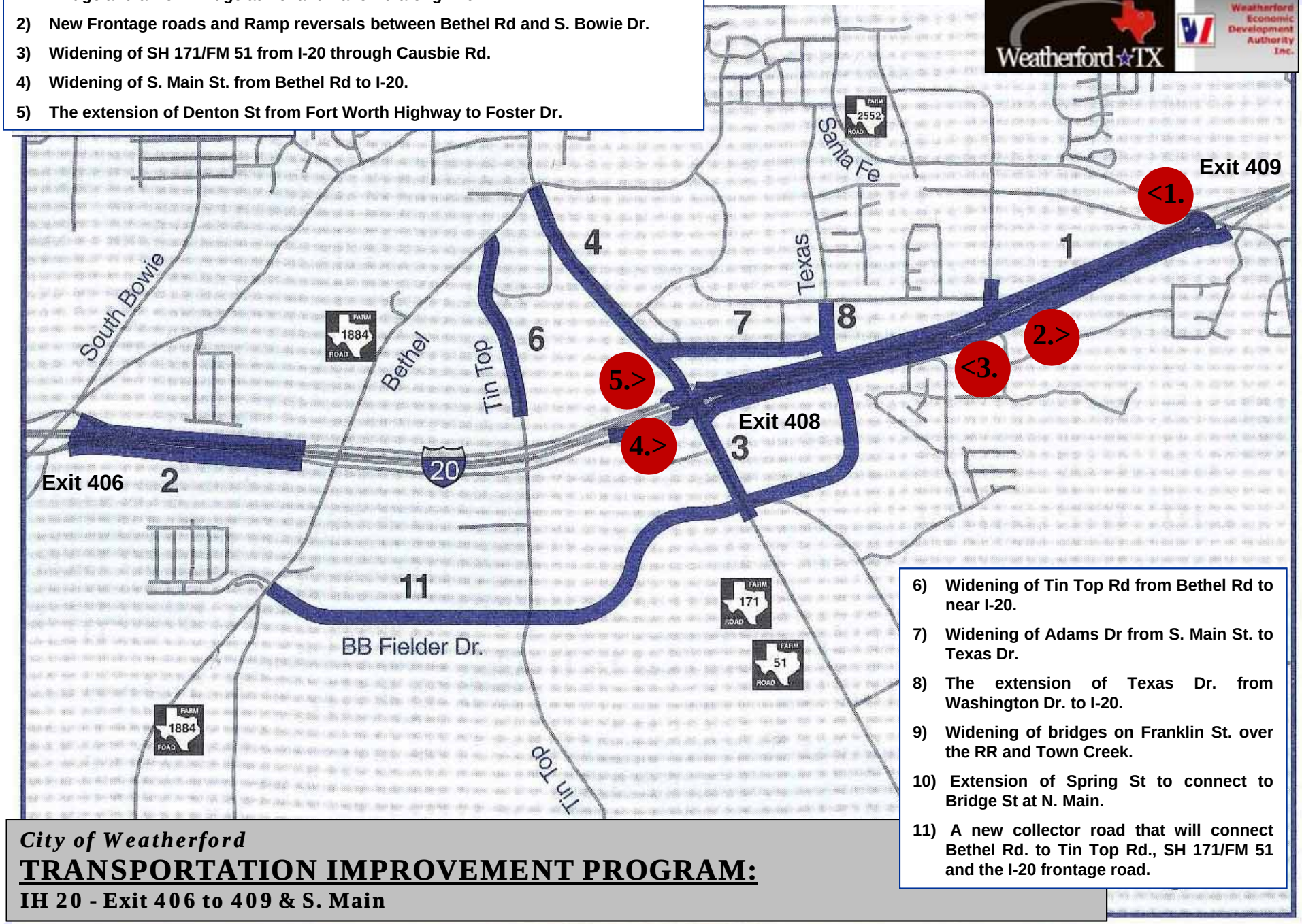
1) New Frontage roads, additional on/off Ramps, the widening of SH 171/FM 51 Bridge and a New Bridge at Holland Lake Rd along I-20.

2) New Frontage roads and Ramp reversals between Bethel Rd and S. Bowie Dr.

3) Widening of SH 171/FM 51 from I-20 through Causbie Rd.

4) Widening of S. Main St. from Bethel Rd to I-20.

5) The extension of Denton St from Fort Worth Highway to Foster Dr.



6) Widening of Tin Top Rd from Bethel Rd to near I-20.

7) Widening of Adams Dr from S. Main St. to Texas Dr.

8) The extension of Texas Dr. from Washington Dr. to I-20.

9) Widening of bridges on Franklin St. over the RR and Town Creek.

10) Extension of Spring St to connect to Bridge St at N. Main.

11) A new collector road that will connect Bethel Rd. to Tin Top Rd., SH 171/FM 51 and the I-20 frontage road.

City of Weatherford

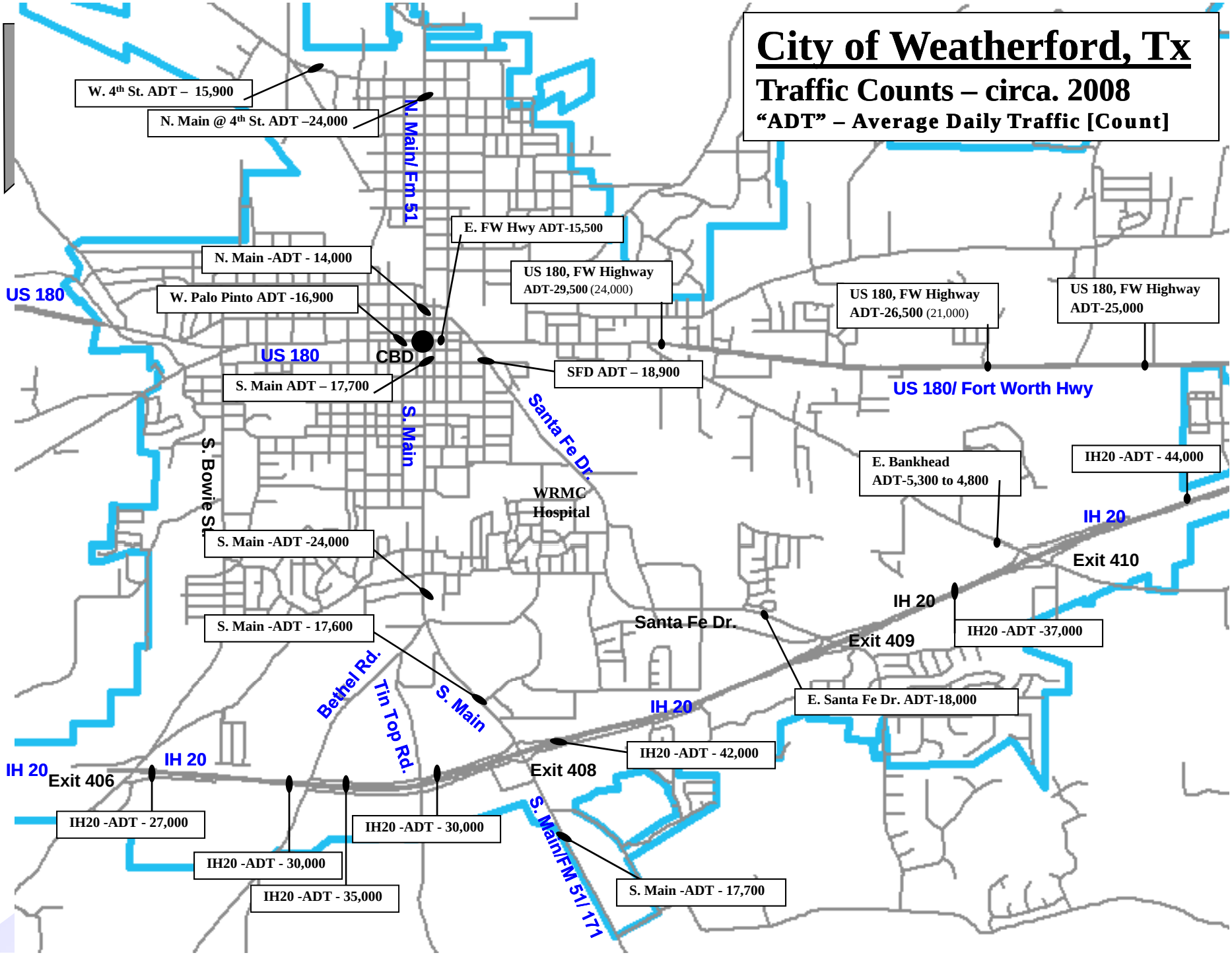
TRANSPORTATION IMPROVEMENT PROGRAM:

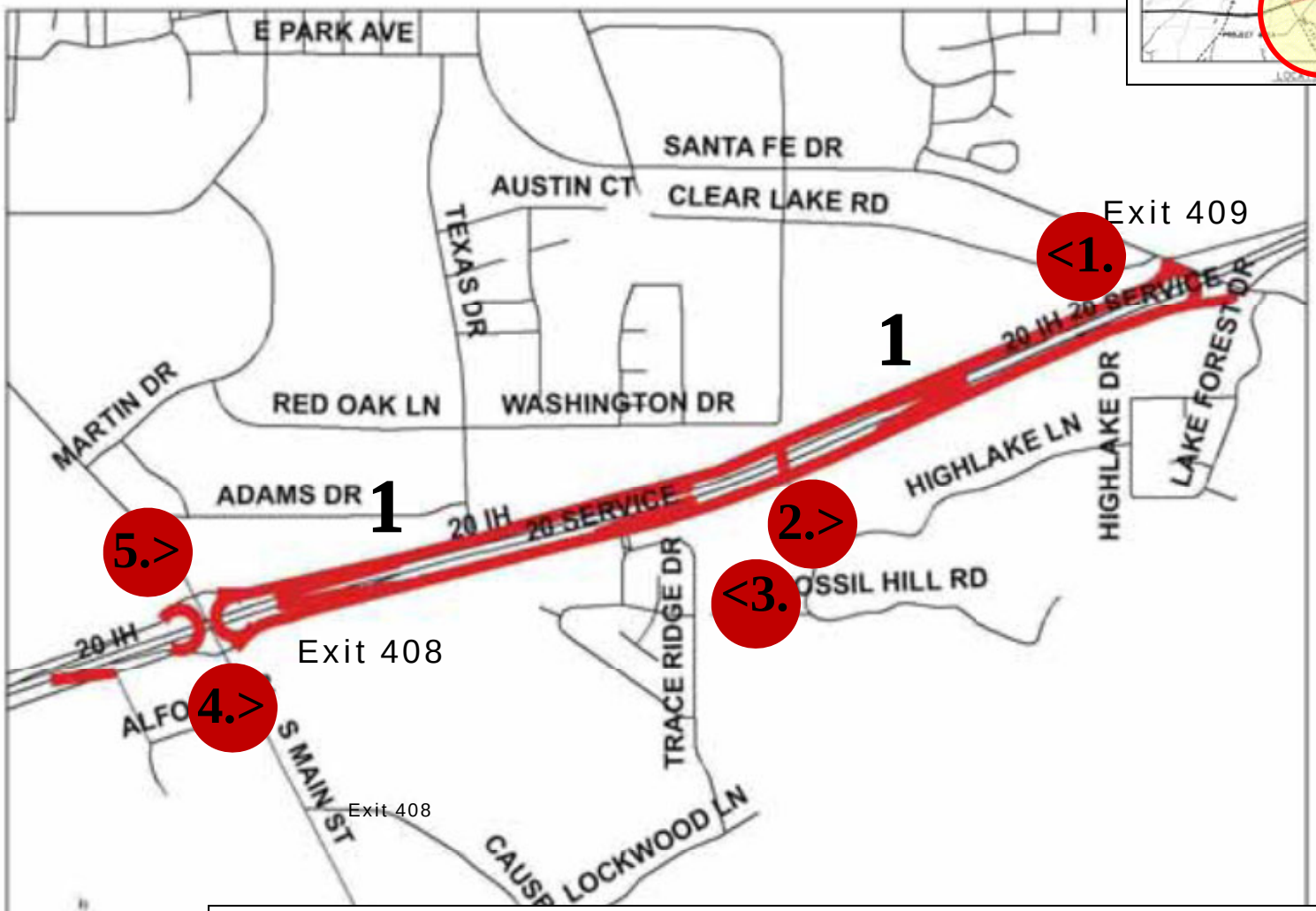
IH 20 - Exit 406 to 409 & S. Main

City of Weatherford, Tx

Traffic Counts – circa. 2008

"ADT" – Average Daily Traffic [Count]





1 WB-EB Frontage Roads IH20

S. Main/SH 171 (Exit 408) to Santa Fe Dr.-Clear Lake Rd/FM2552 (Exit 409)

Weatherford EDA

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Weatherford EDA

Weatherford☆TX

Santa Fe Dr./Clear Lake Rd/FM2552 (Exit 409)

1.

WB(looking west)NEW IH20 Frontage Roads

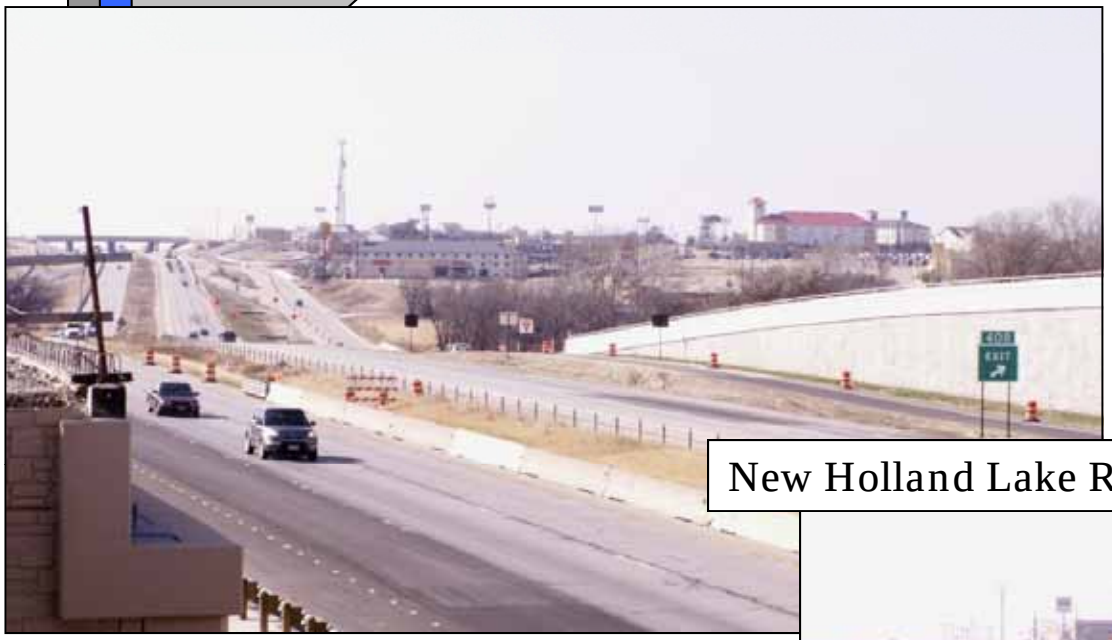
Santa Fe Dr./Clear Lake Rd/FM2552 (Exit 409)
to West - S. Main/SH 171 (Exit 408)

2.

EB-WB(looking east)NEW IH20 Frontage Roads

New Holland Lake Rd. Bridge
to East - Santa Fe Dr./Clear Lake Rd/FM2552 (Exit 409)

New Holland Lake Rd. Bridge to (Exit 409)



New Holland Lake Rd Bridge to S. Main/SH 171 (Exit 408)

3.

WB-EB(looking west)**NEW IH20 Frontage Roads**

New Holland Lake Rd. Bridge to West
- S. Main/SH 171 (Exit 408)

4.

EB(looking east)NEW IH20 Frontage Roads

S. Main/SH 171 (Exit 408) to East - Santa Fe Dr.-Clear Lake Rd/FM2552 (Exit 409)

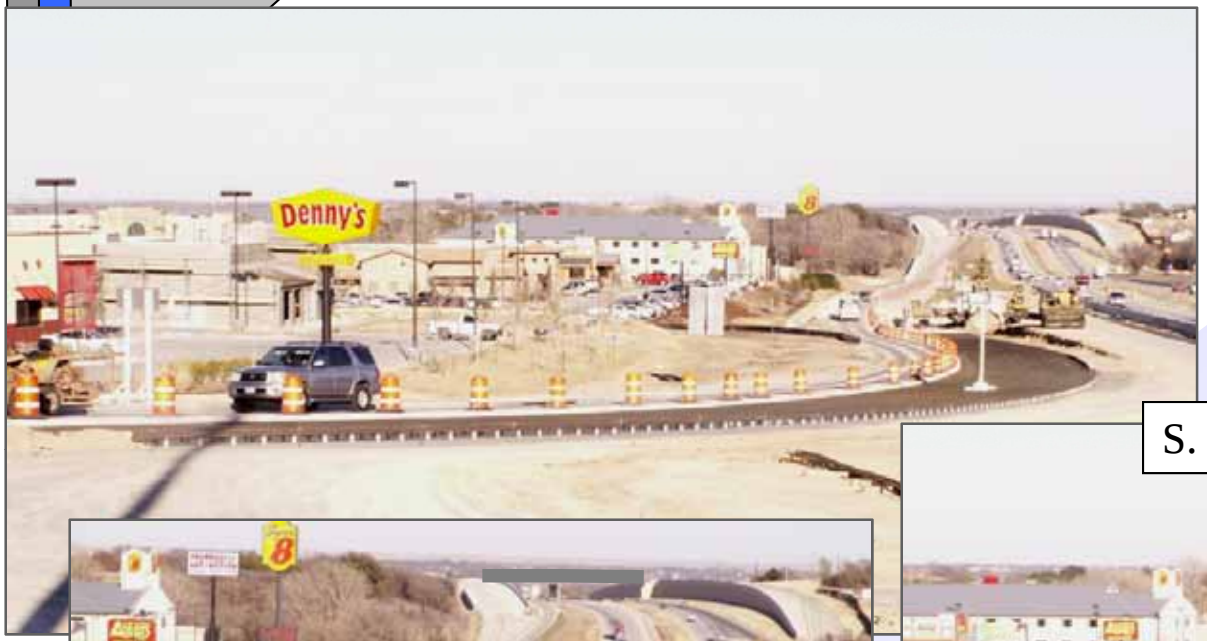
S. Main/SH 171 (Exit 408) to East - Santa Fe Dr./FM2552 (Exit 409)

Weatherford EDA

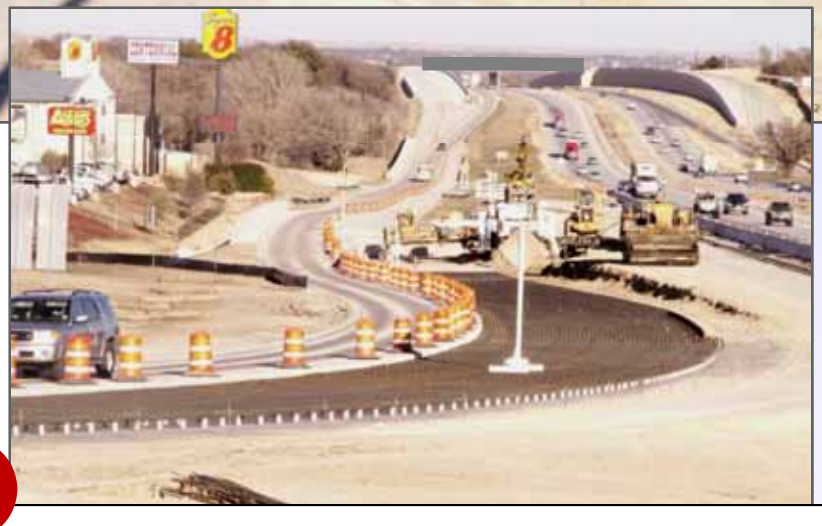
Weatherford Economic Development Authority, Inc.

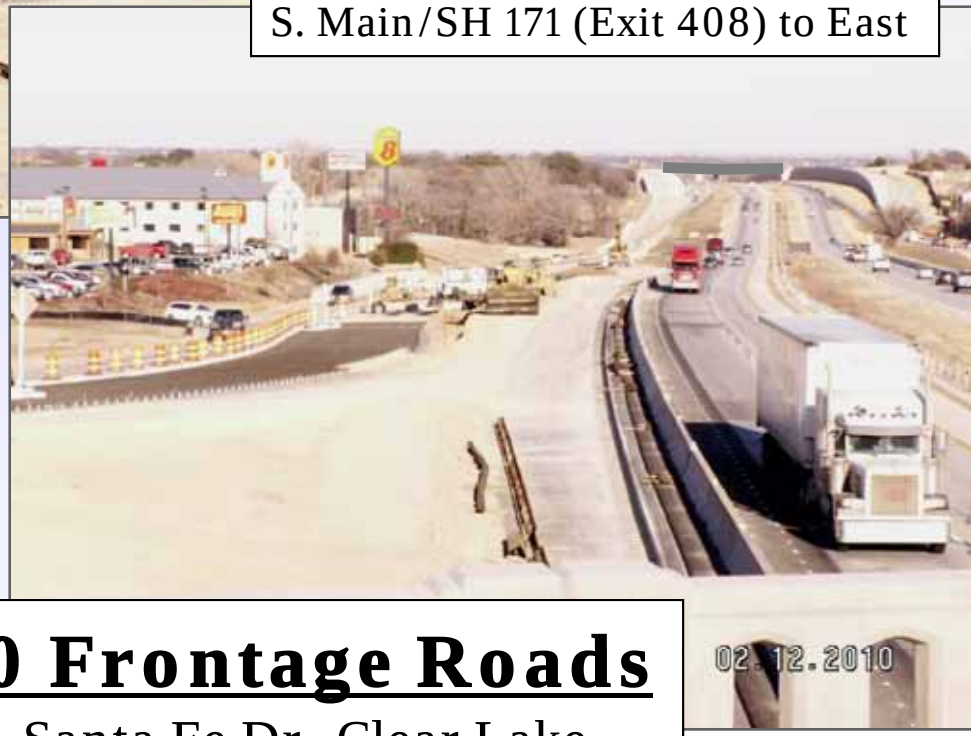
Weatherford EDA

Weatherford☆TX



S. Main/SH 171 (Exit 408) to East





5.

WB(looking east)NEW IH20 Frontage Roads

S. Main/SH 171 (Exit 408) to East - Santa Fe Dr.-Clear Lake Rd/FM2552 (Exit 409)

1

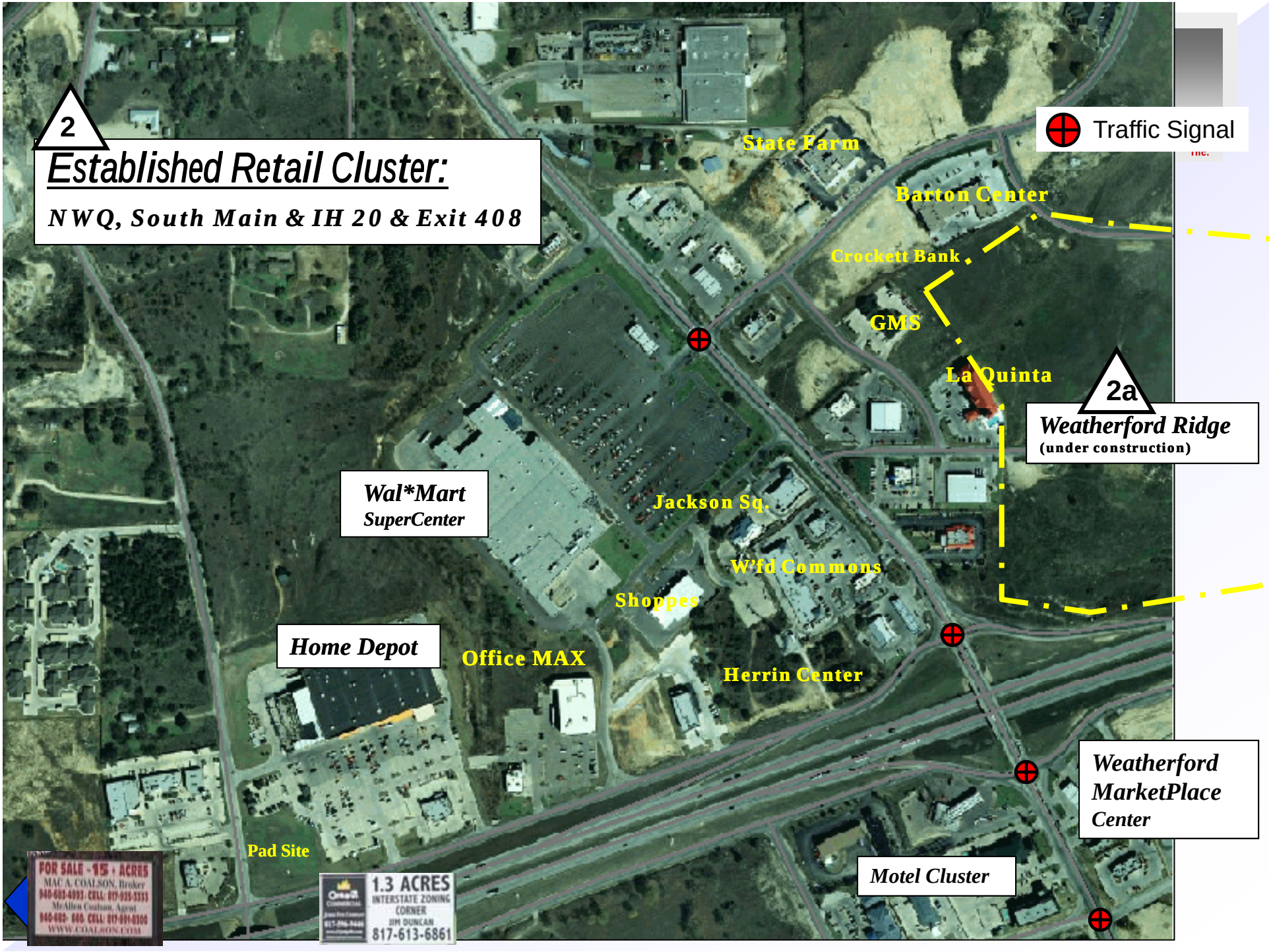
EDA

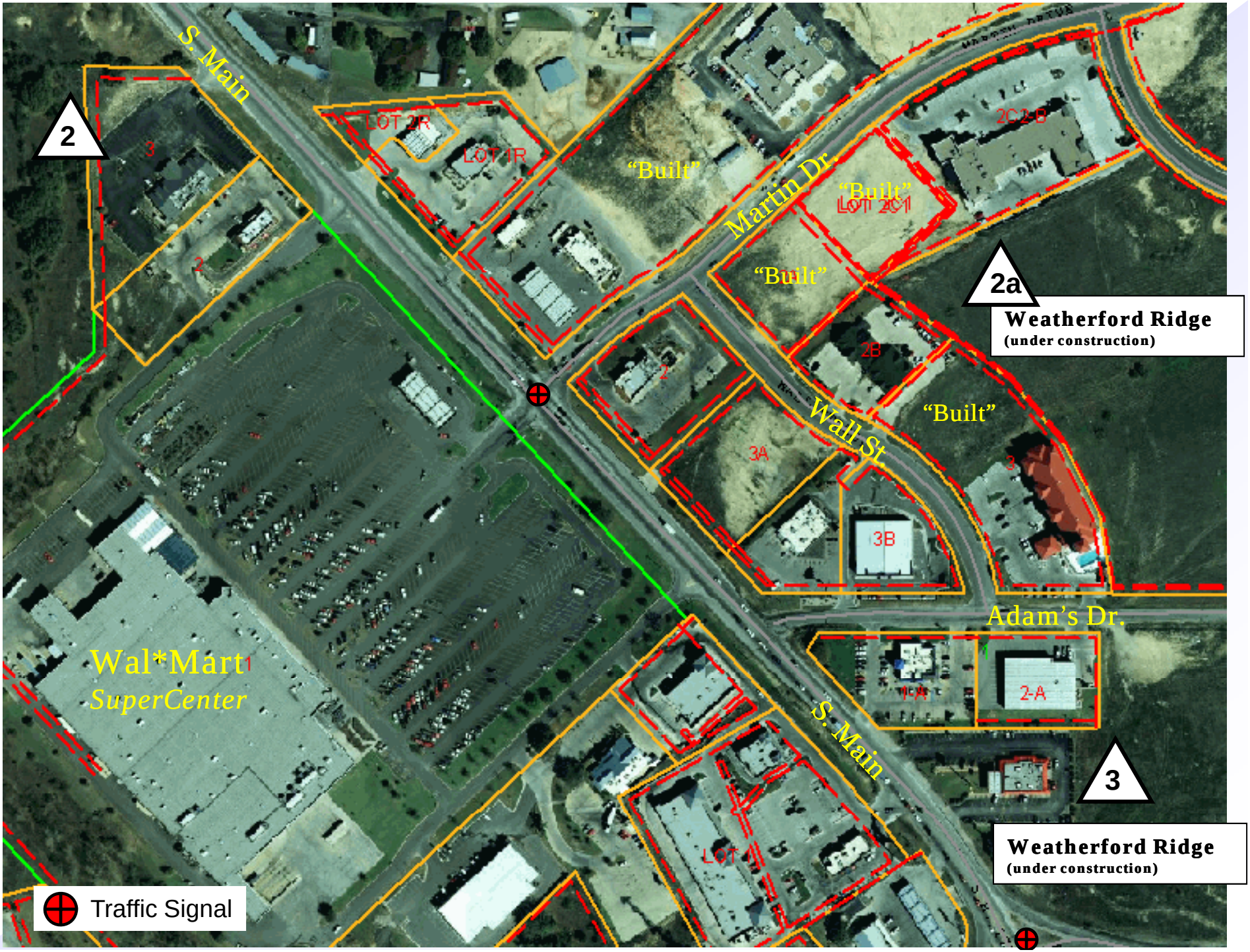
Weatherford Economic Development Authority, Inc.

Big Lots!

Traffic Signal

S. Main
1
Goodwill
Lube
Western Clothes
Retail Sites For Sale
New Firestone
Retail Sites For Sale
(Former Wal*Mart)
TSC
Gym
S. Main
former Golden
Corral
Wal*Mart
2

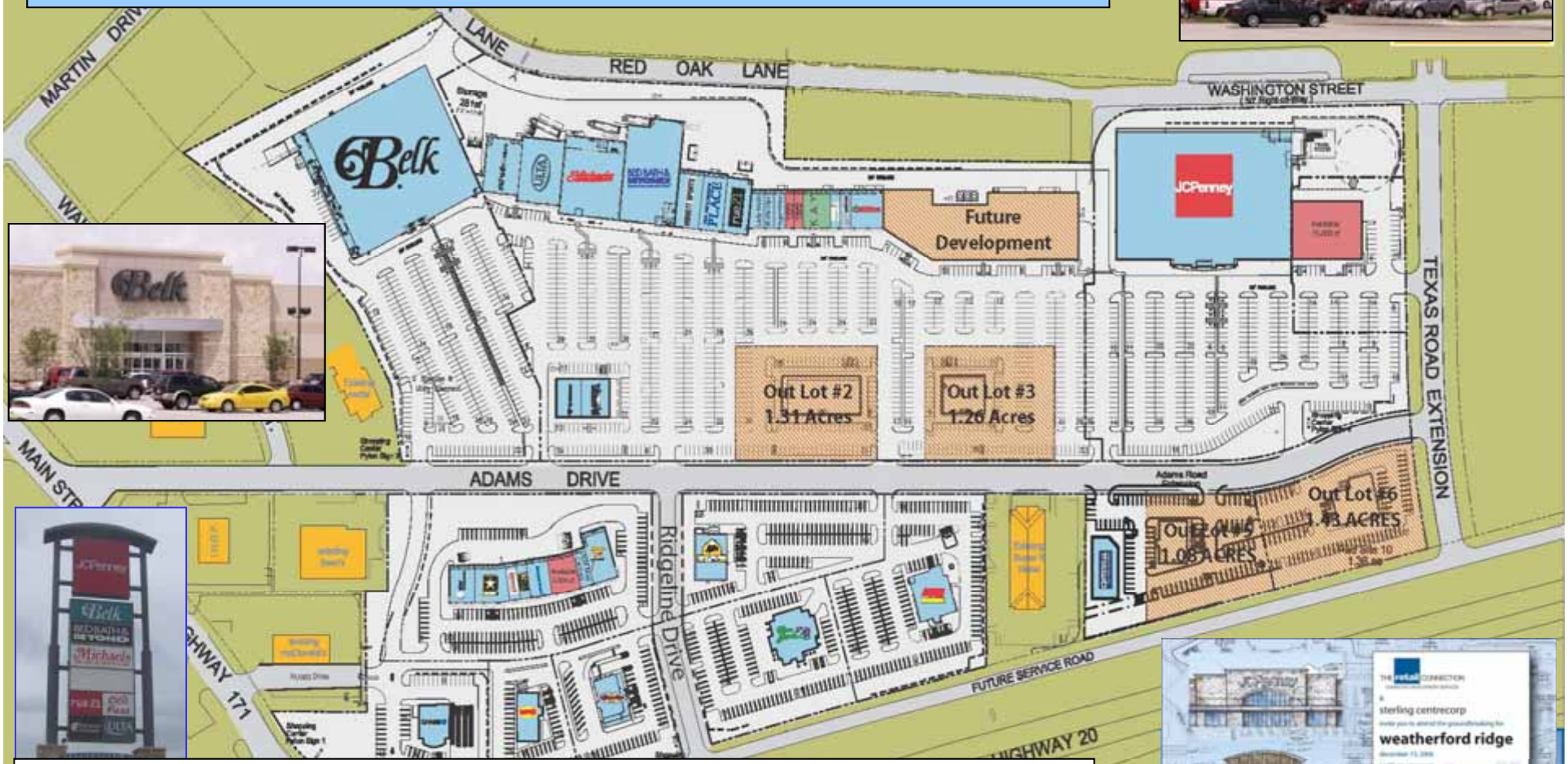

2
Established Retail Cluster:
NWQ, South Main & IH 20 & Exit 408
Traffic Signal
State Farm
Barton Center
Crockett Bank
GMS
La Quinta
2a
Weatherford Ridge
(under construction)
Wal*Mart
SuperCenter
Jackson Sq.
W'fd Commons
Shoppes
Home Depot
Office MAX
Herrin Center
Weatherford
MarketPlace
Center
Pad Site
Motel Cluster
FOR SALE - 15 + ACRES
MAC A. COALSON, Broker
McAllen Coalson, Agent
WWW.COALSON.COM
1.3 ACRES
INTERSTATE ZONING
CORNER
JIM DUNCAN
817-613-6861


S. Main
2
LOT 2R
LOT 1R
"Built"
Martin Dr.
"Built"
LOT 2C1
2C 2-B
"Built"
2a
Weatherford Ridge
(under construction)
2B
2
Wall St
"Built"
3A
3
3B
Adam's Dr.
Wal*Mart
SuperCenter
1
1-A
2-A
S. Main
3
Weatherford Ridge
(under construction)
LOT 4
Traffic Signal

Anchors: JC Penney & Belk Department Store.

Major Tenants:

- Michael's > Olive Garden > Bed, Bath & Beyond > ULTA > Famous Footwear
- Logan's >Which Wich >The Children's Place > Peter Piper Pizza > Rue 21
- Buffalo Wings > Kincaid's > Denny's > CareNow! > Taco Cabana
- Monarch Dentistry > McAlister's Deli > Eye Masters > FedEx/Kinko's
- AT&T Cellular > AIM Mail Center > Chase Bank > Centennial Package Liquor



Weatherford Ridge Center (Under Construction) *Weatherford, TX*

The Retail Connection; Jeremy Zidell & Terry Syler; 214-572-0777

Direct Impact (ALL estimates): 2 Major Anchors;
30+ Businesses ; 700 (est.) jobs; 40+/- acres; 388,000 SF

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

2b Site Aerial - 11.74 a.; 9.4 a. (3 pads); 12.11 Acres.

Martin Drive

Weatherford, Texas

Weatherford EDA

Weatherford Economic Development Authority, Inc.

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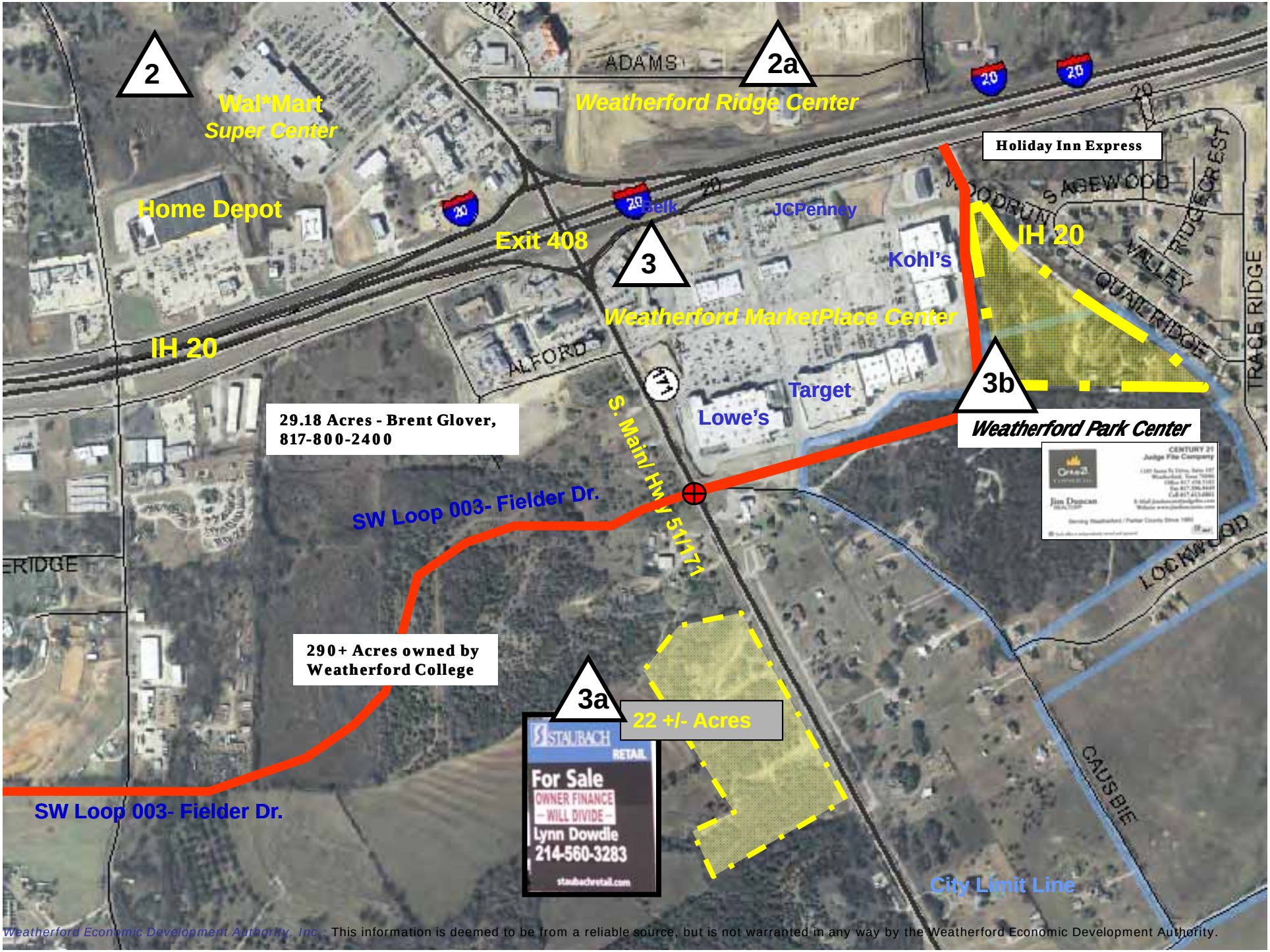

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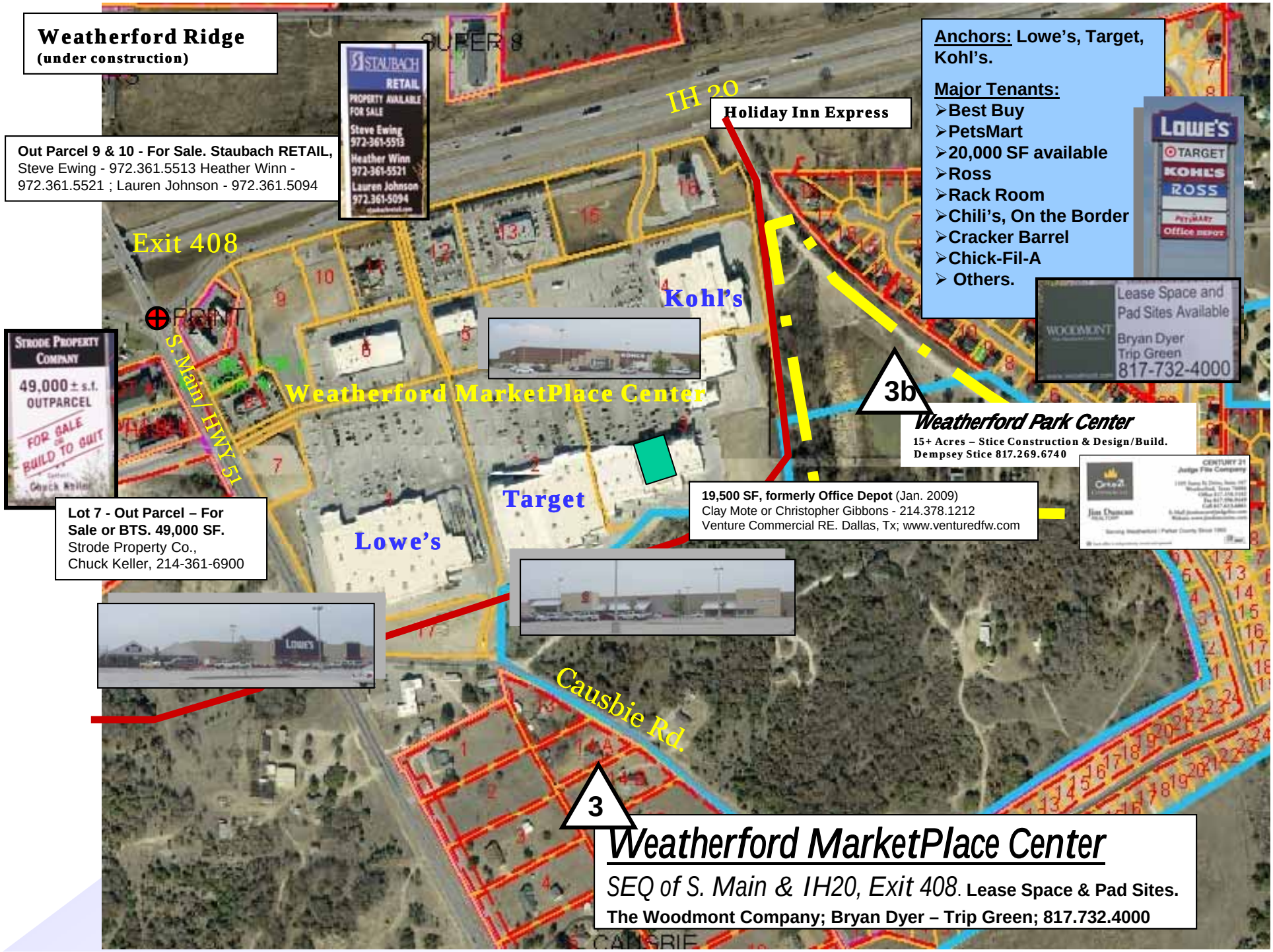

Weatherford Ridge
(under construction)
Out Parcel 9 & 10 - For Sale. Staubach RETAIL, Steve Ewing - 972.361.5513 Heather Winn - 972.361.5521 ; Lauren Johnson - 972.361.5094
STAUBACH RETAIL
PROPERTY AVAILABLE FOR SALE
Steve Ewing 972-361-5513
Heather Winn 972-361-5521
Lauren Johnson 972.361-5094
IH 20
Holiday Inn Express
Anchors: Lowe's, Target, Kohl's.
Major Tenants:
➢Best Buy
➢PetsMart
➢20,000 SF available
➢Ross
➢Rack Room
➢Chili's, On the Border
➢Cracker Barrel
➢Chick-Fil-A
➢ Others.
LOWE'S
TARGET
KOHL'S
ROSS
PETSMART
Office DEPOT
Exit 408
Kohl's
Lease Space and Pad Sites Available
Bryan Dyer
Trip Green
817-732-4000
WOODMONT
STRODE PROPERTY COMPANY
49,000 ± s.f. OUTPARCEL
FOR SALE OR BUILD TO SUIT
Chuck Keller
S. Main / HWY 51
Weatherford MarketPlace Center
3b
Weatherford Park Center
15+ Acres – Stice Construction & Design/Build.
Dempsey Stice 817.269.6740
Lot 7 - Out Parcel – For Sale or BTS. 49,000 SF.
Strode Property Co.,
Chuck Keller, 214-361-6900
Target
19,500 SF, formerly Office Depot (Jan. 2009)
Clay Mote or Christopher Gibbons - 214.378.1212
Venture Commercial RE. Dallas, Tx; www.venturedfw.com
Lowe's
Causbie Rd.
3
Weatherford MarketPlace Center
SEQ of S. Main & IH20, Exit 408. Lease Space & Pad Sites.
The Woodmont Company; Bryan Dyer – Trip Green; 817.732.4000

HOLIDAY INN EXPRESS
Weatherford Park Center
Weatherford, Texas 76086
3b
CENTURY 21
Judge Fite Company
1105 Santa Fe Drive, Suite 107
Weatherford, Texas 76086
Office 817.458.5102
Fax 817.596.9449
Cell 817.613.6861
E-Mail jimduncan@judgefite.com
Website www.jimduncaninc.com
Jim Duncan
REALTOR®
Serving Weatherford / Parker County Since 1960
KOHL'S
ROSS
CLAIRE'S
TARGET
BEST BUY
PETSMART
LOWES
PIERTECH ENGINEERING
& CONSULTING, LLC

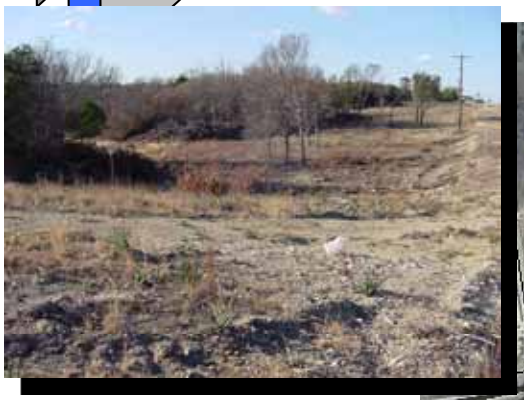
3a

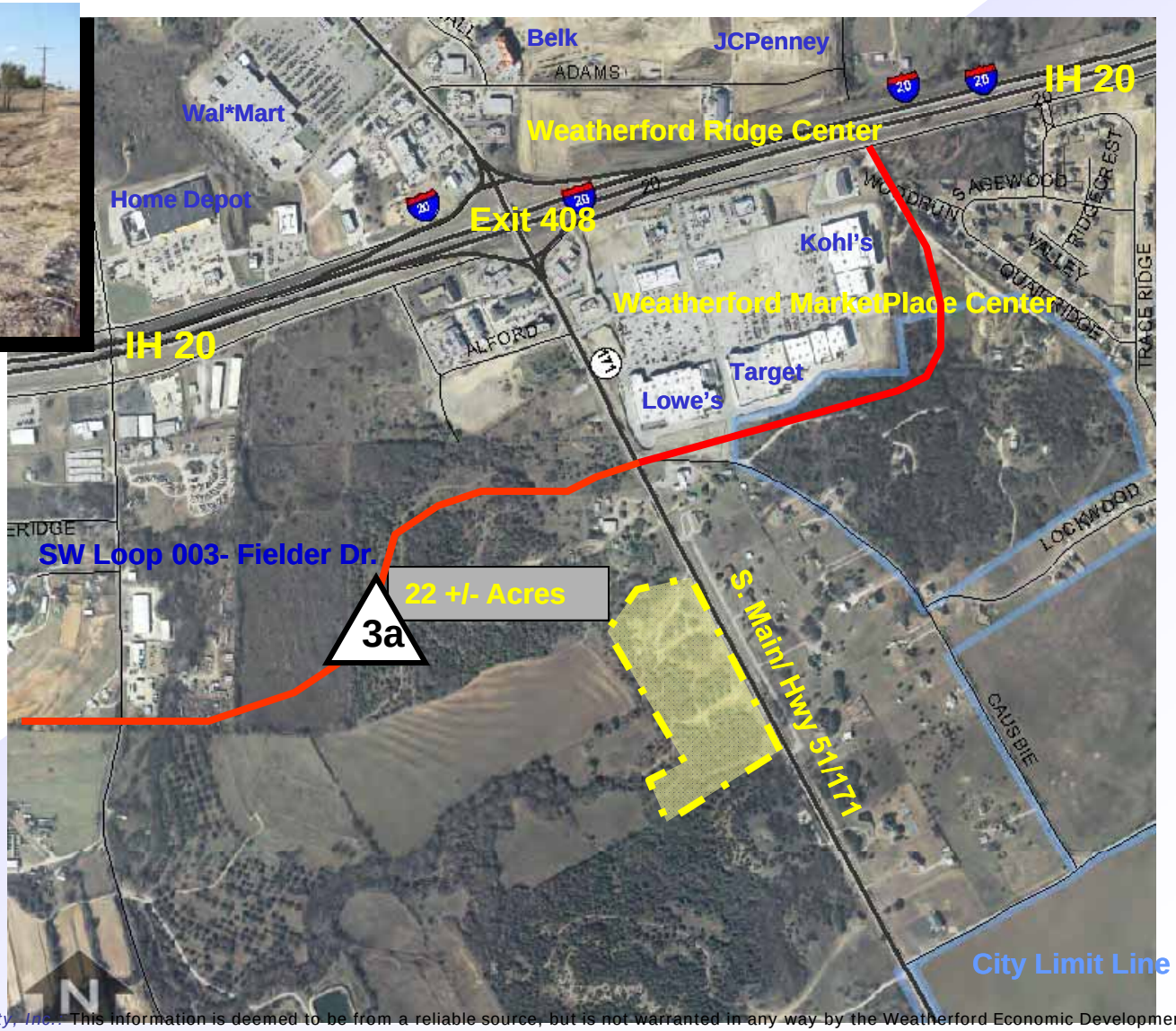
Aerial Location Map – 22 Acres

2610 S. Main (Hwy. 51/171)

Weatherford EDA

Weatherford Economic Development Authority, Inc.





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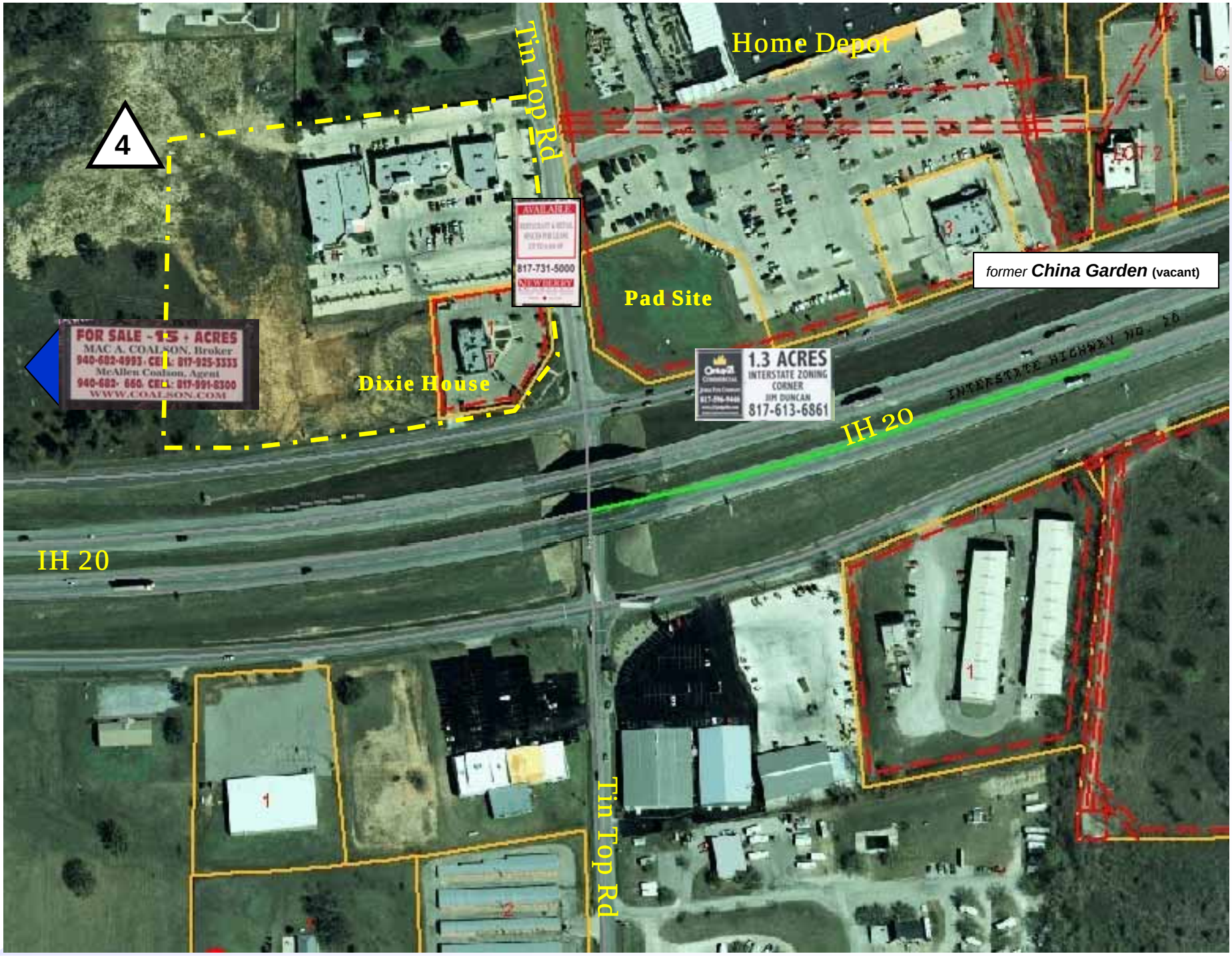

4
Home Depot
Tin Top Rd
former China Garden (vacant)
Pad Site
Dixie House
FOR SALE - 15 + ACRES
MAC A. COALSON, Broker
McAllen Coalson, Agent
WWW.COALSON.COM
817-731-5000
1.3 ACRES
INTERSTATE ZONING
CORNER
JIM DUNCAN
817-613-6861
IH 20
IH 20
Tin Top Rd

Weatherford Town Center & Home Depot "Pad" Site

9.1+/- Acres

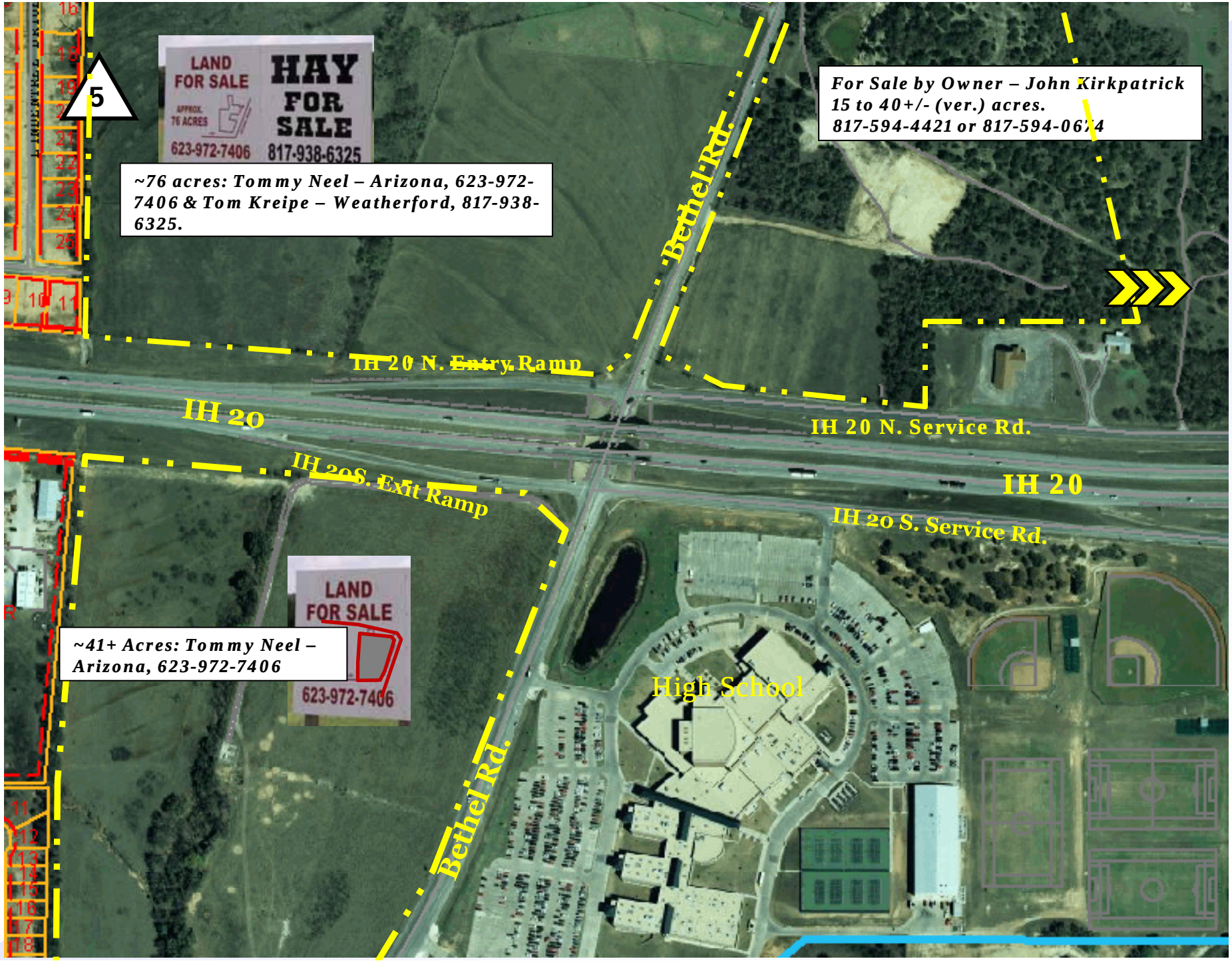
Tin Top Road & IH-20 Access Road
Weatherford, Texas 76086

Weatherford EDA

Weatherford Economic Development Authority, Inc.

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

2008 (11/04) Parker County Transportation Bond – Weatherford "West Loop"
6c
Weatherford "West Loop"
Old Brock Rd.
City Limits
Exit 406 >>>
IH 20
City Limits
Old Brock Rd.
Weatherford EDA
Weatherford TX


5
LAND FOR SALE
APPROX. 76 ACRES
623-972-7406
HAY FOR SALE
817-938-6325
~76 acres: Tommy Neel – Arizona, 623-972-7406 & Tom Kreipe – Weatherford, 817-938-6325.
For Sale by Owner – John Kirkpatrick
15 to 40+/- (ver.) acres.
817-594-4421 or 817-594-0674
Bethel Rd.
IH 20 N. Entry Ramp
IH 20
IH 20 N. Service Rd.
IH 20S. Exit Ramp
IH 20
IH 20 S. Service Rd.
LAND FOR SALE
623-972-7406
~41+ Acres: Tommy Neel – Arizona, 623-972-7406
High School
Bethel Rd.

Weatherford EDA

Weatherford Economic Development Authority, Inc.

5a

Tommy Neel – Arizona: 623-972-7406
& Tom Kreipe – Weatherford: 817-938-6325

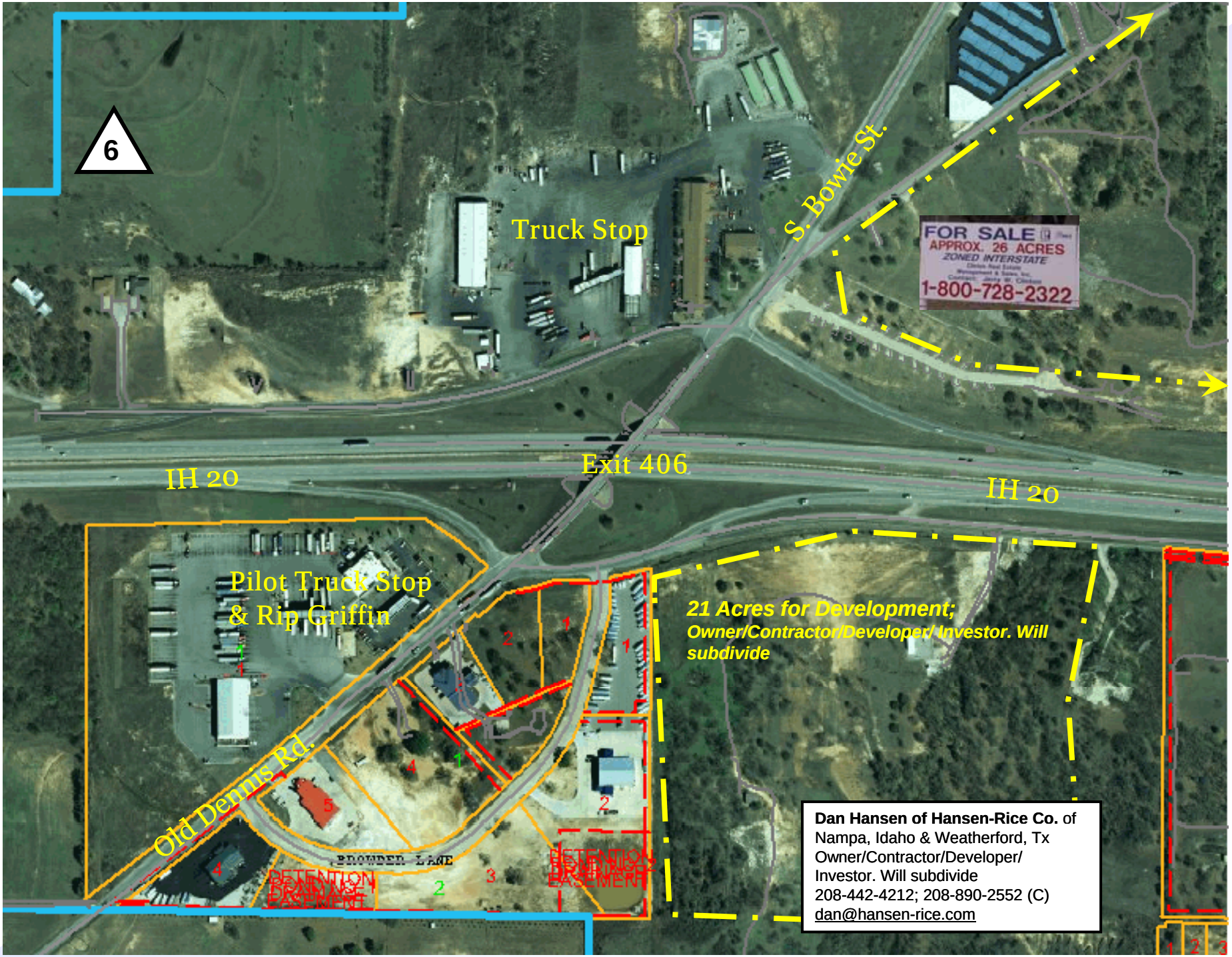
Bethel Rd.

Bethel Rd.

For Sale by Owner – John Kirkpatrick
15 to 40+/- (ver.) acres.
817-594-4421 or 817-594-06740

IH 20

IH 20


6
Truck Stop
S. Bowie St.
FOR SALE
APPROX. 26 ACRES
ZONED INTERSTATE
1-800-728-2322
IH 20
Exit 406
IH 20
Pilot Truck Stop
& Rip Griffin
Old Dennis Rd.
BROWDER LANE
DETENTION
EASEMENT
21 Acres for Development;
Owner/Contractor/Developer/ Investor. Will subdivide
Dan Hansen of Hansen-Rice Co. of
Nampa, Idaho & Weatherford, Tx
Owner/Contractor/Developer/
Investor. Will subdivide
208-442-4212; 208-890-2552 (C)
dan@hansen-rice.com

26,000 SF & 24 Acres
Site Plan
Exterior View
1. Light Industrial/Commercial Building
31,000 +/- SF & 4 to 100+/- Acres, Interstate Zoning
1.a. Lease – asking $8,000/month, NNN On 4 ac.;
1.b. 107 acres – Make offer on land
1226 W. Park Ave. (W. IH20 Access Road),
Weatherford, Texas
For Sale/Lease
817.877.4433
Todd Hawpe
#3. 4 Acres, BTS offie/YardInterstate Zoning
Listing: 140,000/ acre = $560,000= $3.21/SF
Agent: Alex Webb, 817.320.1296
PROPERTY AVAILABLE
BUILD TO SUIT
OFFICE SPACE
YARD SPACE
817-320-1296
#1a. 31,000 SF & 4 Acres
#3.
#2.
W. IH 20
W. IH 20 Access Rd. & W. Park Ave.
Exit 406
W. IH 20
W. IH 20
S. Bowie Dr.
W. Park Ave.
1118
1110
1106
1102
1114
1226
AngMar Realty
For Sale
4 Acres
817-726-6454
817-614-4056
#2. 4 Acres, Interstate Zoning
Listing: 130,000/ acre = $520,000= $2.98/SF
Agent: Greg Morris, 817.614.4056, AngMar RE
Location Ma
Old Dennis Rd.
PILOT ADDITION
DENNIS
BROWDER
2217
2209
Agent: Todd Hawpe, 817.713.7894/817.877.4433, Transwestern RE.
Owner: Eagle Supply & Manufacturing, Joe Walraven,
(254) 631-0168/254) 631-0694
For Sale/Lease
817.877.4433

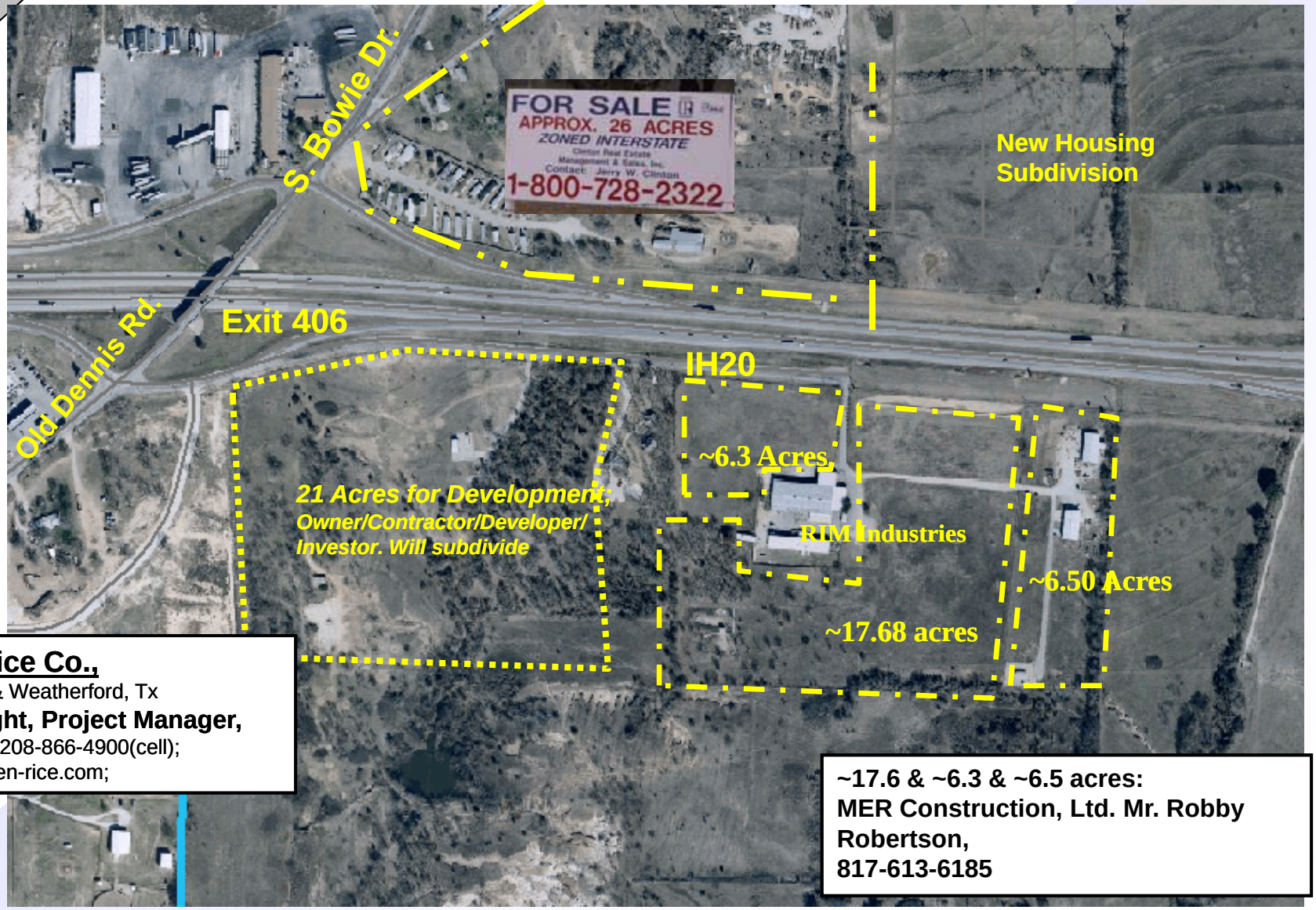
6b

Site Aerial: 21 +/- Acres & 17.68 +/- Acres

I-20 and Exit 406 – S. Bowie Dr.

Weatherford EDA

Weatherford Economic Development Authority, Inc.

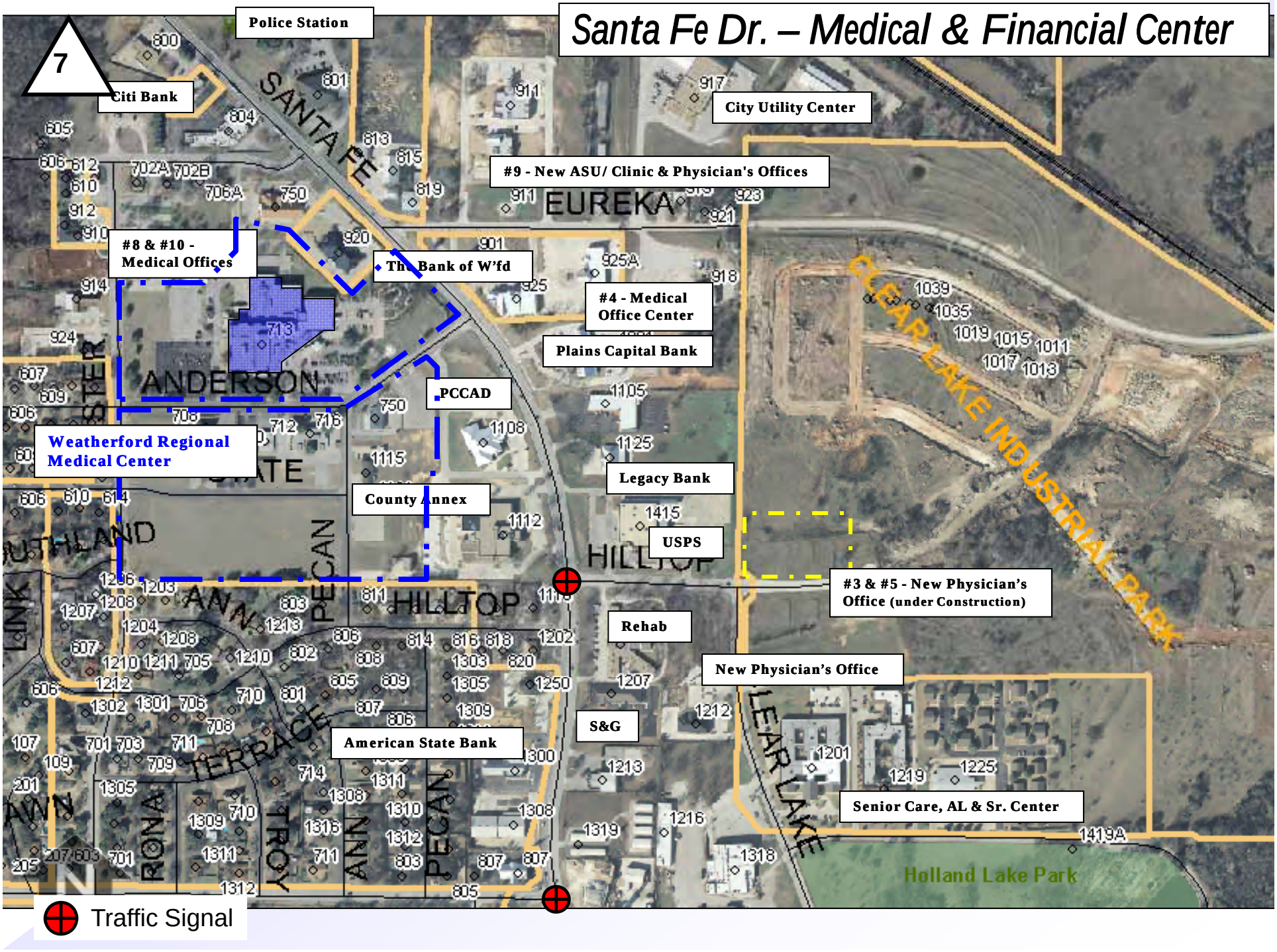


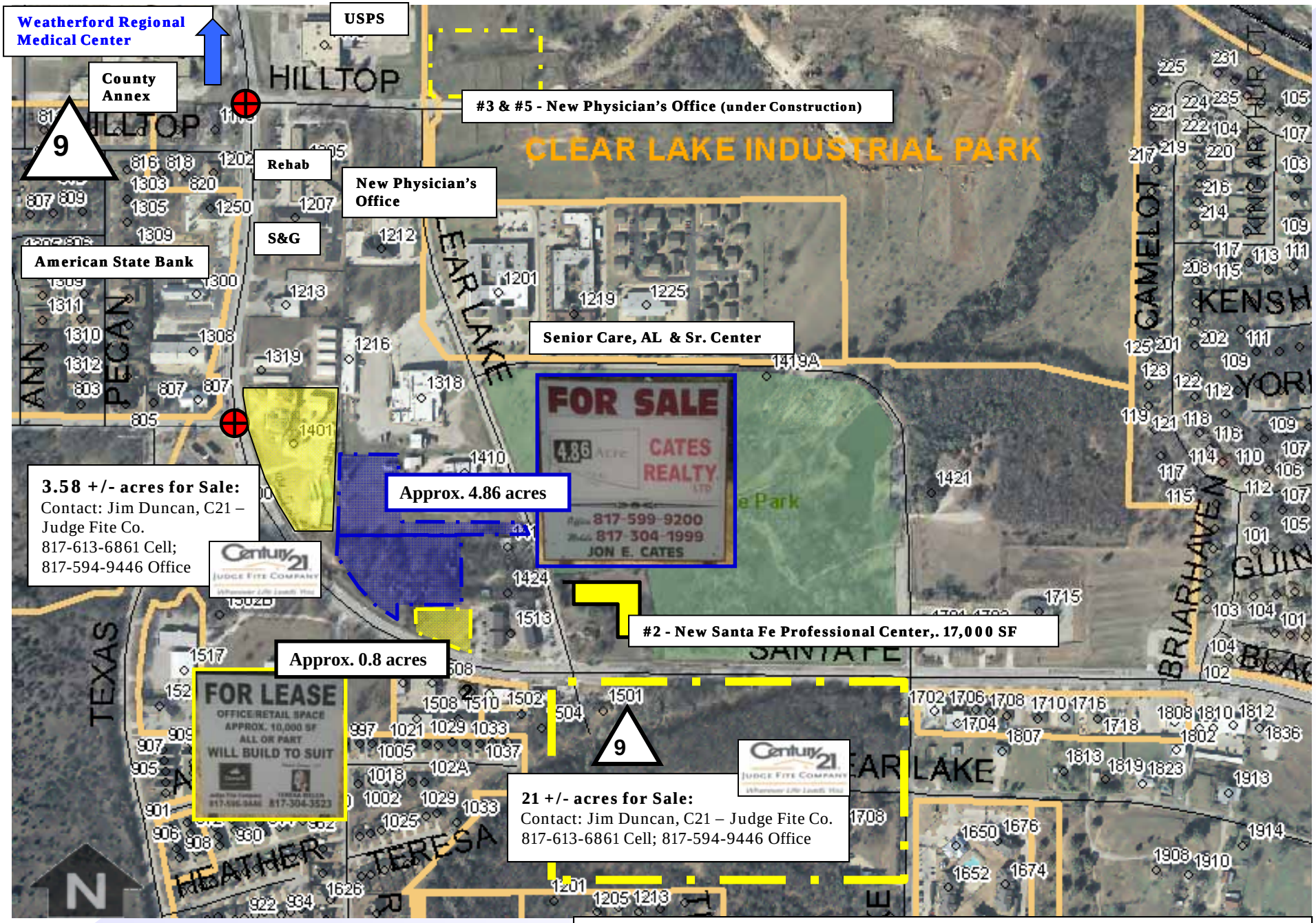
Hansen-Rice Co.,
Nampa,Idaho & Weatherford, Tx
Taylor Ebright, Project Manager,
208-442-4262; 208-866-4900(cell);
tebright@hansen-rice.com;

~17.6 & ~6.3 & ~6.5 acres:
MER Construction, Ltd. Mr. Robby Robertson,
817-613-6185

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.

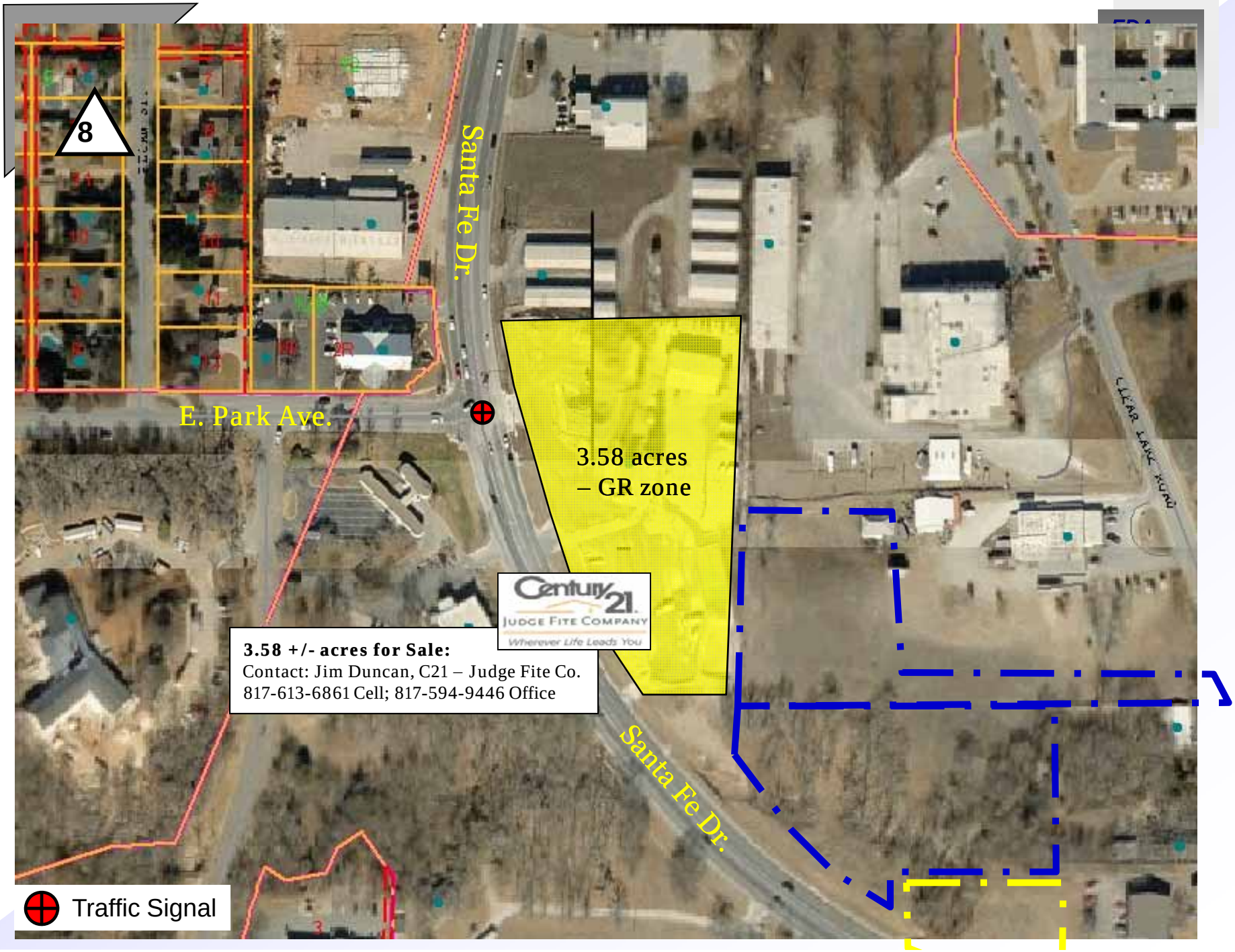
Santa Fe Dr. – Medical & Financial Center

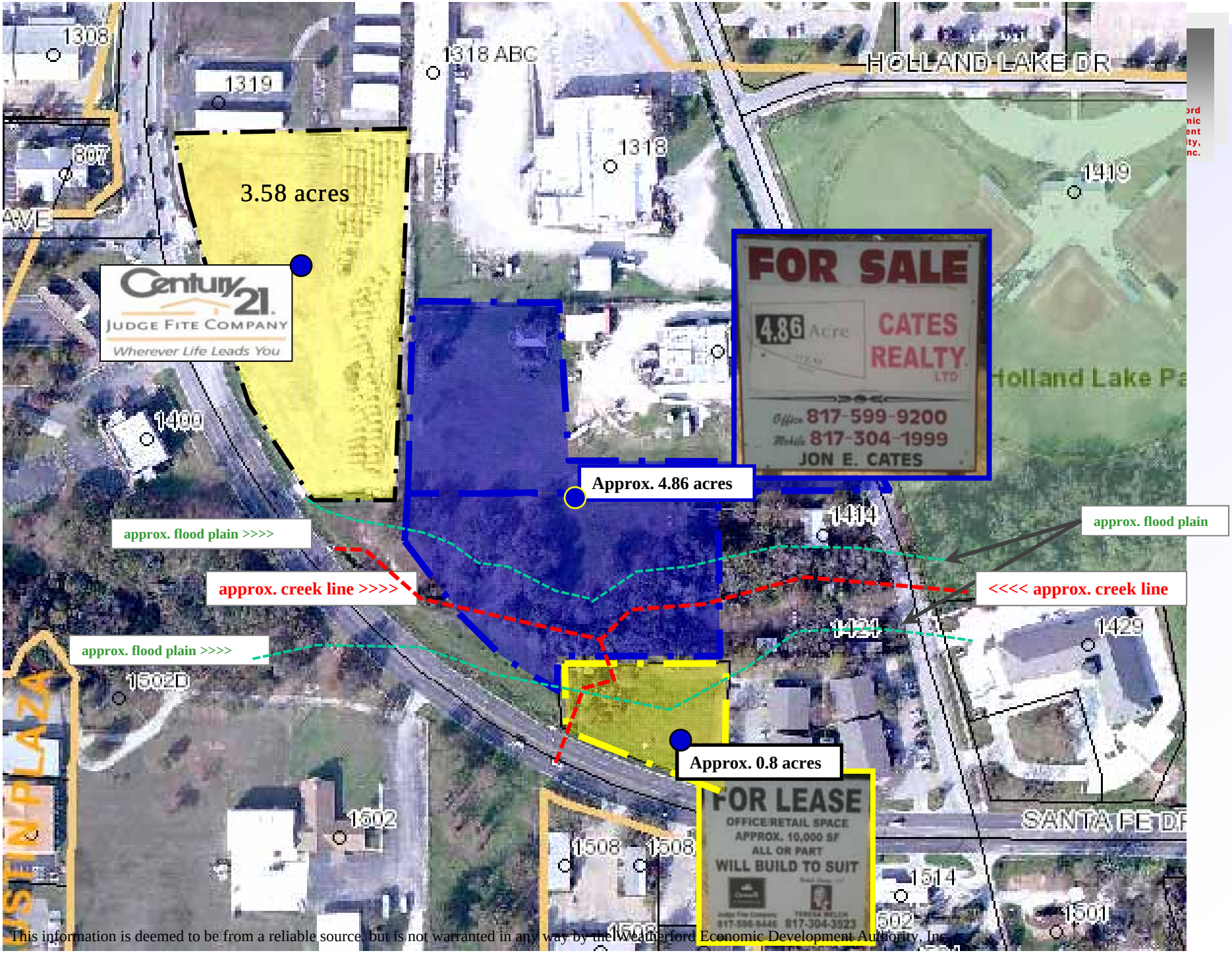




Traffic Signal

Santa Fe Dr. – Medical & Financial Center


8
Santa Fe Dr.
E. Park Ave.
3.58 acres
– GR zone
Century 21
Judge Fite Company
Wherever Life Leads You
3.58 +/- acres for Sale:
Contact: Jim Duncan, C21 – Judge Fite Co.
817-613-6861 Cell; 817-594-9446 Office
Santa Fe Dr.
Traffic Signal



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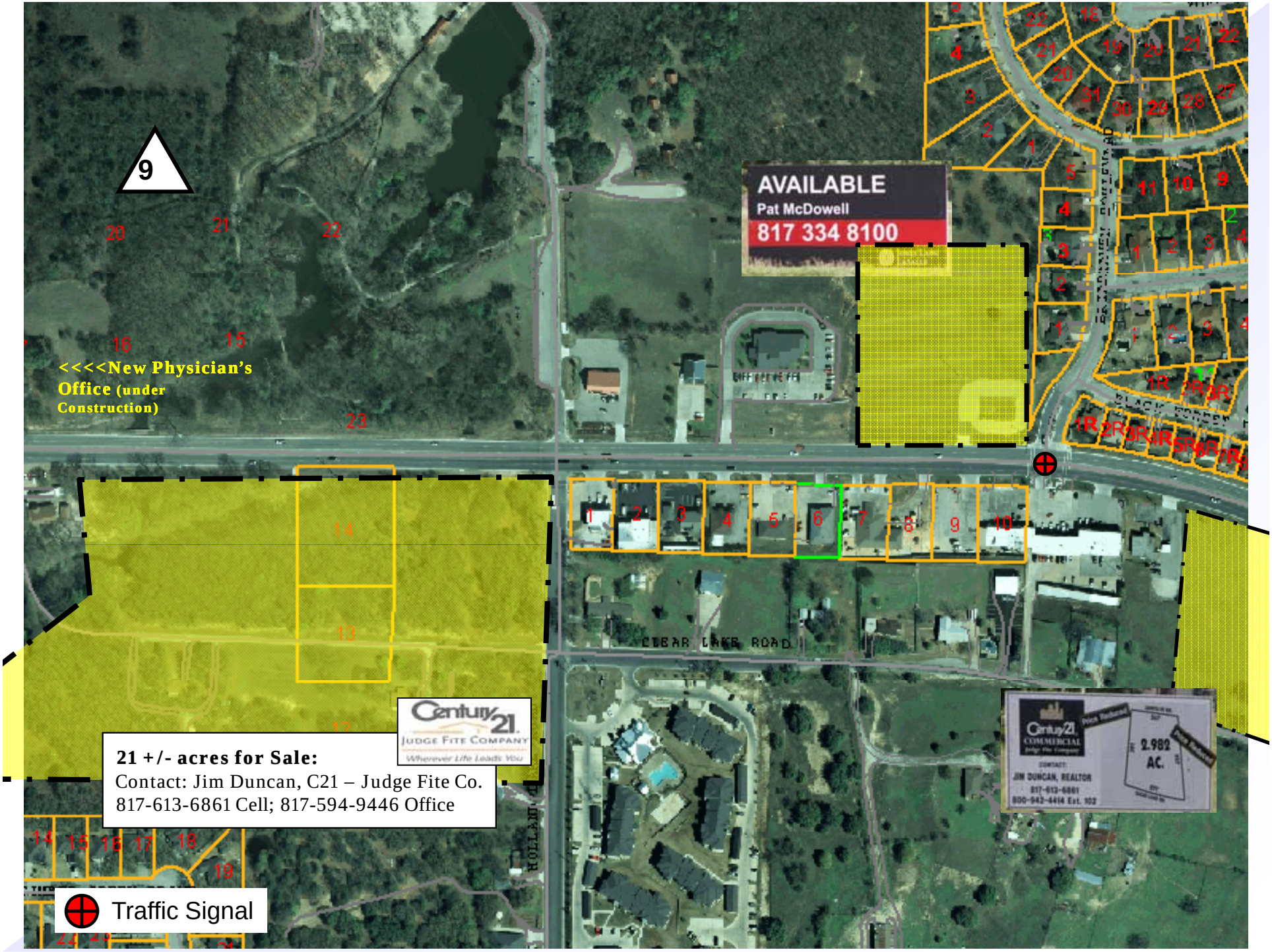
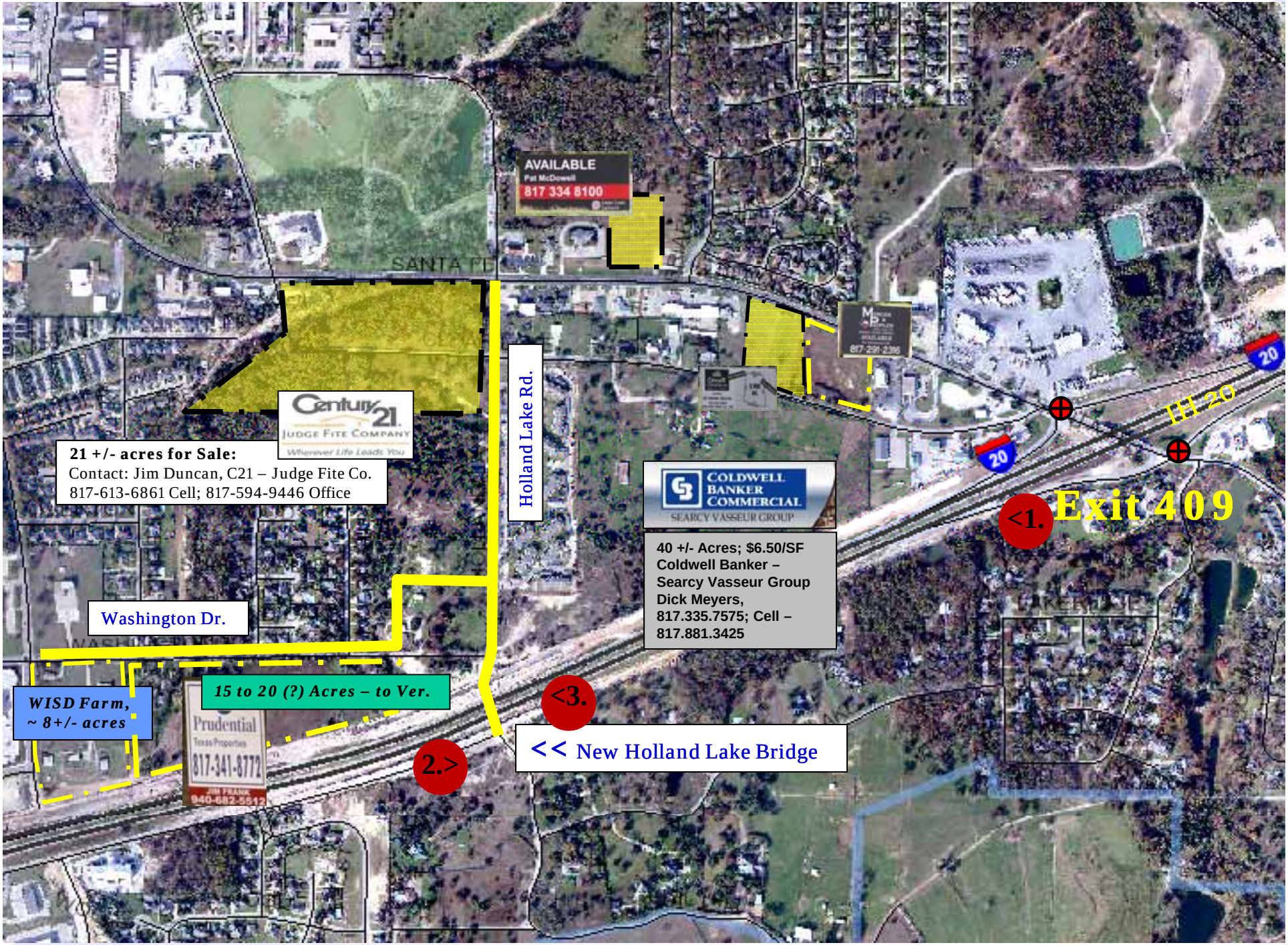
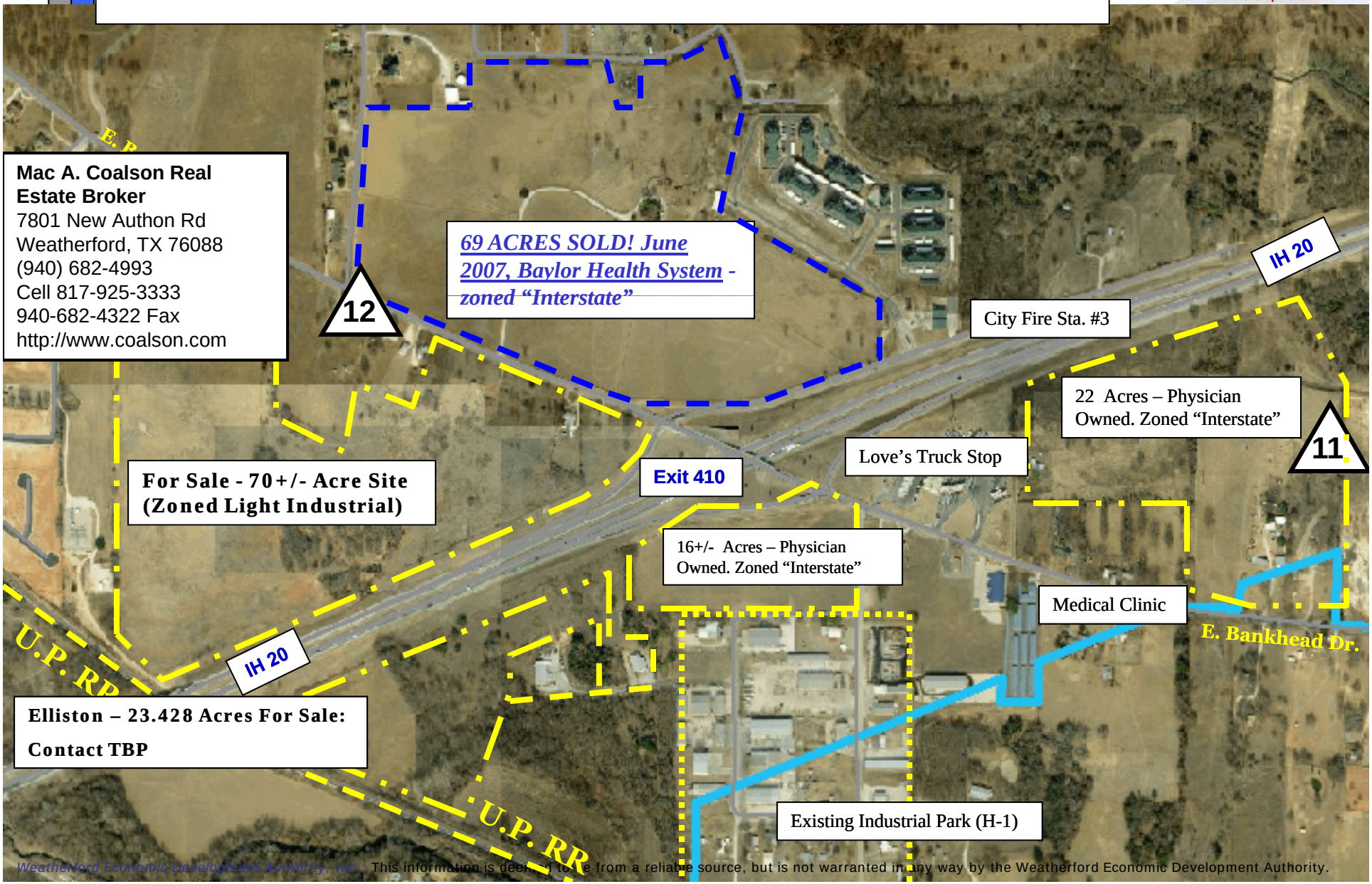

9
AVAILABLE
Pat McDowell
817 334 8100
<<<<New Physician's Office (under Construction)
CEDAR LAKE ROAD
HOLLAND
Century 21
JUDGE FITE COMPANY
Wherever Life Leads You
21 +/- acres for Sale:
Contact: Jim Duncan, C21 – Judge Fite Co.
817-613-6861 Cell; 817-594-9446 Office
Century 21 COMMERCIAL
JIM DUNCAN, REALTOR
2.982 AC.
Traffic Signal


AVAILABLE
Pat McDowell
817 334 8100
SANTA FE
Holland Lake Rd.
Century 21
Judge Fite Company
Wherever Life Leads You
21 +/- acres for Sale:
Contact: Jim Duncan, C21 – Judge Fite Co.
817-613-6861 Cell; 817-594-9446 Office
Coldwell Banker Commercial
Searcy Vasseur Group
40 +/- Acres; $6.50/SF
Coldwell Banker –
Searcy Vasseur Group
Dick Meyers,
817.335.7575; Cell –
817.881.3425
IH 20
20
<1.
Exit 409
Washington Dr.
WISD Farm,
~ 8+/- acres
15 to 20 (?) Acres – to Ver.
Prudential
Texas Properties
817-341-8772
JIM FRANK
940-682-5512
2.>
<3.
<< New Holland Lake Bridge

10
AVAILABLE
Pat McDowell
817 334 8100
JIM FRANK
940-682-5512
FOR SALE
90 ACRES
Prudential 940-682-5512 817-341-8772
JIM FRANK
940-682-5512
FOR SALE
90 ACRES
Prudential 940-682-5512 817-341-8772
Santa Fe Dr.
Petro Truck Stop
MERCER & POPLES
AVAILABLE
817-291-2316
LOT 1
LOT 1
IH 20
Exit 409
LOT 1-R
LOT 2-R
TRACT A
TRACT B
COLDWELL BANKER COMMERCIAL
SEARCY VASSEUR GROUP
40 +/- Acres;
$6.50/SF
Coldwell Banker –
Searcy Vasseur Group
Dick Meyers,
817.335.7575; Cell –
817.881.3425
IH 20
Traffic Signal

Aerial Site Plan – IH 20 & Exit 410 @ E. Bankhead Dr.

Weatherford EDA
Weatherford Economic Development



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Weatherford Economic Development Authority, Inc.
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Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org