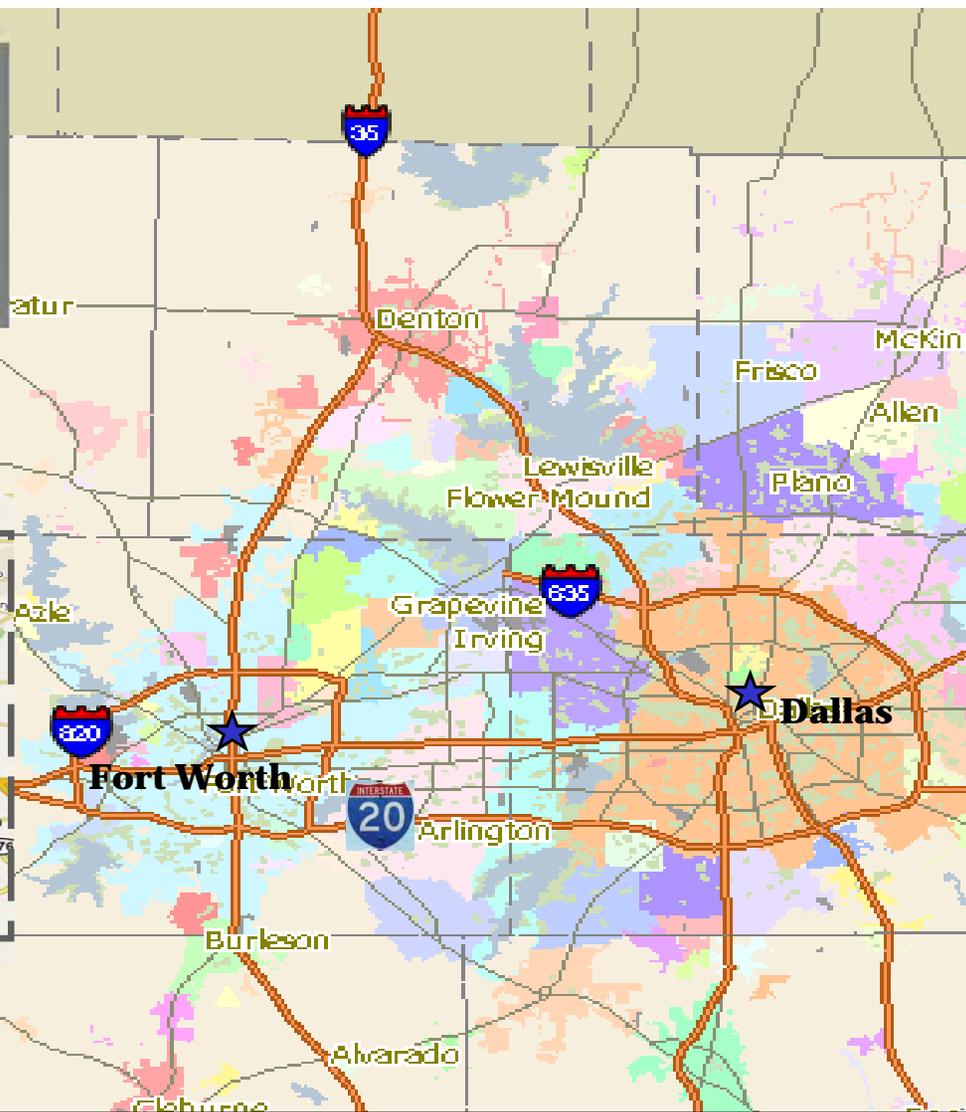




Weatherford



Weatherford TX 25 miles west of DFW Metroplex

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

2014 - 2015 New Openings!

- Imperial Construction, Inc. HQ Office
- Weatherford Physical Rehab Hospital
- REGI O'Neal Regional Distribution Center & 40 acre BP
- El Fenix

"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 Auto Mall
- ALDI Anchored SC/ Rise Tree
- QT Travel Center
- "Film Alley Weatherford" - Movie | Bowl | Grill

Weatherford TX
 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

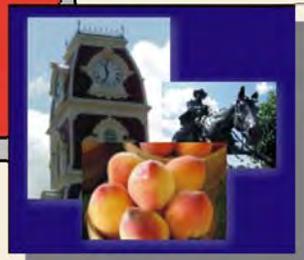
"The Western Gateway Business Centre of the DFW Metroplex"
 27,769⁽²⁰¹⁴⁾ City Population | 123,164⁽²⁰¹⁴⁾ County Population
 96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA



Stephenwi



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



WEATHERFORD CBD/Historic Downtown

914 S. Main

1513 S. Main

107 W. IH20

Belk/ JCPenney

Walmart

Home Depot

Exit 408

Lowes/Target

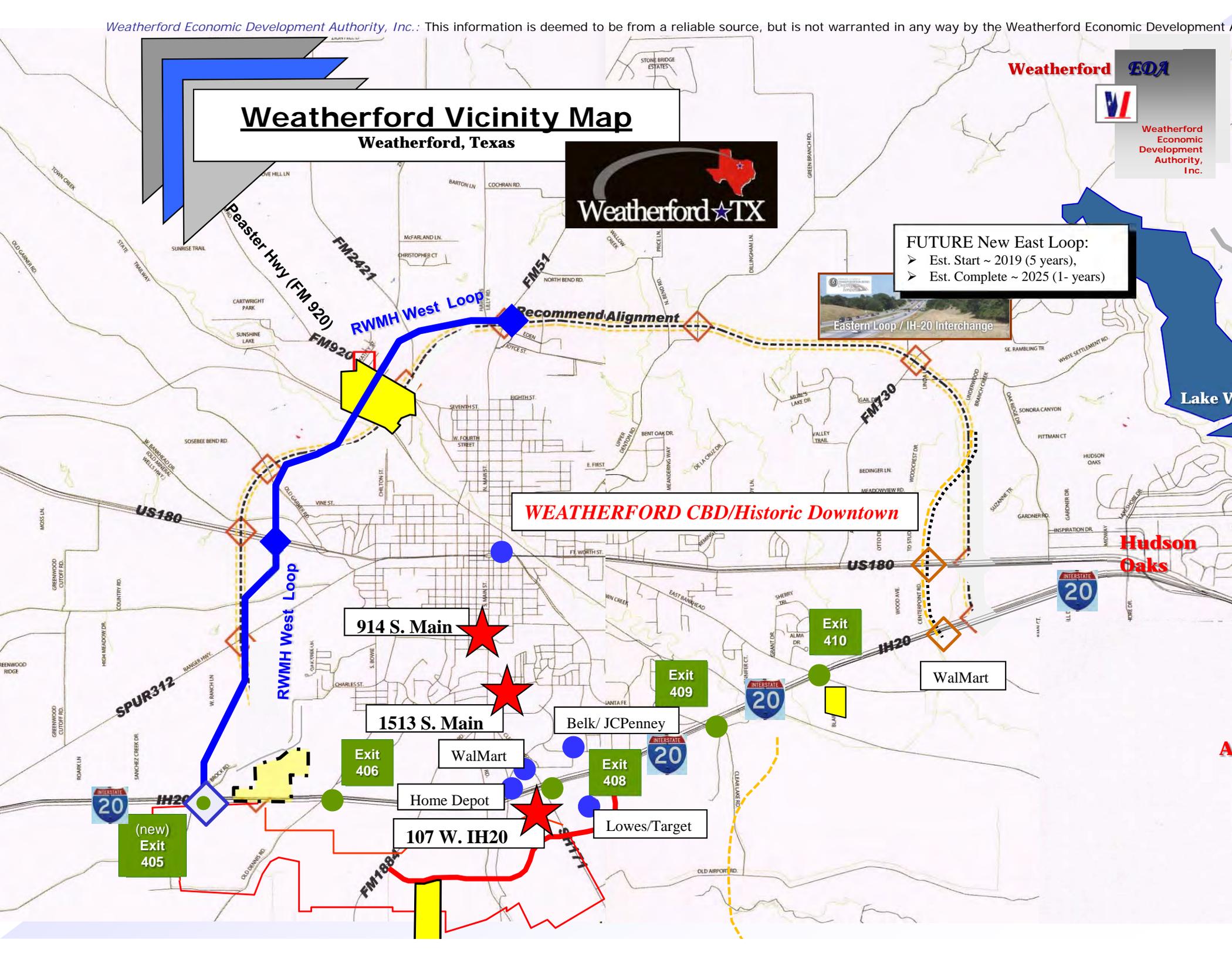
Exit 409

Exit 410

Walmart

Hudson Oaks

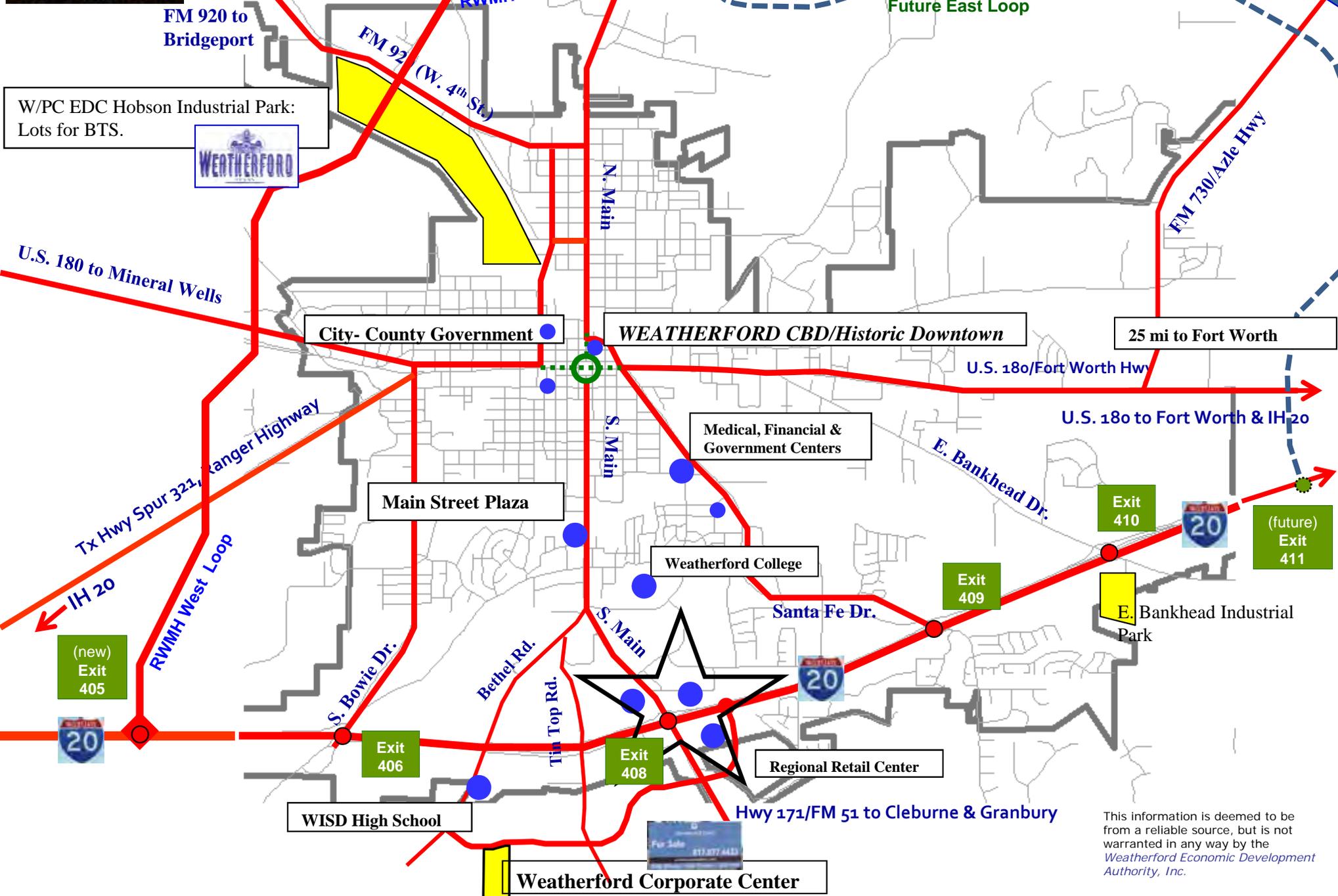
Lake V



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
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	JACK HUYE 817-258-3220
-----------------------------	---------------------------

TRANSWESTERN, FORT WORTH • 777 MAIN STREET, 4 SUITE 1000 • FORT WORTH, TEXAS 76102 • 817-833-4433

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

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



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

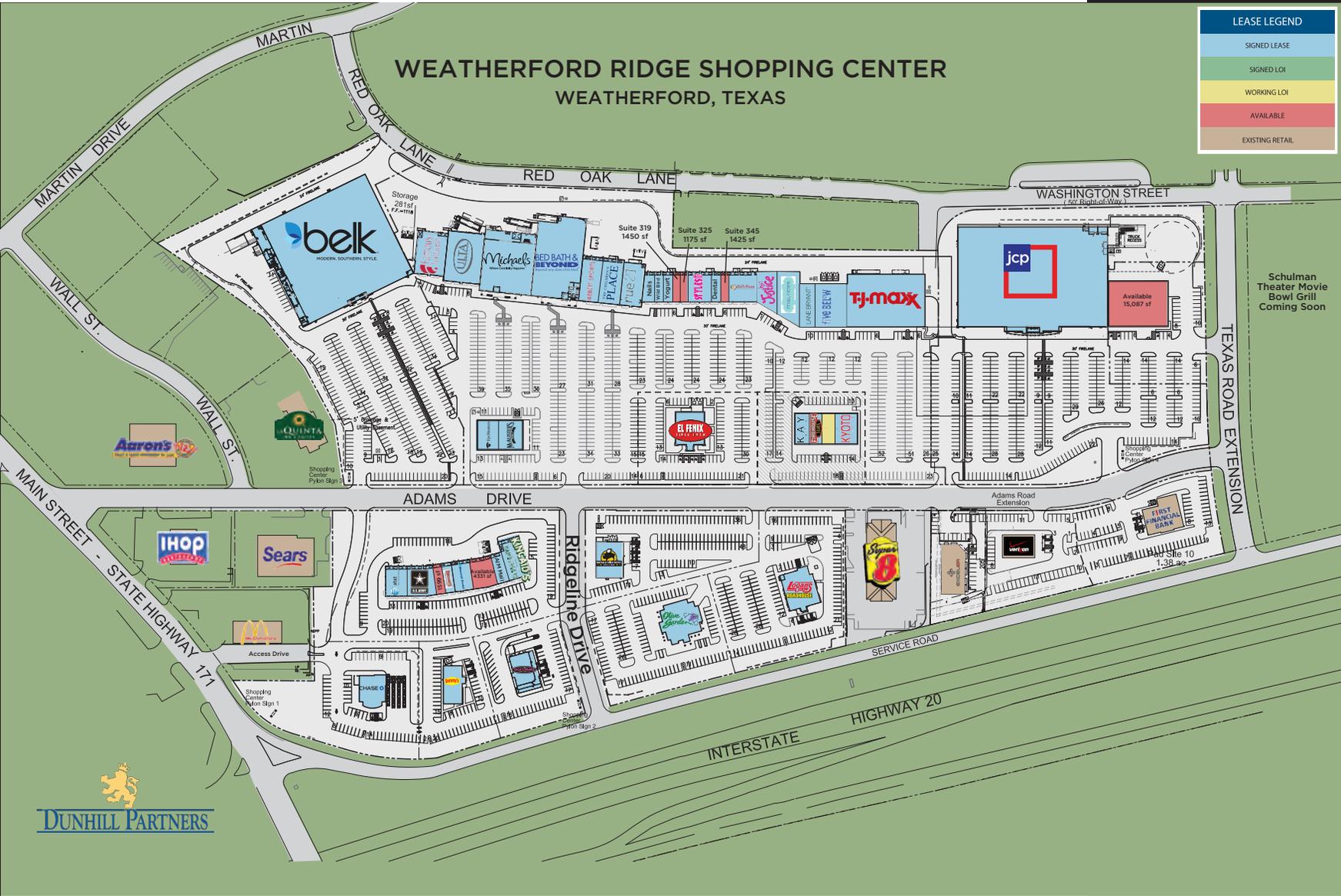


Dunhill Partners

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

Weatherford Ridge Site Plan

LEASE LEGEND	
	SIGNED LEASE
	SIGNED LOI
	WORKING LOI
	AVAILABLE
	EXISTING RETAIL

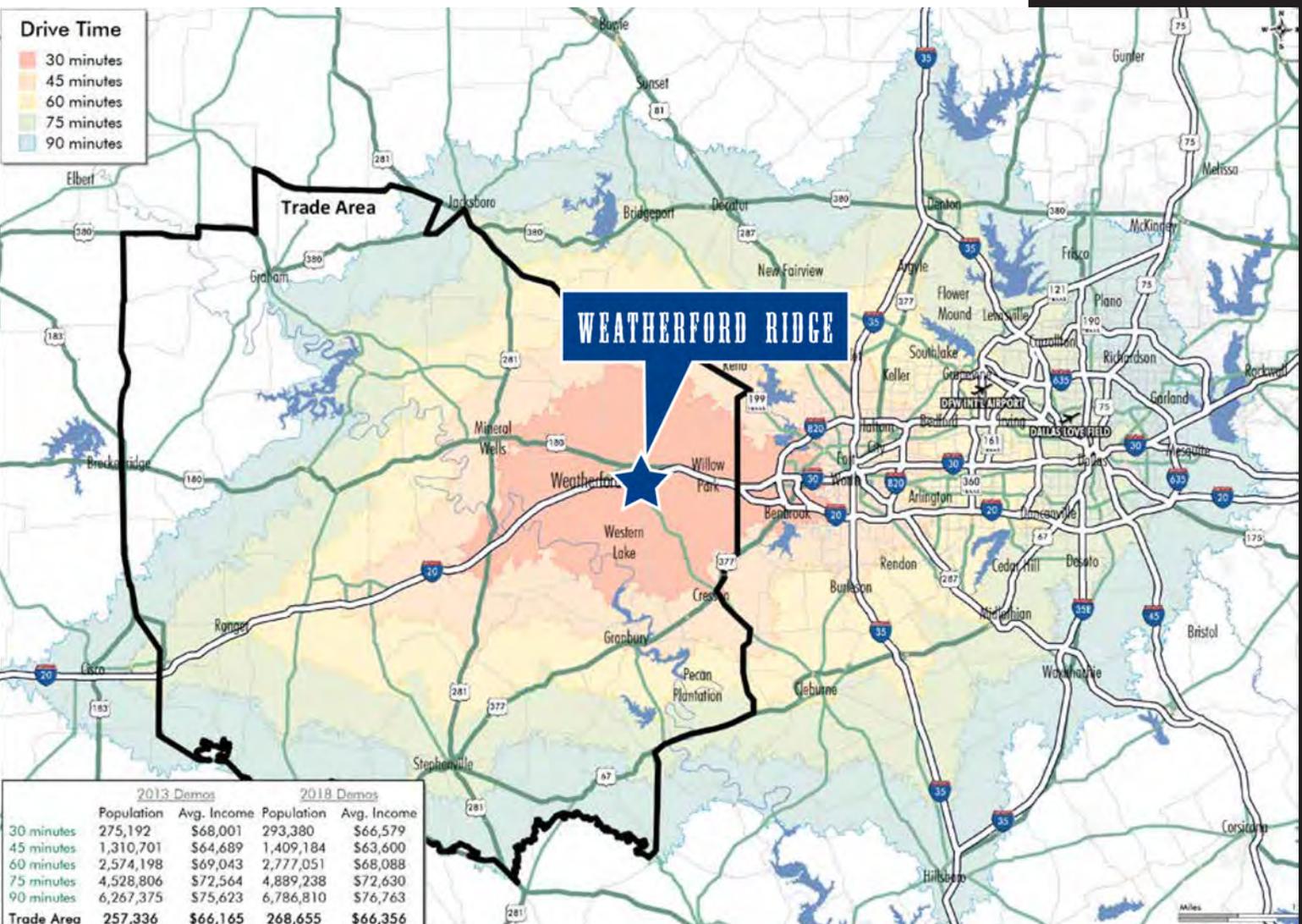


Leasing Contact:
 Jill Fisher
 (214) 261-9588
 jfisher@dunhillpartners.com

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



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

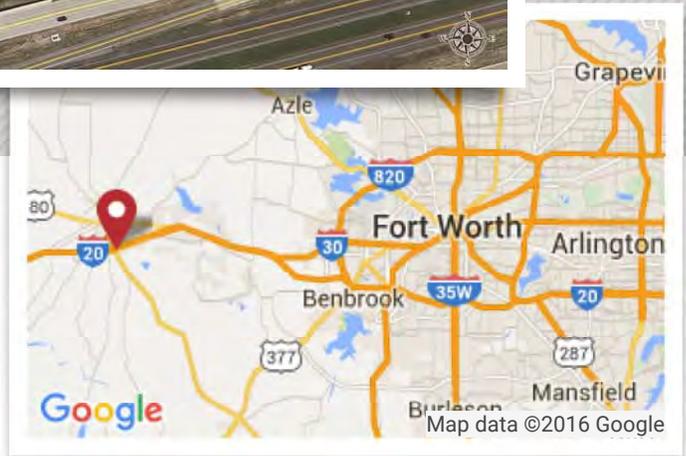


Leasing Contact:
Jill Fisher
(214) 261-9588
jfisher@dunhillpartners.com

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

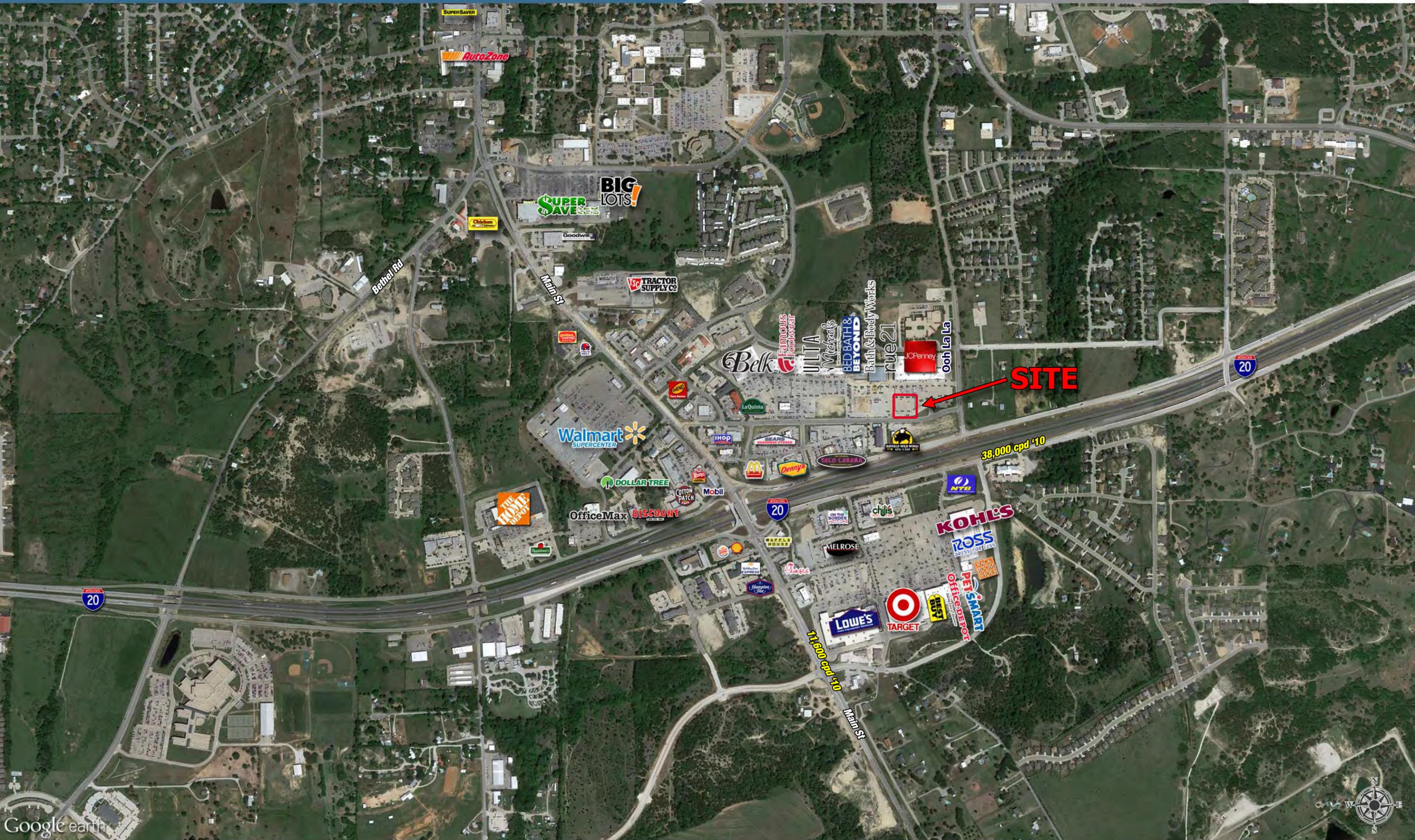
DESCRIPTION

- 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



Google earth







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

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





Holiday Cleaners

1513 S. Main St.
Weatherford, Texas

PCAD R000043782;
~0.25 Acres/ ~2,000 SF
Owner: Floella Williams & FPJSMCR, LLC

Alvin Ord's Sandwich Shop

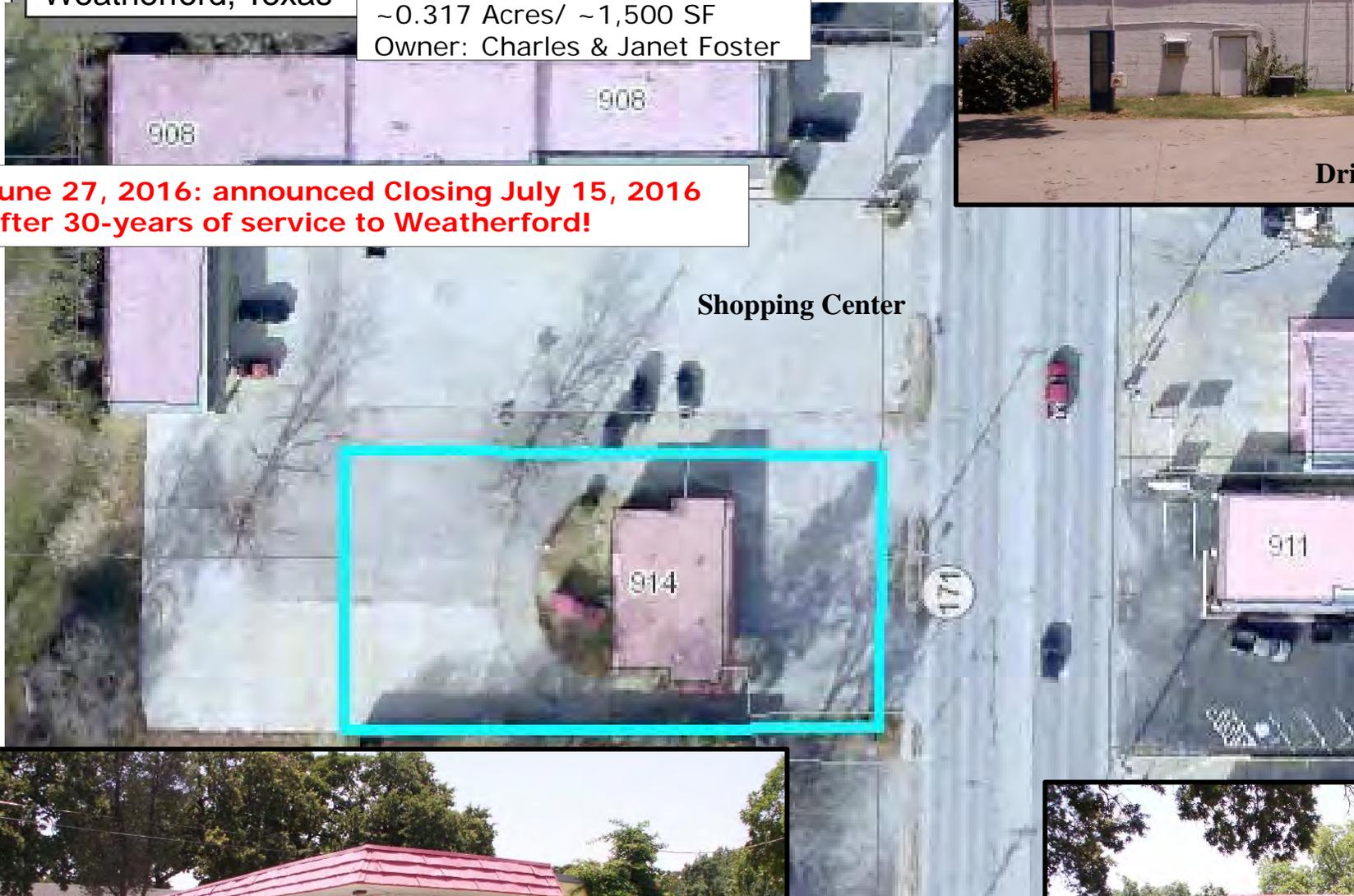
914 S. Main St.
Weatherford, Texas

PCAD R000000245;
~0.317 Acres/ ~1,500 SF
Owner: Charles & Janet Foster

**June 27, 2016: announced Closing July 15, 2016
after 30-years of service to Weatherford!**



Drive thru - Rear View



Shopping Center



Front/ N. end

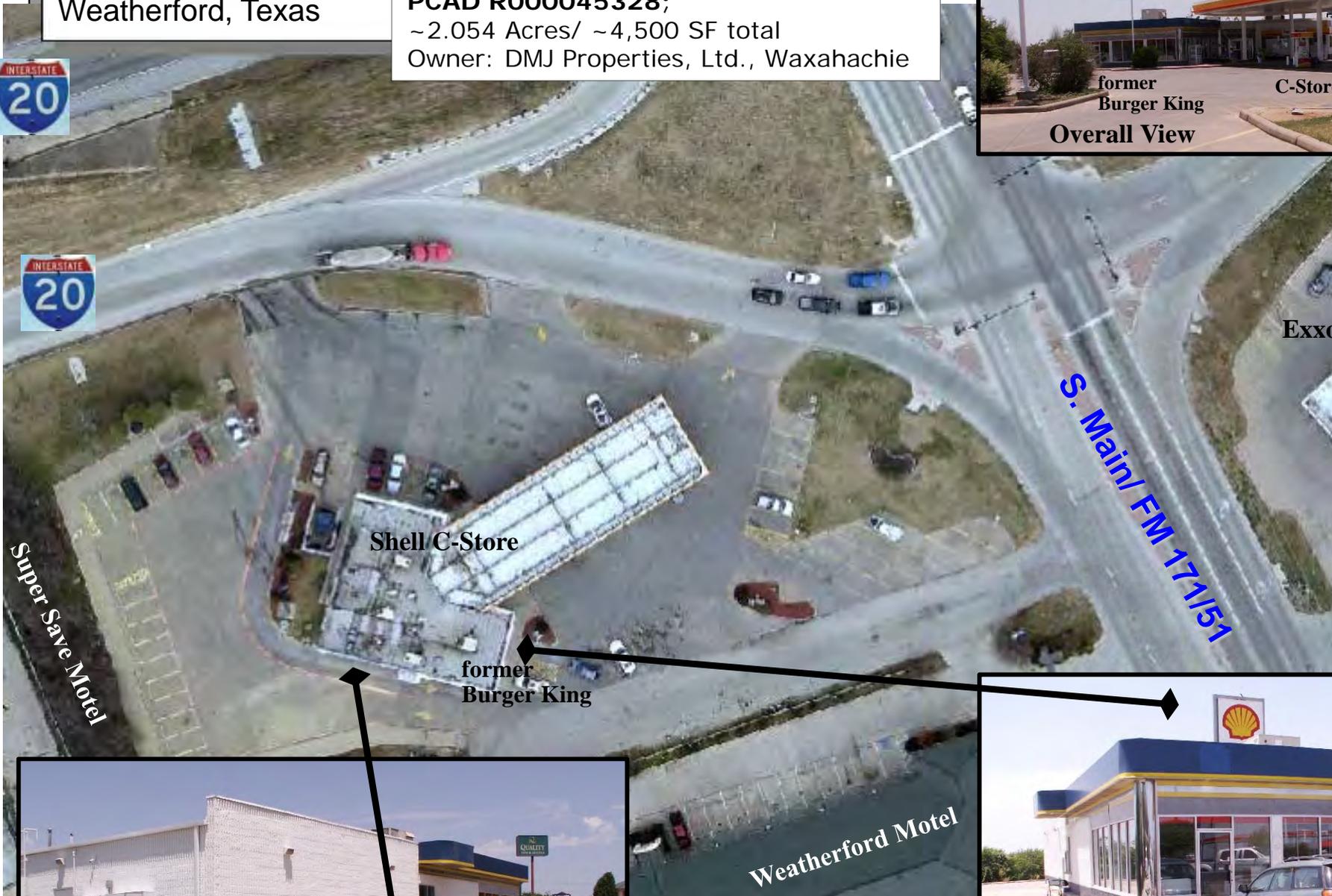


Drive thru - Front/S. End View

former Burger King – active Shell C-Store

107 W. IH20
Weatherford, Texas

PCAD R000045328;
~2.054 Acres/ ~4,500 SF total
Owner: DMJ Properties, Ltd., Waxahachie



Exxon C-Store

Super Save Motel

Shell C-Store

former Burger King

Weatherford Motel

S. Main/ FM 171/51





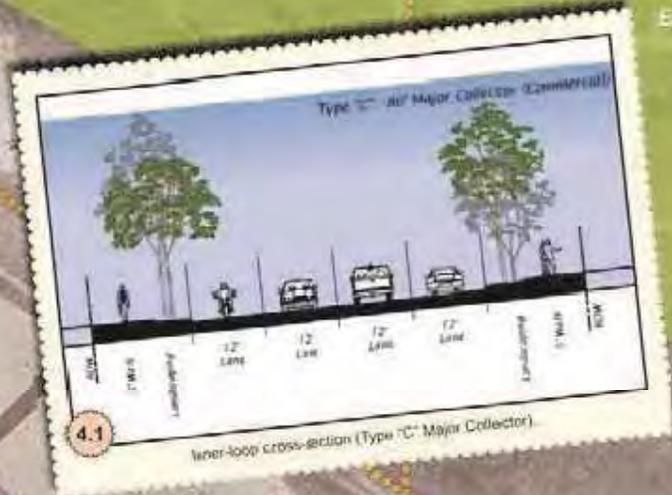
A MAIN STREET COMMUNITY

Downtown Action Plan

East Greenwood
Cemetery



3.7 Possible mixed-use centers



4.1 Inner-loop cross-section (Type "C" Major Collector)



3.5 Cornerstore



4.4 Multi-use pedestrian area



Downtown
SEQ

Heritage
Park
(First Monday
Trade Days)

WATER

BRIDGE

SPRING

DALLAS

CHURCH

OAK

ALAMO

WASCO

YORK

AUSTIN

ELM

WALNUT

TRINITY

SPRING

FORT WORTH

CAK

Downtown Square & CBD

Weatherford, TX

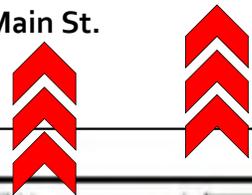




215 N. Main St.



506 N. Main St.



Twisted Snifter

Jordan Taylor & Co- Carter-Ivey



Vintage Grill & Car Museum - PH 2

Vintage Grill & Car Museum



Justice Burger

Quick Print

Palo Pinto St. (US 180)

Ft. Worth Hwy (US 180)

S. Main

College Ave.



Tx Butane Wfrd Dwrntwn Cafe

W Law PBR Bullard's PCToday

"Historic Downtown" Weatherford

Downtown Weatherford, TX – SEQ Aerial Map

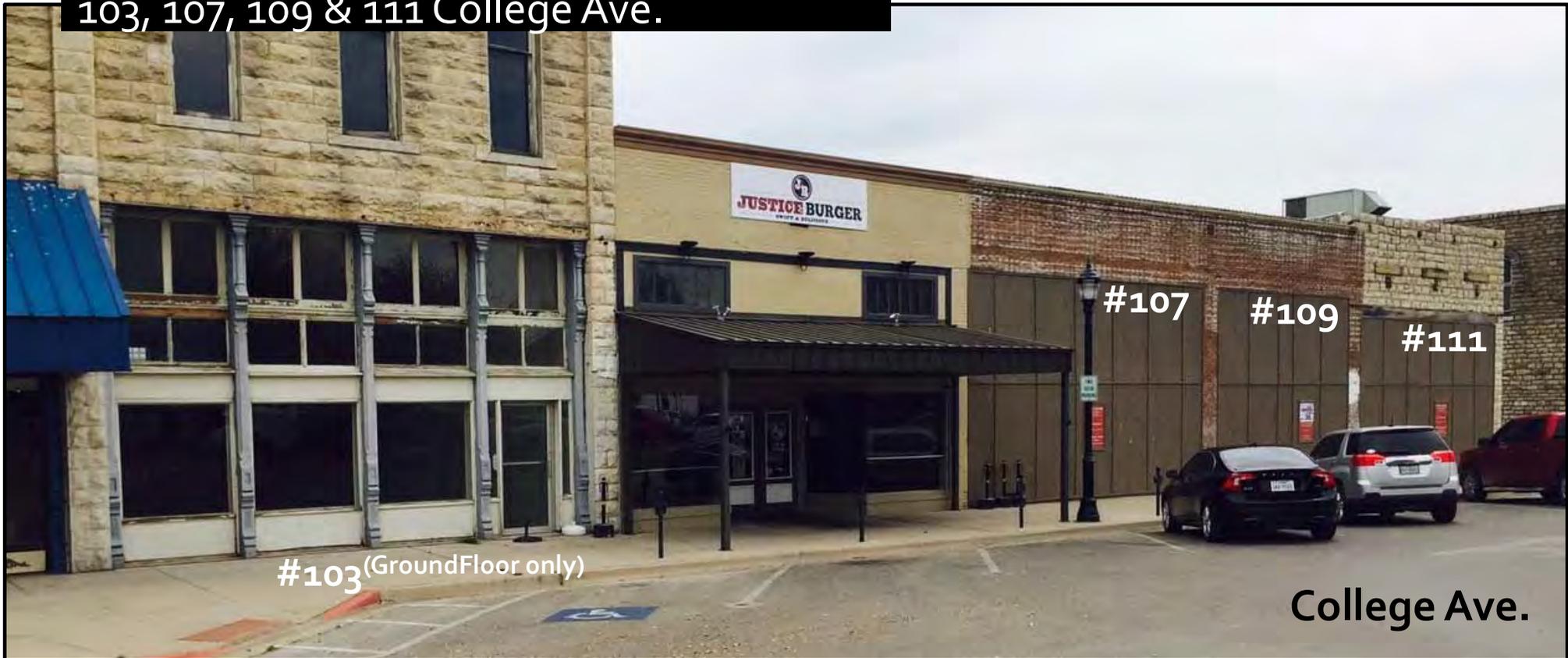
103, 107, 109 & 111 College Ave.





Existing Conditions

103, 107, 109 & 111 College Ave.



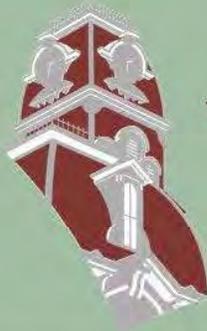
weatherford town square



[launch property video](#)

boutique restaurant & retail
preleasing 18,921 sf

[launch virtual tour](#)



weatherford
town
square

Weatherford, TX

on the town square | intersection of US 51 and US 80

demographics

source: 2013 USCB and Esri

radius	1-mile	3-mile	5-mile
population (2013)	7,163	23,761	35,785
projected growth (2018)	7,359	24,751	37,840
avg. HH income (2013)	\$50,175	\$56,994	\$67,099

traffic counts

source: 2011 TXDOT

US 51 (Main St.)	17,661 vpd
US 80 (Ft. Worth Hwy)	22,910 vpd

contact

imperium brokerage services, llc
stephen schattner, listing broker

972.385.1907 ext 301

sschattner@imperium-holdings.com
[company brochure](#)



property specifications

location: SWQ US 51 @ US 80

zoning: CBD (Central Business District)

area:	#103	#107	#109	#111
	2,359 sf	5,255 sf	3,053 sf	8,254 sf

dimensions: 90' +/- building depth

utilities

water: 8" & 2" | 70 psi

sewer: 4" stubs to 6" main

storm: connection to city manhole

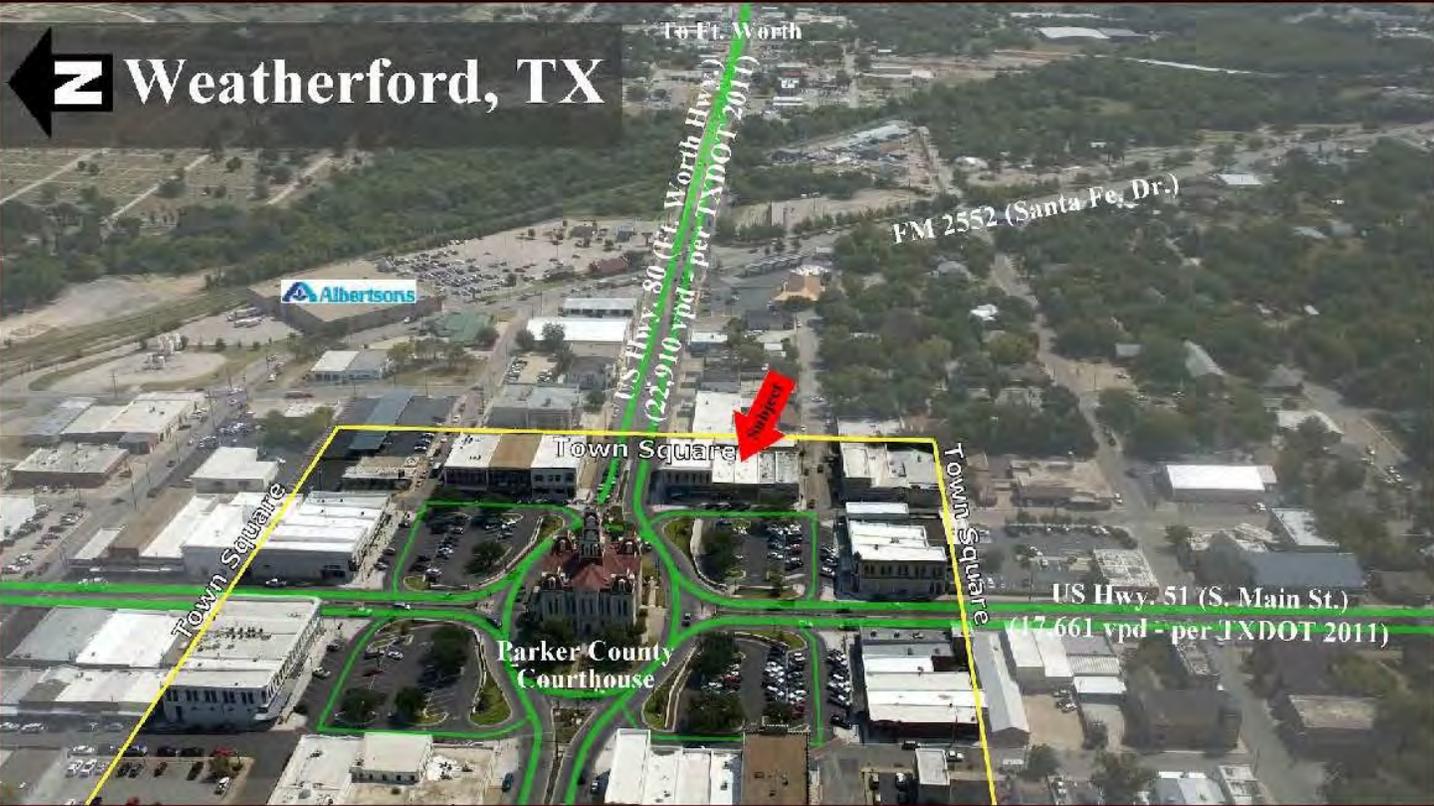
electric: 3-phase vault on site

gas: 1" stubs to 2" poly 25-40 psi











01 WEST ELEVATION

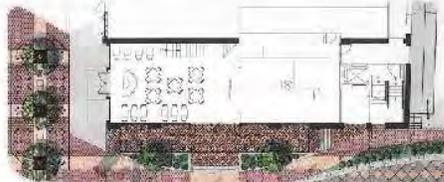
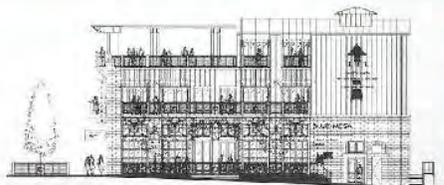


weatherford town square

IMPERIUM
 From the ground up, we build the future.
 5000 W. 11th Street
 Suite 100
 Weatherford, TX 76087
 817.851.1870
 www.imperiumtx.com



02 SOUTH ELEVATION



Public Art



Xirtoscope



Plantings



Public Seating



Front Entry



Street Design & Lighting



Brick Pavement



Landscape Trees



Public Water Element



Season of Street Decor



Weekly Street Events



Street Lighting



IMPERIUM
 From the ground up, we build the future.
 5000 W. 11th Street
 Suite 100
 Weatherford, TX 76087
 817.851.1870
 www.imperiumtx.com

Site Plan
 10/15/2014
 Rev. 1
 10/15/2014
 Rev. 2
 10/15/2014
 Rev. 3

Weatherford Square - Urban Redevelopment
 Weatherford, TX

Scale: 1/8" = 1'-0"
 Date: 10/15/2014
 Project: Weatherford Square - Urban Redevelopment
 Drawing: A1.01

A1.01



The law requires that all real estate licensees present this information to prospective sellers landlords buyers or tenants.

**Information About Brokerage Services
What to Know Before Working with a Real Estate Broker**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement with the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

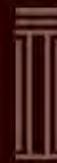
Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Property: 100 College Ave., Suites 103, 107, 109 & 111 - Weatherford, Texas
SELLER/LANDLORD: Weatherford Square, LP
DATE: January 1, 2014
PURCHASER/TENANT: _____
DATE: _____

Disclosures:

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Imperium is a registered United States trademark (Reg. No. 3,542,500).
Imperium Brokerage Services, LLC is a Texas-licensed real estate brokerage company (Lic. No. 9001341).
Imperium Brokerage Services, LLC | Rosewood Court | 2101 Cedar Springs Road, Suite 1050 | Dallas, TX 75201





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