



Weatherford



“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

Stephenvi



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

Weatherford TX 25 miles west of DFW Metroplex

Established Regional Retail Centre of Parker County
 the Best Location for Retail, Wholesale, Distribution, etc. | Weatherford TX

• 2014 - 2015 New Openings!

- Weatherford Physical Rehab Hospital
- General Construction, Inc. HQ Office
- NEO O Total Regional Distribution Center & 40 acre BIF
- ET Bank

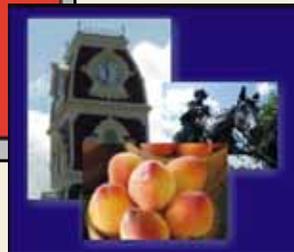
The Western Gateway Business Centre of the DFW Metroplex

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

- Roger Williams CDJR Authorized
- ALDI Authorized BQ New Type
- OT Travel Centre

Weatherford TX
 City of Weatherford Economic Development
 202 W. Oak St. | Weatherford, Texas 76086 | (817) 594-9429 | (817) 594-4786
dclayton@weatherfordtx.gov | www.weatherfordtxeda.org





Weatherford Economic Development Authority, Inc.

Weatherford Vicinity Map

Weatherford, Texas



FUTURE New East Loop:
➤ Est. Start ~ 2019 (5 years),
➤ Est. Complete ~ 2025 (1- years)



W/PCEDC Hobson Industrial Park:
Lots for BTS.

Lake Weatherford & Residential Subdivision(s)

WEATHERFORD CBD/Historic Downtown

Hudson Oaks

(new) Exit 405

Exit 406

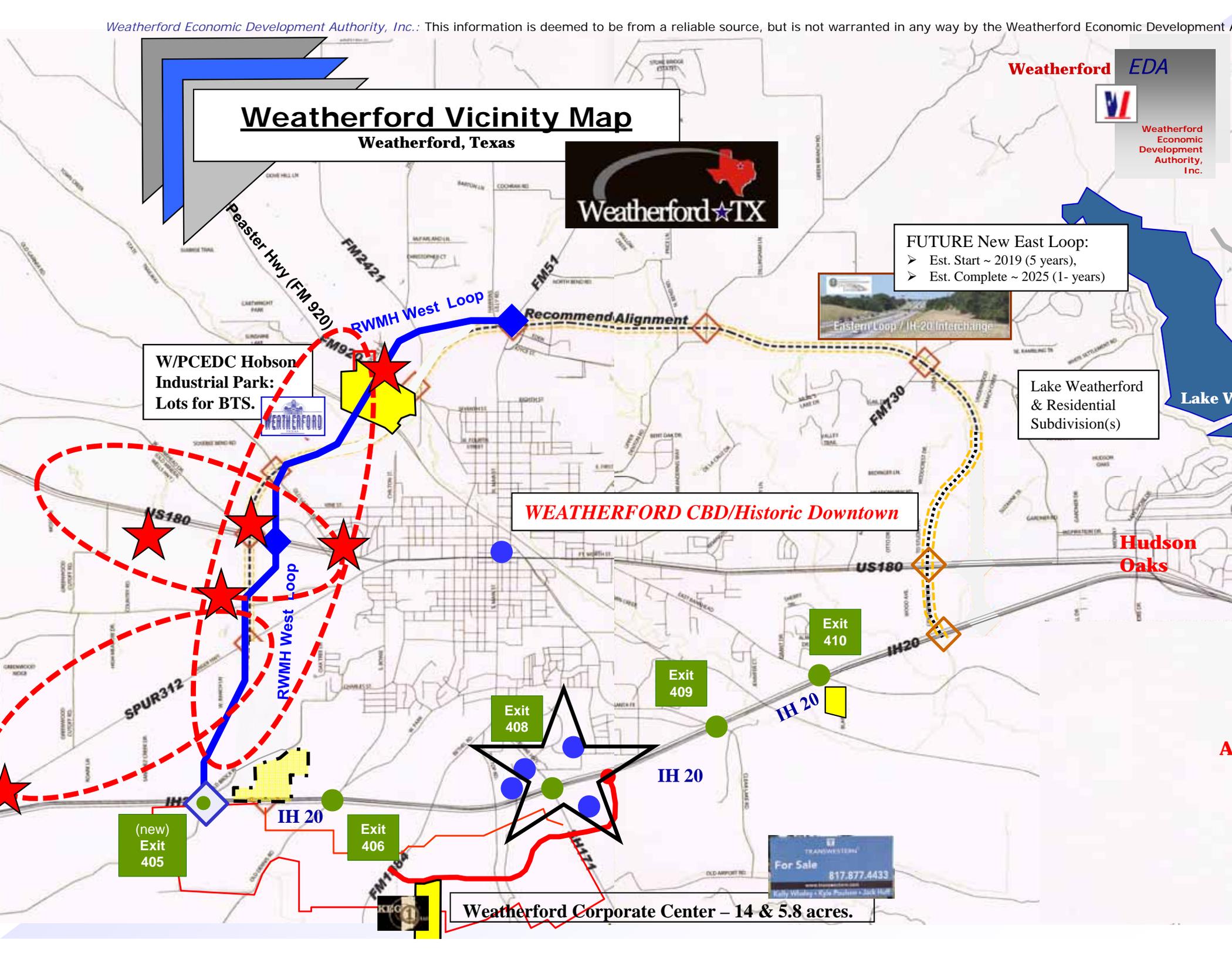
Exit 408

Exit 409

Exit 410

Weatherford Corporate Center – 14 & 5.8 acres.

TRANSWESTERN
For Sale 817.877.4433
Emily Winsley • Kyle Poulton • Jack Huff



Weatherford/Parker County Economic Development Corp.
Hobson Industrial Park

1425 N. Bowie St., Weatherford, Texas



FOR SALE! \$1.3MM
(to verify/confirm)



Wireline E&P (Schlumberger Int'l)
(12,000 SF/5 ac. Training Center)

1425 N. Bowie St.

Tim Clark, CCIM, Broker - Clark RE Group
400 W. IH20, Ste.100, Weatherford, TX
817.578.0609 | tim@clarkreg.com



Greenlee Business Park

~2913 West Mineral Wells Hwy (US 180)
Weatherford, Texas



2913 Greenlee Park Trail (to verify availability ???)



2908 Greenlee Park Trail – 1.5 ac. Lot with creek

W. Business Park

West Ranger Hwy and Jones Road
Weatherford, Texas



**Building #1, #2 and #5 – est. to be
about 3,500 SF each – TO BE VERIFIED!**

HF Oilfield Supply

~2082 West Mineral Wells Hwy (US 180) @ RWMH West Loop
~1.7 ACRES; 9,000 TO 10,000 (?) SF
Weatherford, Texas

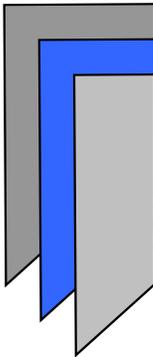


RWMH West Loop

~ 1910 Greenwood Rd @ RWMH West Loop

~ 13-15 (??) acres
Weatherford, Texas





1550 Ranger Hwy- For Lease
2 @ ~ 3500 SF (To verify)

Ranger Hwy/ Spur 312

1658 Ranger Hwy/Spur 312
- 1.1 ac.



1539 Ranger Hwy/Spur 312
- 18.44 ac.



1615 Ranger Hwy/Spur 312
- 2.8 ac.

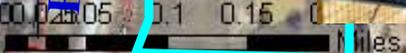


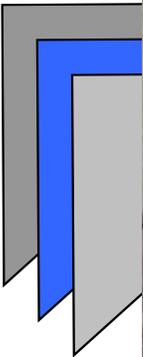
1661 Ranger Hwy/
Spur 312 - ~0.6 +/- ac.



1665 Ranger Hwy/Spur 312
- ~32 ac. & house, et al.

RWMH West Loop





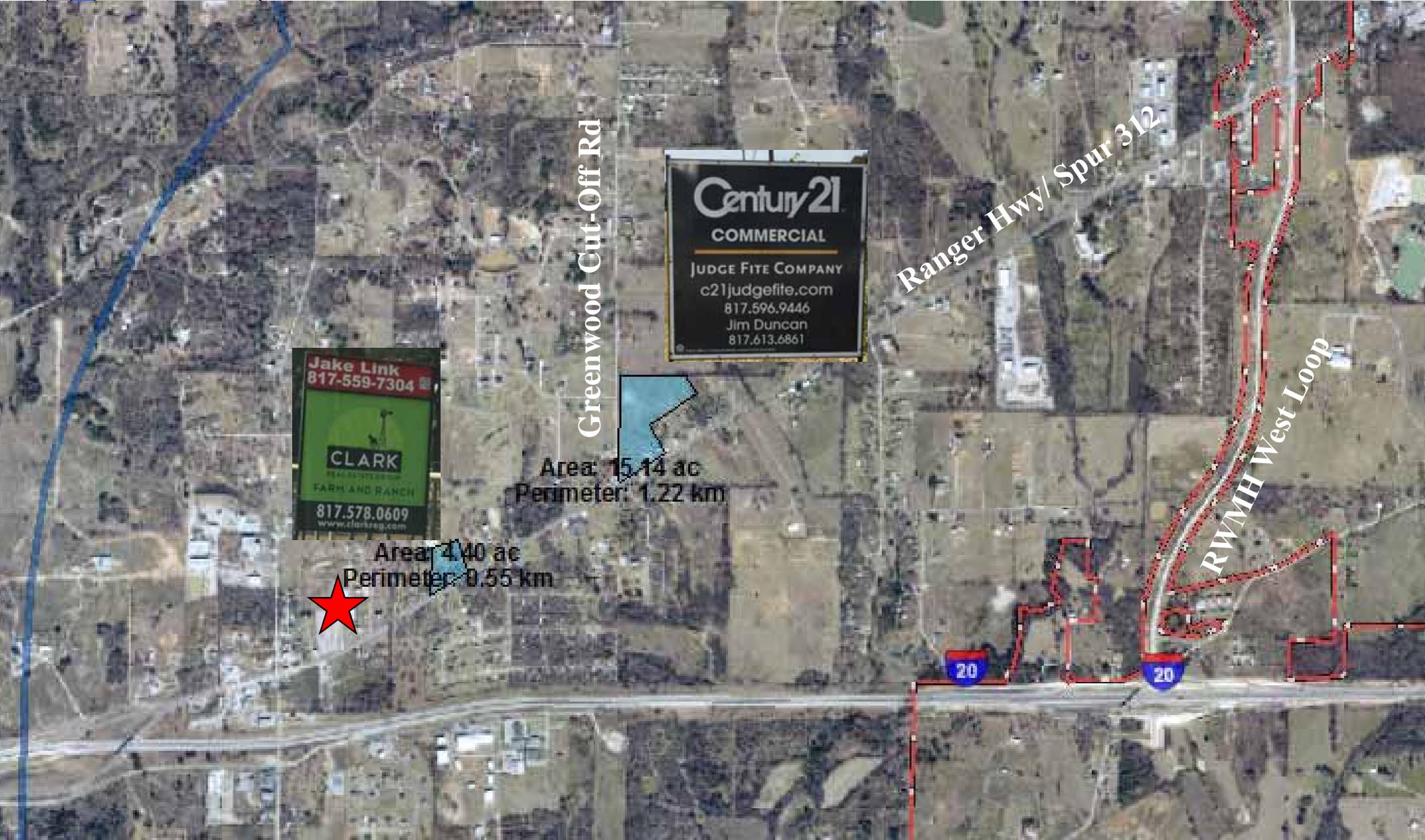
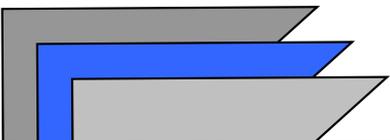
Century 21
COMMERCIAL

JUDGE FITE COMPANY
c21judgefite.com
817.696.9446
Jim Duncan
817.613.6861

Jake Link
817-559-7304

CLARK
REAL ESTATE GROUP
FARM AND RANCH
817.578.0609
www.clarkreg.com





Jake Link
817-559-7304
CLARK
REAL ESTATE GROUP
FARM AND RANCH
817.578.0609
www.clarkreg.com

Century 21
COMMERCIAL
JUDGE FITE COMPANY
c21judgefite.com
817.596.9446
Jim Duncan
817.613.6861

Greenwood Cut-Off Rd

Ranger Hwy/ Spur 312

RWNH West Loop

Area: 15.14 ac
Perimeter: 1.22 km

Area: 4.40 ac
Perimeter: 0.55 km





1228 Ranger Hwy/Spur 312
> ~7,500 SF and 1.5 ac.
> former Majestic Liquor Sales

VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

FOR LEASE

817.335.7575

DICK MYERS

WWW.VASSEURCRE.COM

Ranger Hwy/ Spur 312

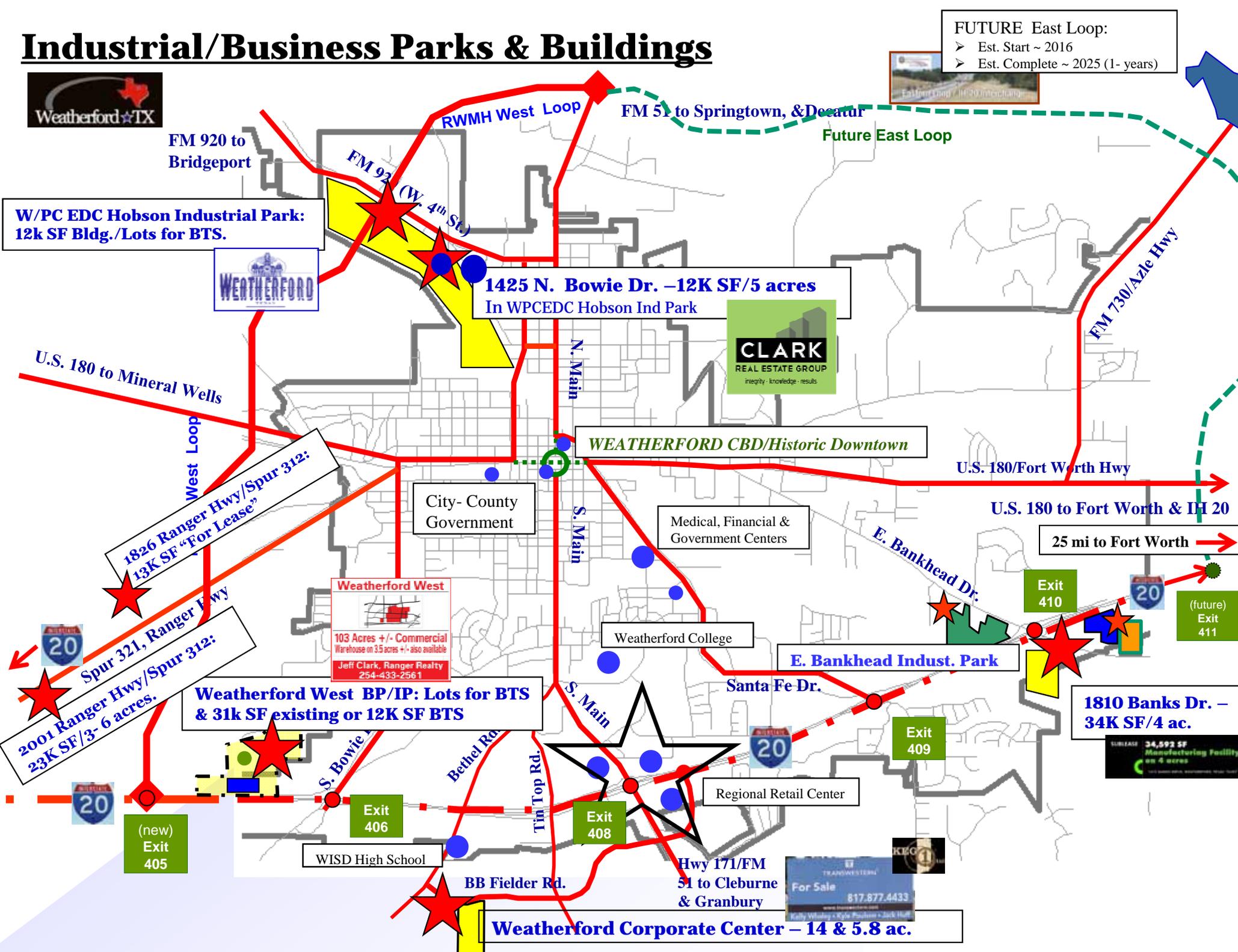
S. Bowie Dr.



Industrial/Business Parks & Buildings



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



W/PC EDC Hobson Industrial Park:
 12k SF Bldg./Lots for BTS.



1425 N. Bowie Dr. –12K SF/5 acres
 In WPCEDC Hobson Ind Park



WEATHERFORD CBD/Historic Downtown

City- County Government

Medical, Financial & Government Centers

U.S. 180 to Fort Worth & IH 20

25 mi to Fort Worth

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

Weatherford West BP/IP: Lots for BTS & 31k SF existing or 12K SF BTS

Spur 321, Ranger Hwy
 23K SF/3- 6 acres.

1826 Ranger Hwy/Spur 312:
 13K SF "For Lease"

Weatherford College

E. Bankhead Indust. Park

1810 Banks Dr. – 34K SF/4 ac.

34,592 SF Manufacturing Facility on 4 acres

Regional Retail Center

WISD High School

BB Fielder Rd.

Hwy 171/FM 51 to Cleburne & Granbury

Weatherford Corporate Center – 14 & 5.8 ac.

For Sale
 817.877.4433

(new) Exit 405

Exit 406

Exit 408

Exit 409

Exit 410

(future) Exit 411



Ranger Hwy./Spur 312

Vicinity & Aerial Site Plan – 2001 Ranger Hwy/Spur 312.

NG-Oil Well Services Center: ~23,000 sf Office/Shop
2 parcels - ~3 ac. & 3.4 ac.
Weatherford, TX

**Vacant – No RE Agent Contact:
Former TRICAN Well Services; Springtown
Office – 817.523.2103 (Houston HQ)**

Site Aerial

1845 Oil Field Services

~23K SF

~3 acres

~3.4 acres

Vicinity Aerial

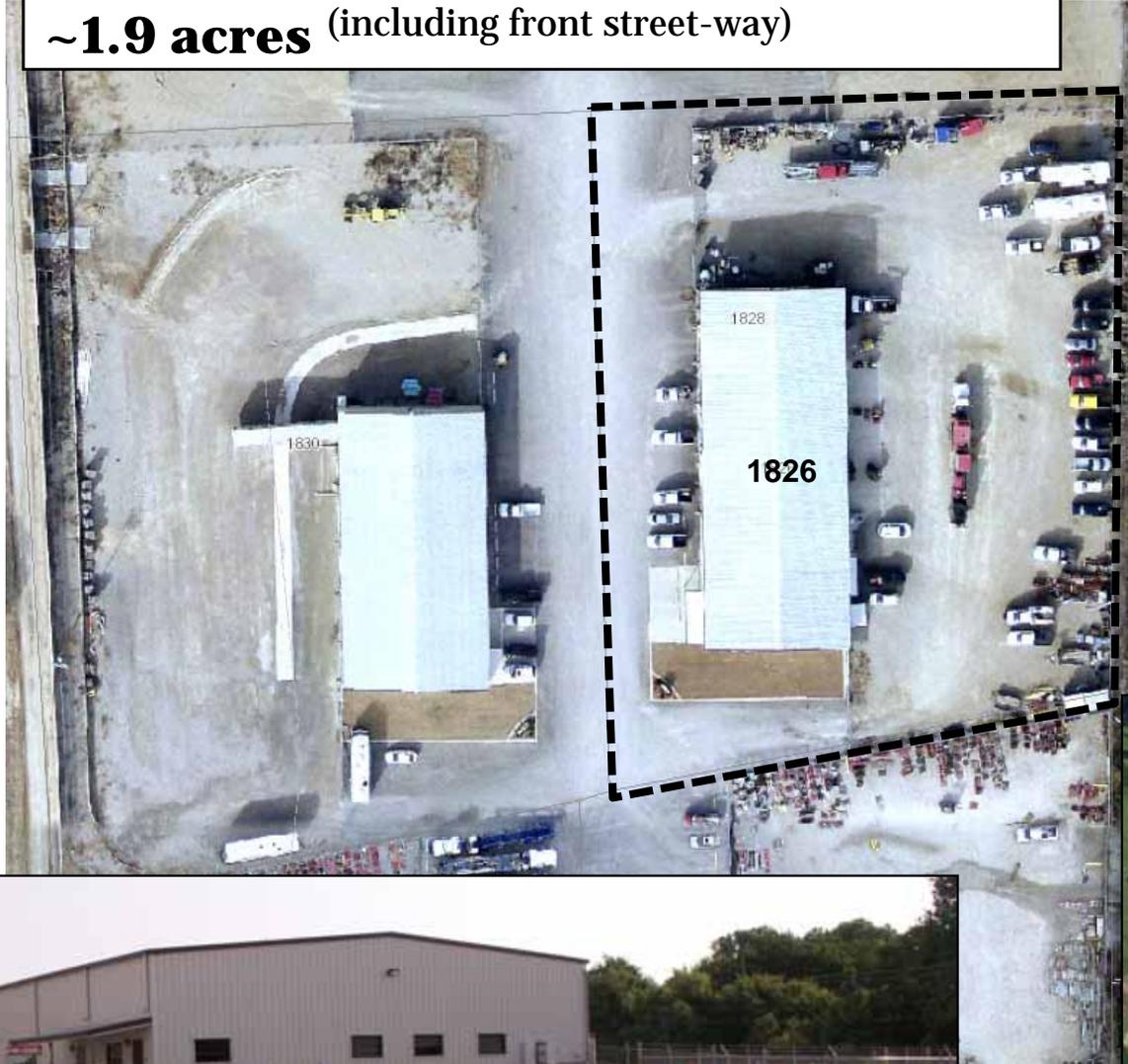


Ranger Hwy Industrial Park

1820 - 1836 Ranger Highway (Spur 312)

Unit 1826: ~ 13,000 SF – For Lease

~1.9 acres (including front street-way)

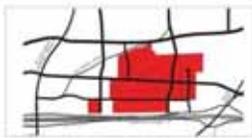


Exterior View



Weatherford West

RANGER
JEFF CLARK
 LICENSED REALTOR
 www.BOOMTOWNTXAS.org
 254-433-2561



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

**Jeff Clark, Ranger Realty
254-433-2561**



a) 31,000 SF & 4 Acres

Site Plan

Exit 406

**Tim Clark, CCIM, Broker - Clark RE Group
400 W. IH20, Ste.100, Weatherford, TX
817.578.0609 | tim@clarkreg.com**



Light Industrial/Commercial Building
a) 31,000 +/- SF & 4 to 100+/- Acres, C2/Interstate Zoning
i) Needs city fire-sprinkler and other code-upgrades

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.

Industrial Property For Sale

a) Weatherford West Warehouse

1226 W. Park Avenue, Weatherford, TX 76086



CLARK
REAL ESTATE GROUP
integrity · knowledge · results

Tim Clark, CCIM, Broker - Clark RE Group
400 W. IH20, Ste.100, Weatherford, TX
817.578.0609 | tim@clarkreg.com

Price:	\$1,900,000
Building Size:	31,603 SF
Price/SF:	\$60.12
Property Type:	Industrial
Property Sub-type:	Warehouse
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1985
Clear Ceiling Height:	22 ft.
No. Dock-High Doors/Loading:	4
No. Drive In / Grade-Level 1 Doors:	
Lot Size:	3.50 AC
Features:	
Trailer Parking	

[Find Out More...](#)

Last Updated 2 days ago
Listing ID 18327865

Get F



a) 31,000 +/- SF & 4 to 100+/- Acres, C2/Interstate Zoning
i) Needs city fire-sprinkler and other code-upgrades

Description

31,603 SF Industrial warehouse, offices, showroom on 3.5 acres more or less fronting Interstate 20 in Western Weatherford.

4 door loading dock, clear ceiling at 22 feet, air-conditioned, right for manufacturing, service or industrial uses.

C-2 zoning. New loop interchange just to west. Outside yard with good driveup for big rigs. Heavy power. Seller would consider owner-financing proposals.

Additional 107 acres more or less available.

North side of Interstate 20 service road, just west of Bowie overpass, at the western end of the service road.



Industrial Property For Sale

Weatherford West SPEC TO-BE-BUILT OFFICE/WAREHOUSE

I-20 and A Old Brock Road, Weatherford, TX 76087



Price:	\$1,200,000
Building Size:	16,000 SF
Price/SF:	\$75
Property Type:	Industrial
Property Sub-type:	Industrial-Business Park
Property Use Type:	Vacant/Owner-User
Construction Status:	Under Construction/Proposed
Commission Split:	2%
Clear Ceiling Height:	14 ft.
Lot Size:	2.50 SF
Listing ID	19079914
Last Updated	4 days ago

[Find Out More...](#)

Description

TO-BE-BUILT Office/Warehouse in Phase I of Weatherford West. Contact the broker for plans/specs. We can custom build (within the development's design guidelines) your office/warehouse. Subject to negotiation on plans and specs.

Located just northeast of the I-20 and Ric Williamson loop intersection.

Agent: Jeff Clark – Ranger Realty; jeffclarktexas@gmail.com ; 254.433.2561

Owner: Eagle Supply & Manufacturing, [Joe Walraven](#), (254) 631-0168/(254) 631-0694

DEVELOPMENT LAND
±103 Acres

CLARK
REAL ESTATE GROUP
Commercial Real Estate Services

817.578.0609
www.clarkreg.com

RANGER REALTY
JEFF CLARK
LICENSED TEXAS AGENT
JEFFCLARKTX@gmail.com
www.BoomtownTexas.org
CELL: 254-433-2561 FAX: 254-647-1547
LAND DEVELOPMENT • COMMERCIAL • ECONOMIC DEVELOPMENT

Weatherford EDA



Weatherford
Economic
Development
Authority,
Inc.

Weatherford West



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

**Jeff Clark, Ranger Realty
254-433-2561**



Aerial Map – Weatherford West BP – Preliminary Plat:
2220 W. Park Ave (W. Hwy Access Road), Weatherford, Texas

RANGER REALTY
JEFF CLARK
LICENSED TEXAS AGENT
JEFFCLARKTX@gmail.com
www.BoomtownTexas.org
CELL: 254-433-2561 FAX: 254-647-1547
LAND DEVELOPMENT • COMMERCIAL • ECONOMIC DEVELOPMENT



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

Hudson Oaks

Willow Park

WalMart Super Center & Home Depot

Weatherford West
103 Acres +/- Commercial Warehouse on 33 acres +/- also available
Jeff Clark, Ranger Realty
254.493.2561

Exit 410

(future) Exit 411

1813 Banks Dr.

E. Bankhead Industrial Park

Annettas

Weatherford Ridge Center: JC Penney & Belk's

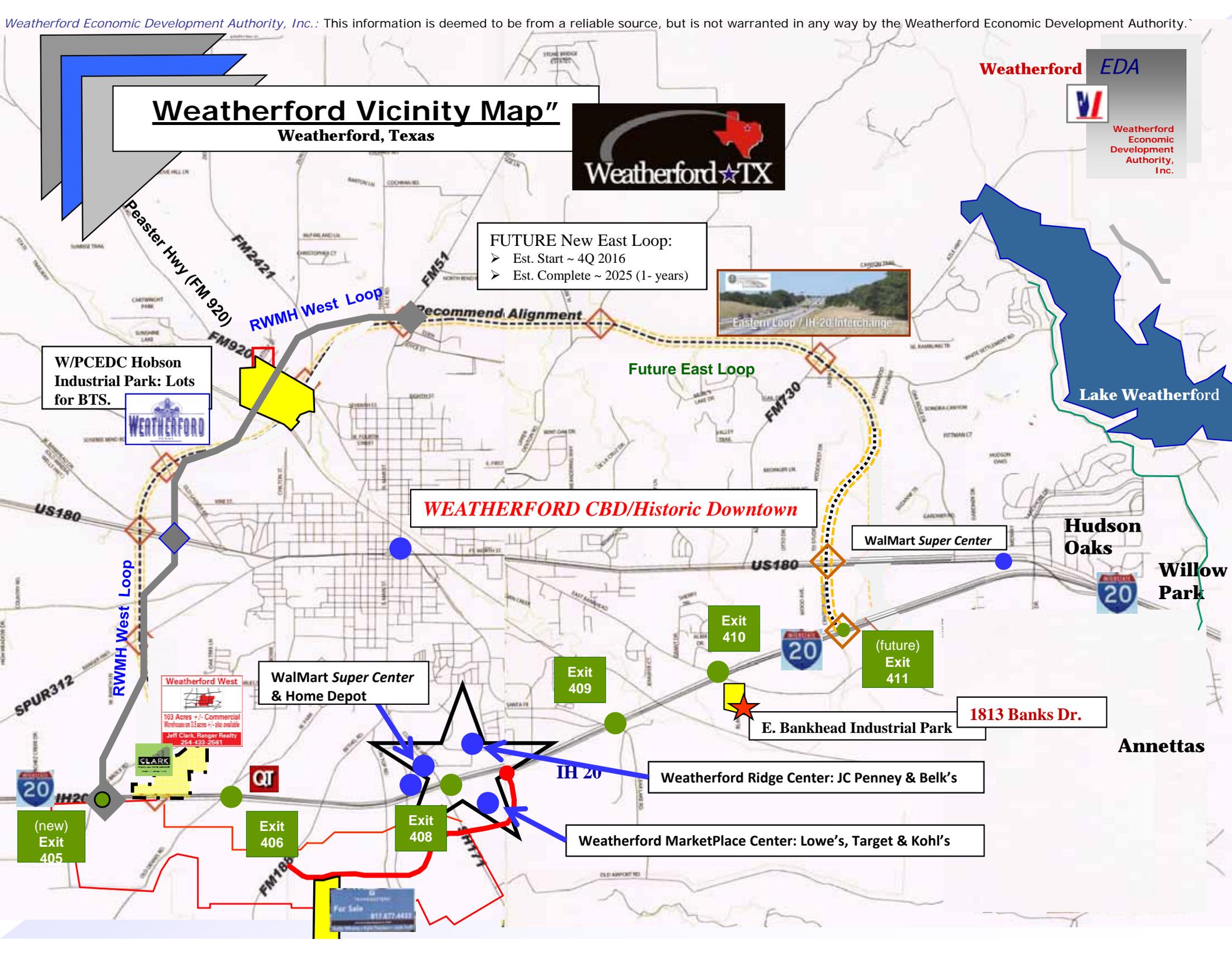
Weatherford MarketPlace Center: Lowe's, Target & Kohl's

(new) Exit 405

Exit 406

Exit 408

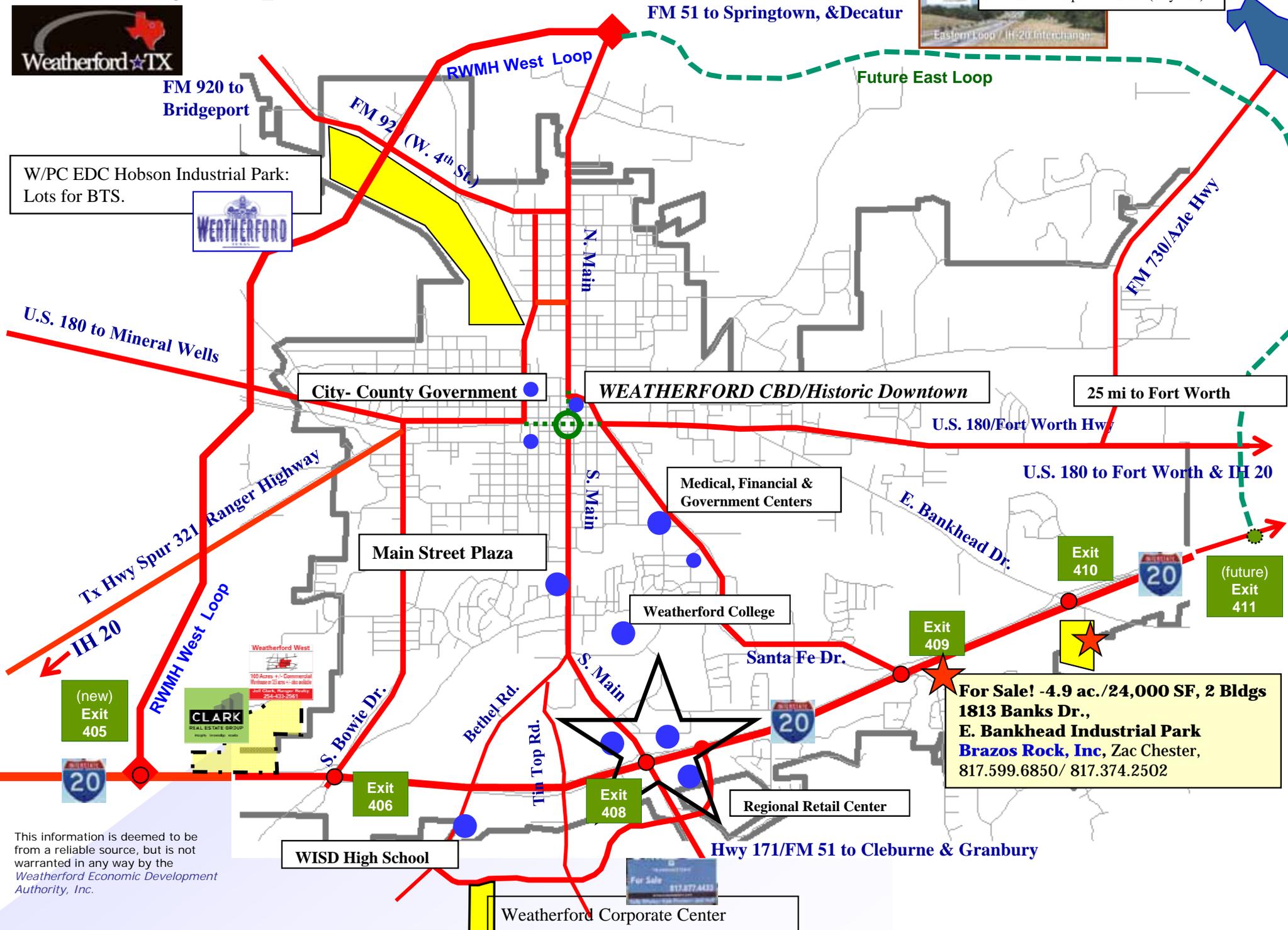
Exit 409



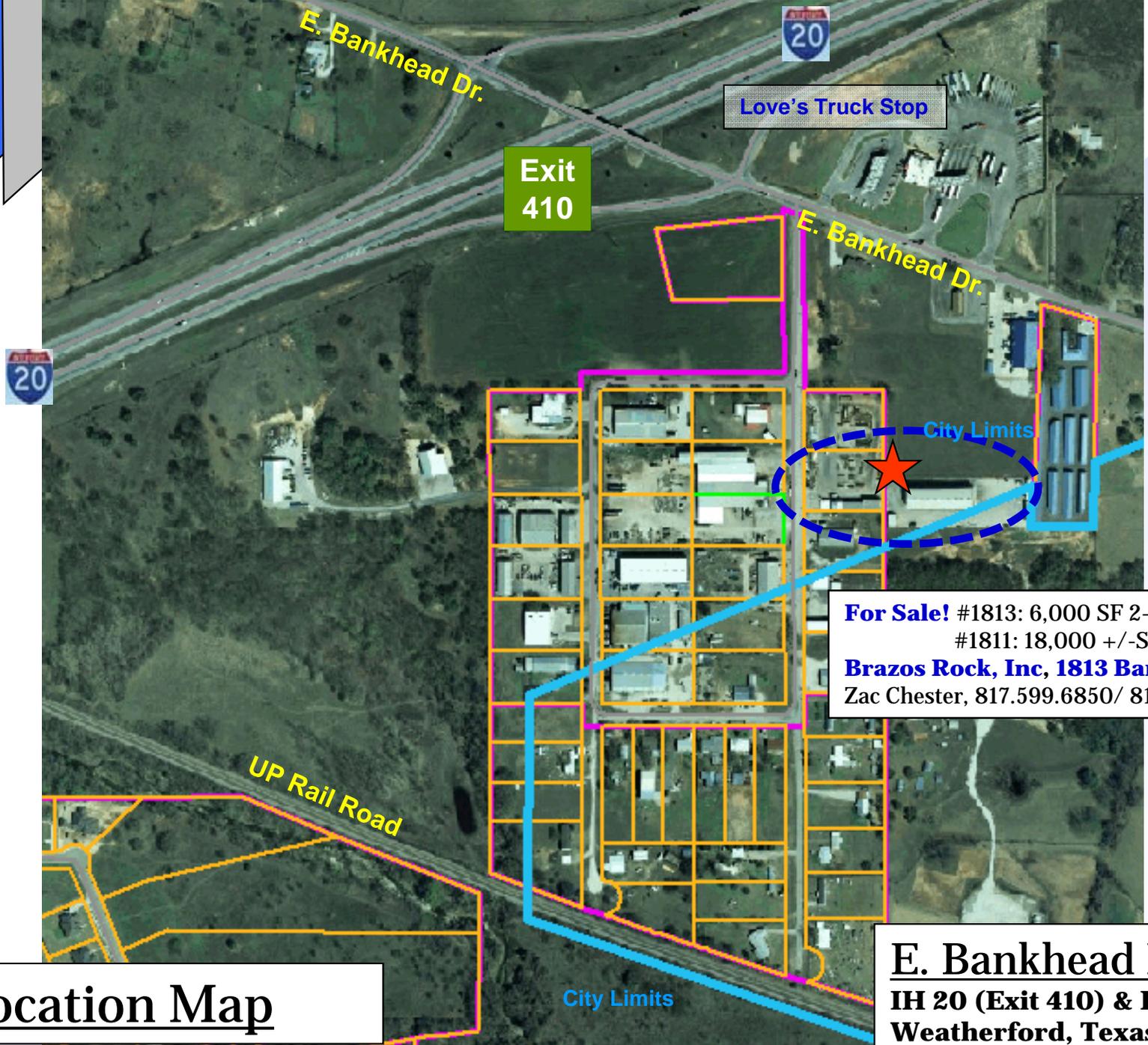
Vicinity Map



FUTURE East Loop:
 > Est. Start ~ 2016
 > Est. Complete ~ 2025 (1- years)



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



For Sale! #1813: 6,000 SF 2-story Office;
#1811: 18,000 +/- SF WH – Shop; ~4.9 acres
Brazos Rock, Inc, 1813 Banks Dr.
Zac Chester, 817.599.6850/ 817.374.2502

E. Bankhead Industrial Park
IH 20 (Exit 410) & E. Bankhead Dr.
Weatherford, Texas

Location Map

For Sale! #1813: 6,000 SF 2-story Office
#1811: 18,000 +/-SF WH - Shop
4.9 acres

Brazos Rock, Inc, 1813 Banks Dr.
Zac Chester, 817.599.6850/ 817.374.2502



#1813: 6,000 SF 2-story Office

#1811: 18,000 +/-SF WH-Shop

City Limits Line



For Sale! #1813: 6,000 SF 2-story Office
#1811: 18,000 +/-SF WH - Shop
4.9 acres

Brazos Rock, Inc, 1813 Banks Dr.

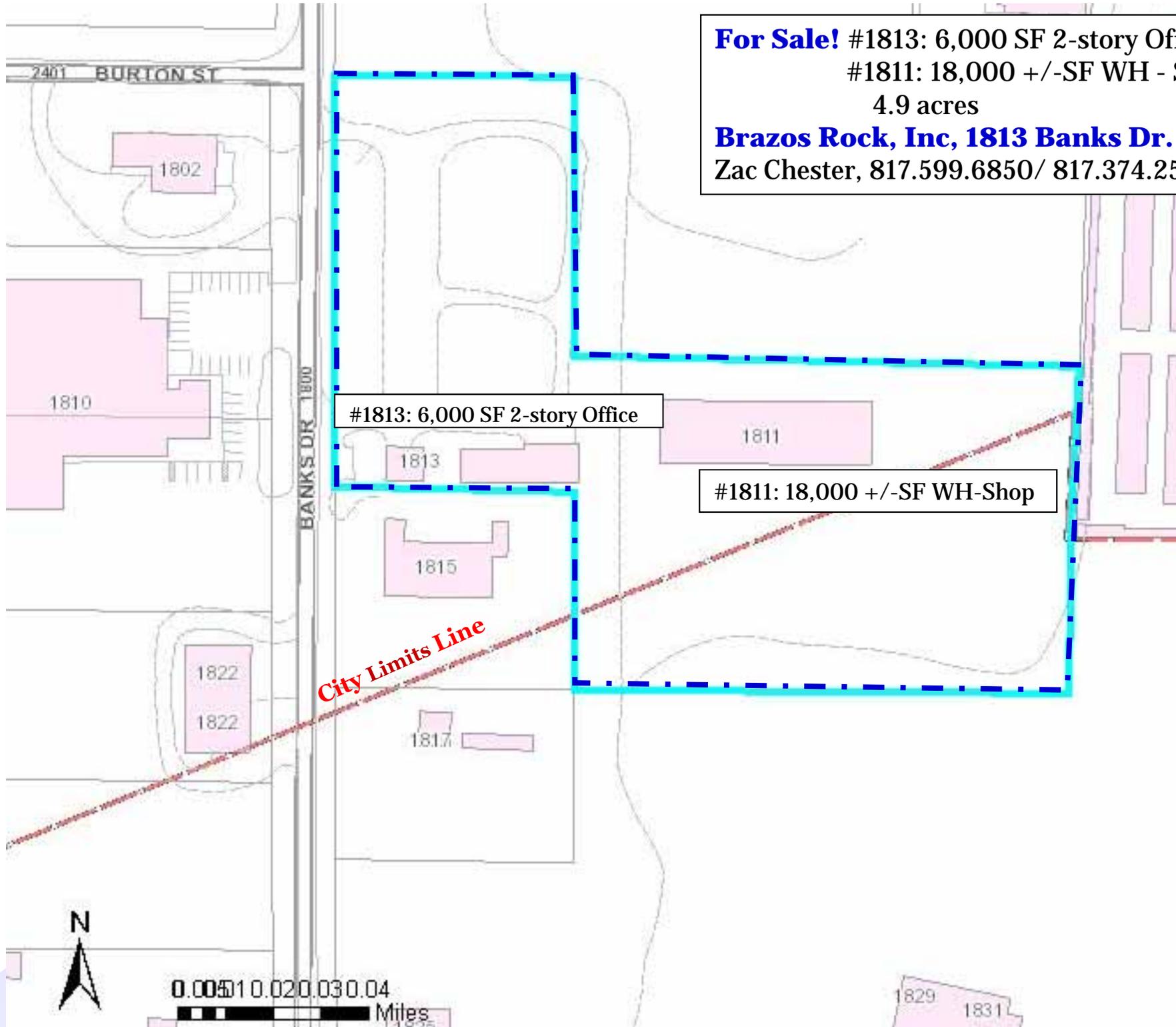
Zac Chester, 817.599.6850/ 817.374.2502



#1813: 6,000 SF 2-story Office



#1811: 18,000 +/-SF WH-Shop



For Sale! #1813: 6,000 SF 2-story Office
#1811: 18,000 +/-SF WH - Shop
4.9 acres
Brazos Rock, Inc, 1813 Banks Dr.
Zac Chester, 817.599.6850/ 817.374.2502

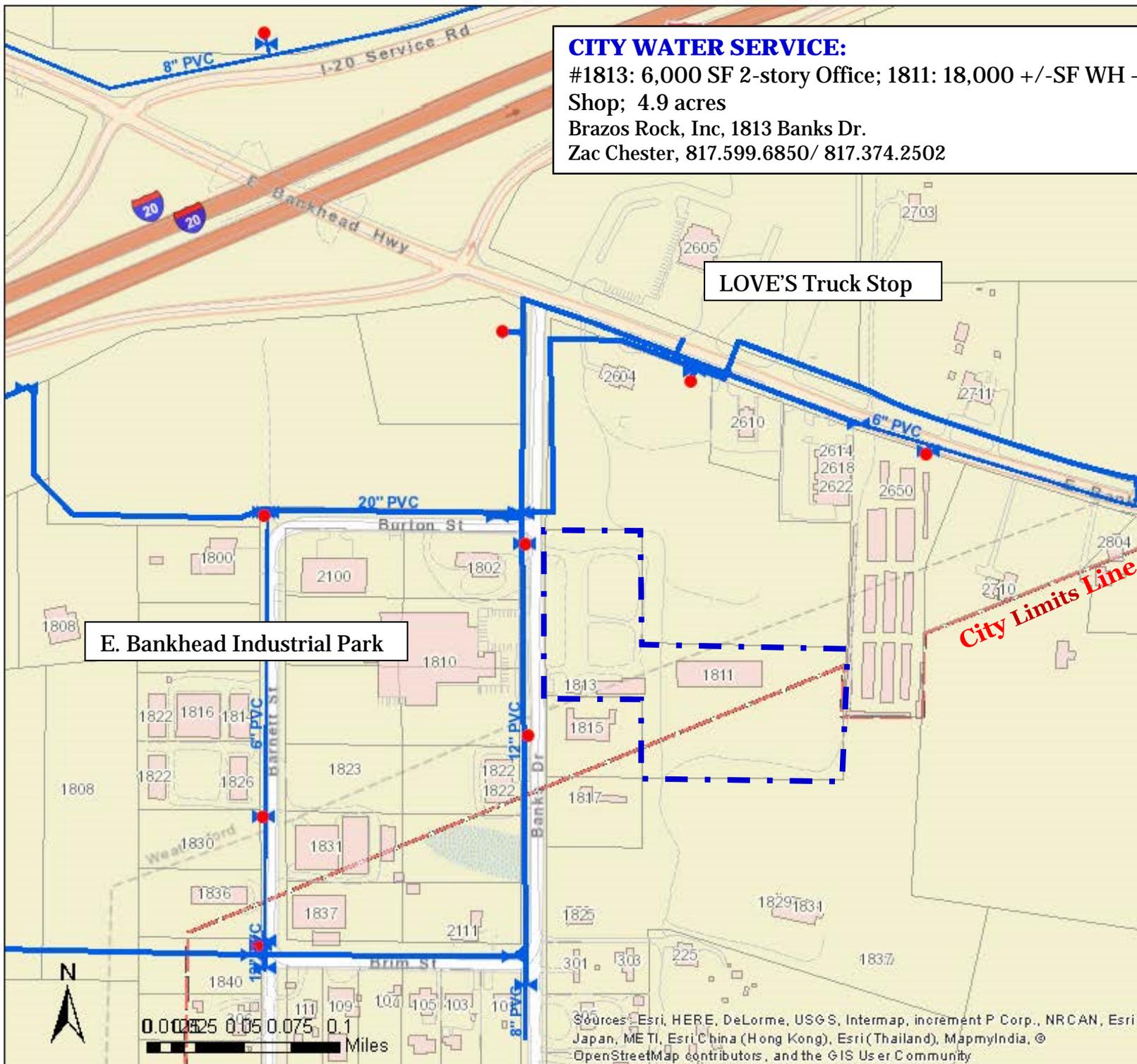
#1813: 6,000 SF 2-story Office

#1811: 18,000 +/-SF WH-Shop

City Limits Line



0.005 0.01 0.02 0.03 0.04
Miles



CITY WATER SERVICE:
 #1813: 6,000 SF 2-story Office; 1811: 18,000 +/-SF WH – Shop; 4.9 acres
 Brazos Rock, Inc, 1813 Banks Dr.
 Zac Chester, 817.599.6850/ 817.374.2502

LOVE'S Truck Stop

E. Bankhead Industrial Park

City Limits Line

Legend

- Fire Hydrant
- Water Pump Station
- Water Valve

Water Line Main

- <all other values>
- 0.75
- 1
- 1.5
- 2
- 3
- 4
- 6
- 8
- 10
- 12
- 16
- 20
- 24
- 30
- 36

Water Line Service

Water Storage



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Disclaimer:
 Pavement
 Maps are for reference only.
 Information should be verified.



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