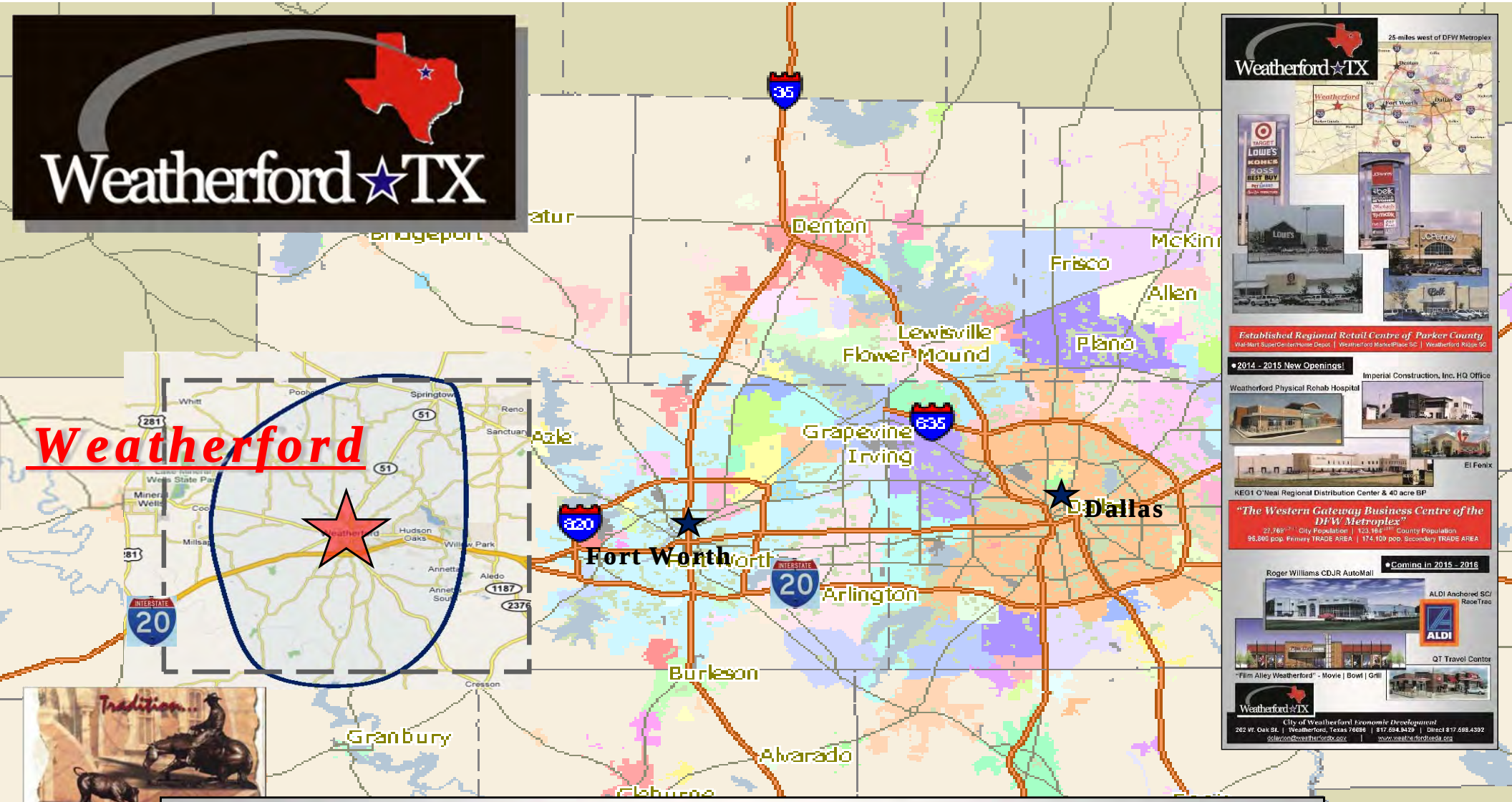
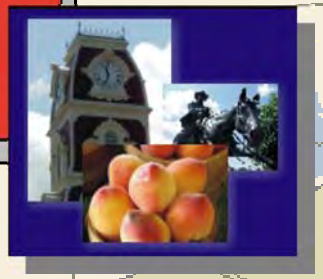
Weatherford ★ TX



"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



Weatherford "ECOSummit2!"

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

Weatherford Vicinity Map"

Weatherford, Texas

Weatherford EDA

Weatherford Economic Development Authority, Inc.

Weatherford TX

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

Recommend Alignment

Future East Loop

RWMH West Loop

Peaster Hwy (FM 920)

FM2421

FM51

FM920

FM730

US180

SPUR312

IH20

FM186

W/PCEDC Hobson Industrial Park: Lots for BTS.

WEATHERFORD CBD/Historic Downtown

WalMart *Super Center*

WalMart *Super Center* & Home Depot

Weatherford West
103 Acres +/- Commercial
Warehouse on 15 acres +/- also available
Jeff Clark, Ranger Realty
254-433-2561

CLARK

Exit 410

Exit 409

(future) Exit 411

(new) Exit 405

Exit 406

Exit 408

E. Bankhead Industrial Park

IH 20

Weatherford Ridge Center: JC Penney & Belk's

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

TRANSWESTERN
For Sale
817.877.4433

Lake Weatherford

Hudson Oaks

Willow Park

Annettas

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

Weatherford ☆ TX

Established Regional Retail Centre of Parker County

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

Weatherford MarketPlace Center

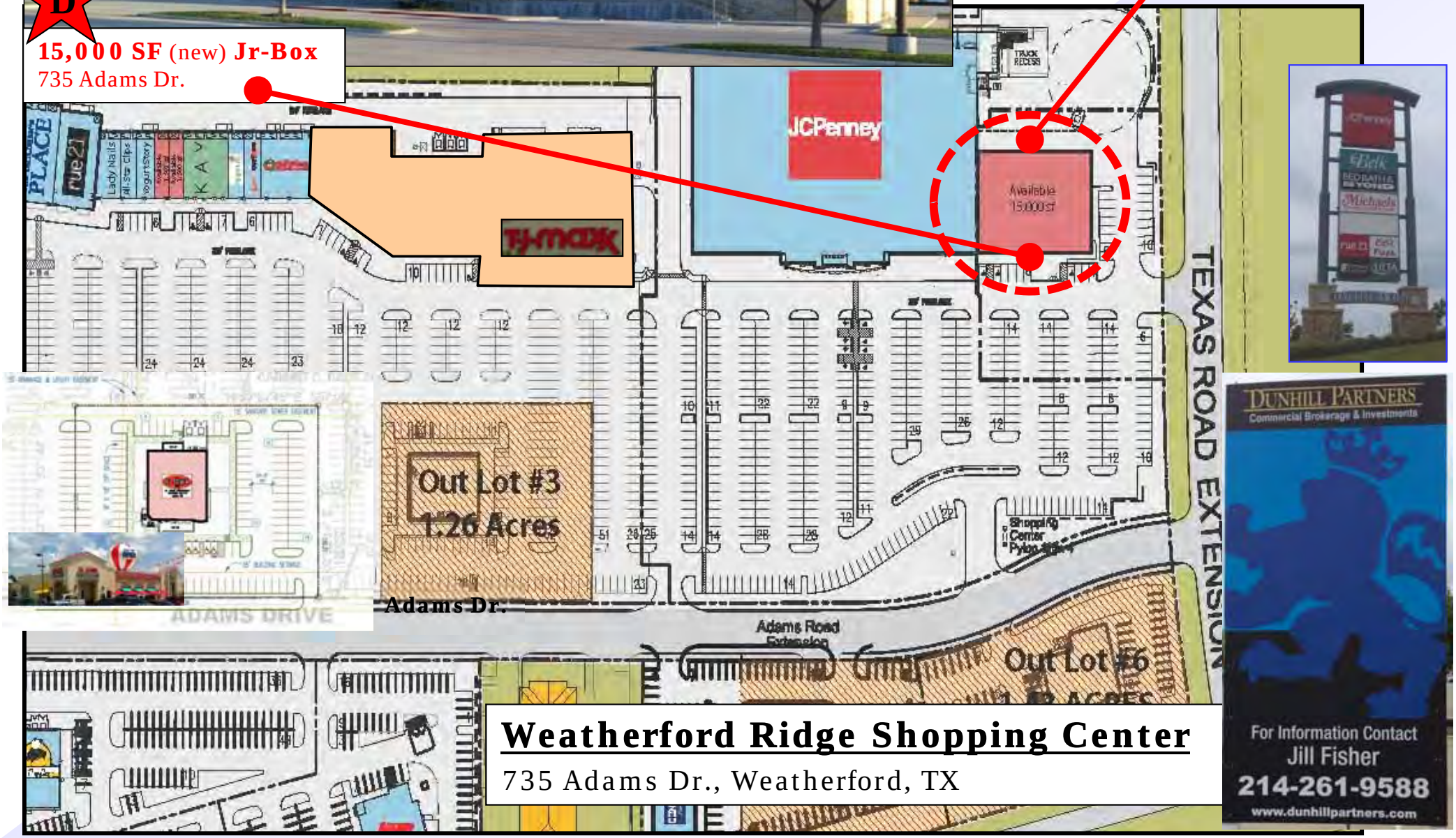
The Woodmont Company; Bryan Dyer – Trip Green; 817.732.4000

WEATHERFORD RIDGE SHOPPING CENTER
WEATHERFORD, TEXAS
MARTIN
RED OAK LANE
RED OAK LA
WASHINGTON STREET
TEXAS ROAD EXTENSION
WALL ST.
ADAMS DRIVE
STATE HIGHWAY
Ridgeline Drive
SERVICE ROAD
INTERSTATE HIGHWAY
4Q 2016 Pad site
Exit 408
Weatherford Ridge Center
NEQ of S. Main & IH20, Exit 408
For Information Contact
Jill Fisher
214-261-9588

Rear Elevation
735 Adams Dr.

D

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



Weatherford Ridge Shopping Center

735 Adams Dr., Weatherford, TX

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

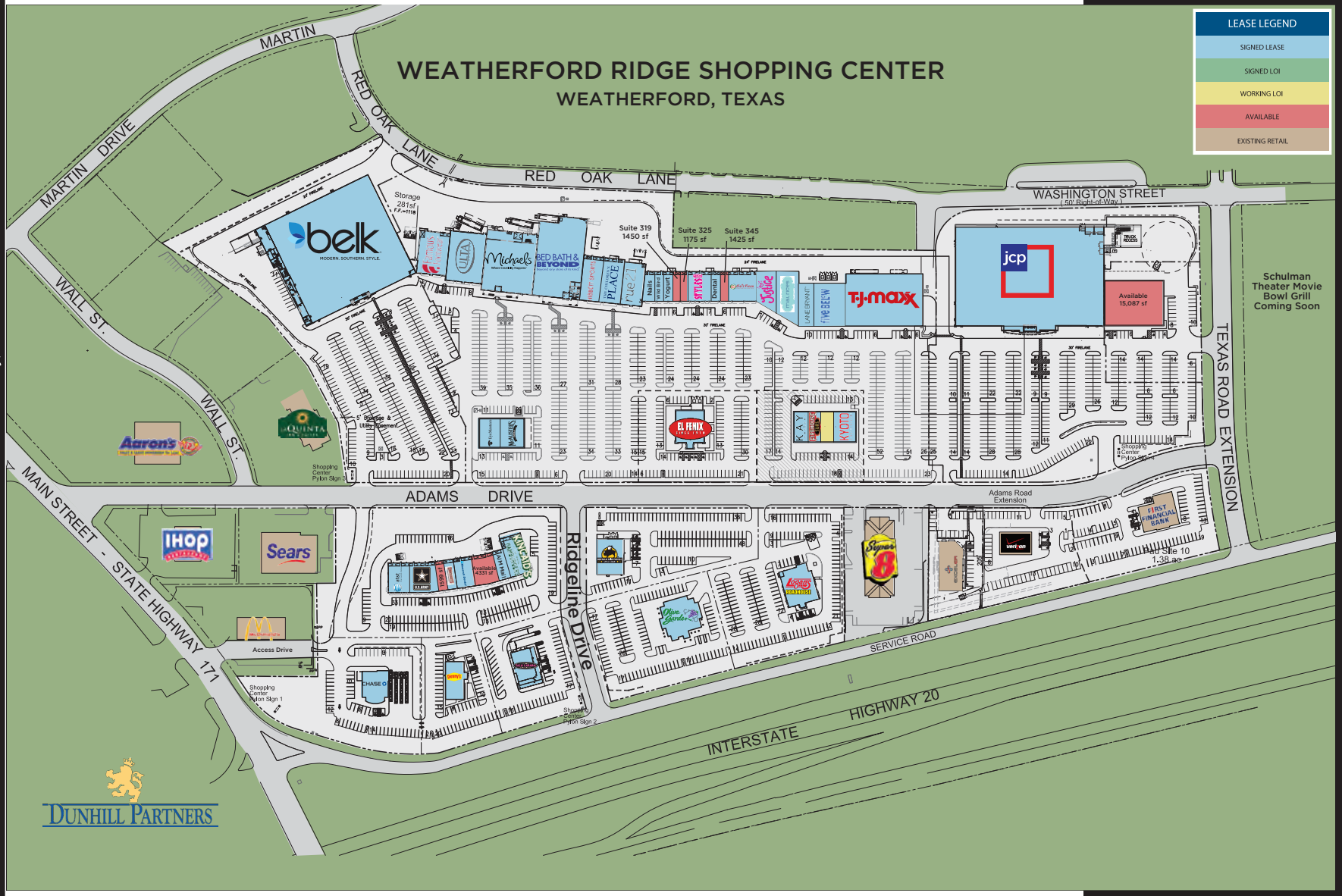
TRAFFIC COUNTS:
Interstate 20: 79,417 vpd
Highway 171: 33,068 vpd

TRAFFIC GENERATORS:

belk, JCPenney, Bed Bath & Beyond, Hibbett Sports, Michaels, T.J.maxx, Famous Footwear, Ulta Beauty, Justice, The Children's Place, McAlister's Deli, Lane Bryant, five below, rue21, Buffalo Wild Wings Grill & Bar, Olive Garden, El Fenix Since 1918

DEMOGRAPHICS	3-mile	5-mile	Trade Area
2013 Population	22,173	33,110	257,336
% Pop Change 2013-18	5.11%	6.84%	4.4%
2013 Daytime Pop	29,033	38,108	161,903
2013 Avg HH Income	$67,132	$68,993	$77,050
2013 Total Households	8,644	12,746	70,369

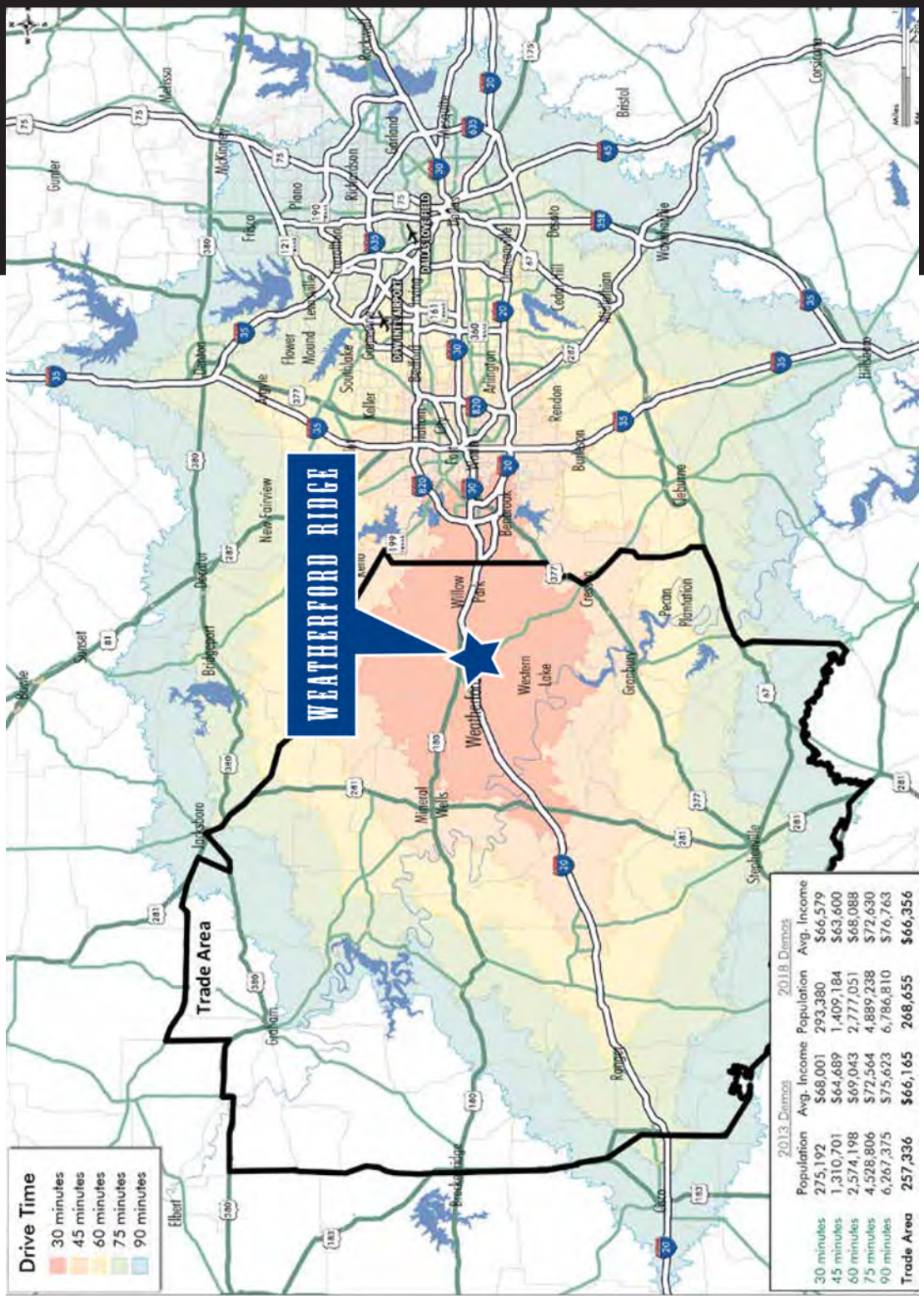
Weatherford Ridge Site Plan



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



2013 Demos			2018 Demos		
	Population	Avg. Income	Population	Avg. Income
30 minutes	275,192	$68,001	293,380	$66,579
45 minutes	1,310,701	$64,689	1,409,184	$63,600
60 minutes	2,574,198	$69,043	2,777,051	$68,088
75 minutes	4,528,806	$72,564	4,889,238	$72,630
90 minutes	6,267,375	$75,623	6,786,810	$76,763
Trade Area	**257,336**	**$66,165**	**268,655**	**$66,356**

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

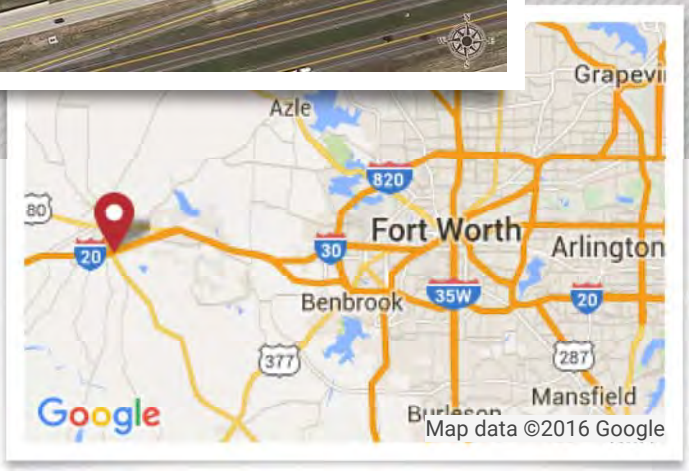
Weatherford Ridge Market Aerial

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

The information contained herein was obtained from sources deemed to be reliable. However, SRS Real Estate Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Published: 01.12.2016

SRS Real Estate Partners

Weatherford, TX
Weatherford Ridge

SRS Real Estate Partners

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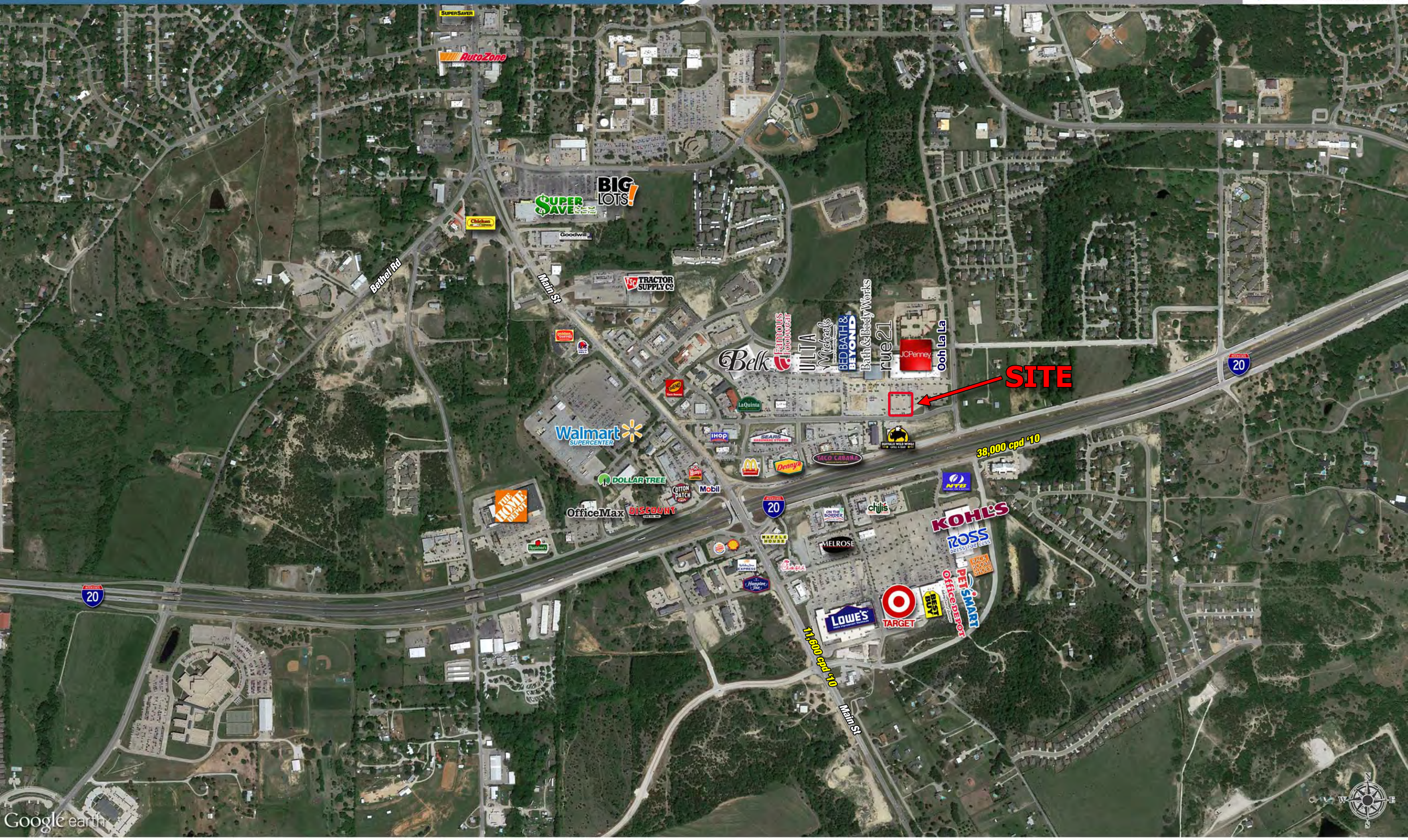
Aerial Date: Oct 2013

Weatherford, TX

SRS Real Estate Partners



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Aerial Date: Mar 2011

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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date

Weatherford, TX – RWMH "West Loop"

Exit 405 – RWMH "West Loop" to 406 – S. Bowie Dr.

FOR SALE

Approx. 26 acres

Zoned: "Interstate"

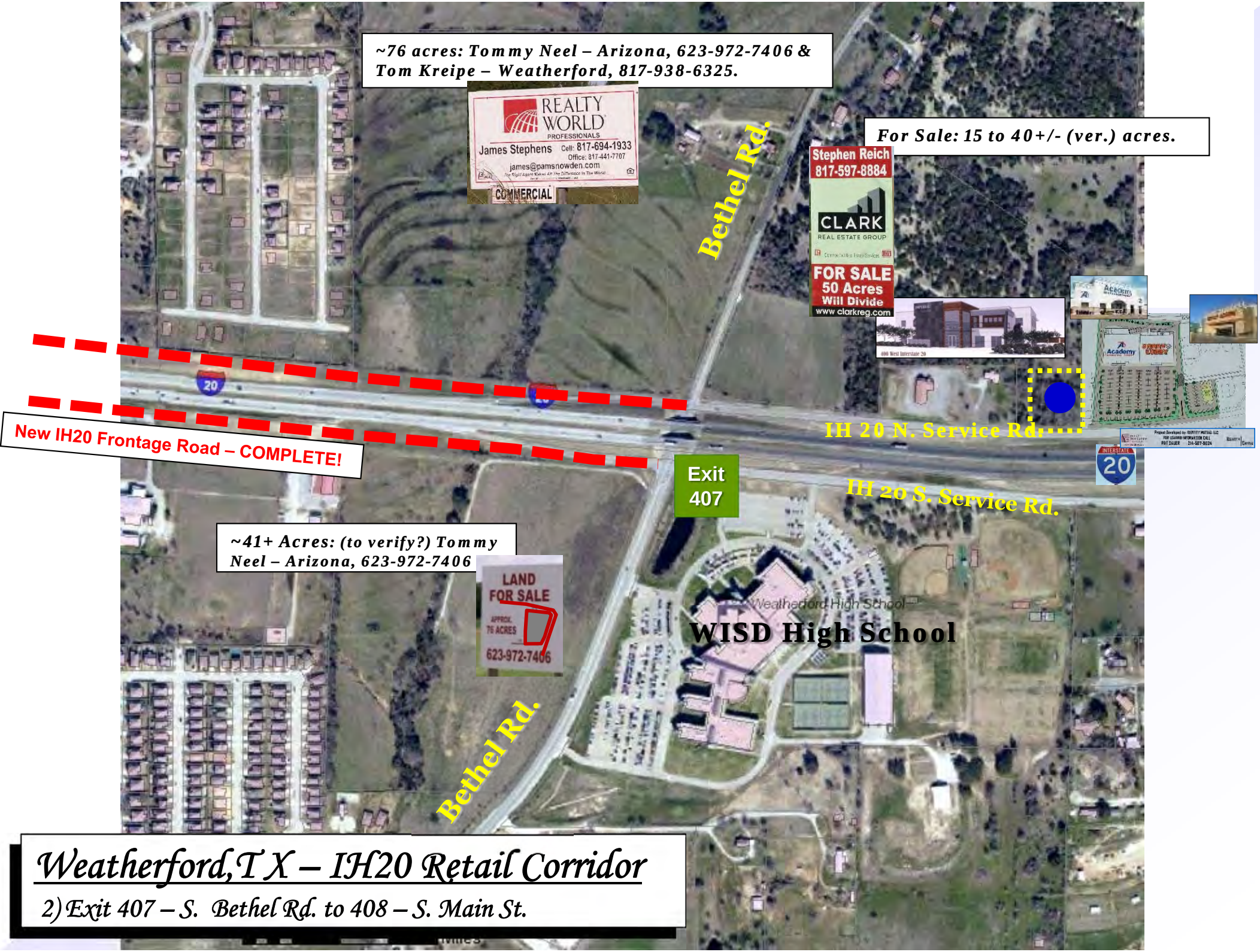
Colton Wallis | 'cwallis@bradford.com'
817.921.8182 | 817.319.1281
'cwallis@bradford.com'
Bradford Commercial Real Estate Services
Dallas | Fort Worth

CUTTER'S CROSSING

Barron
Together.

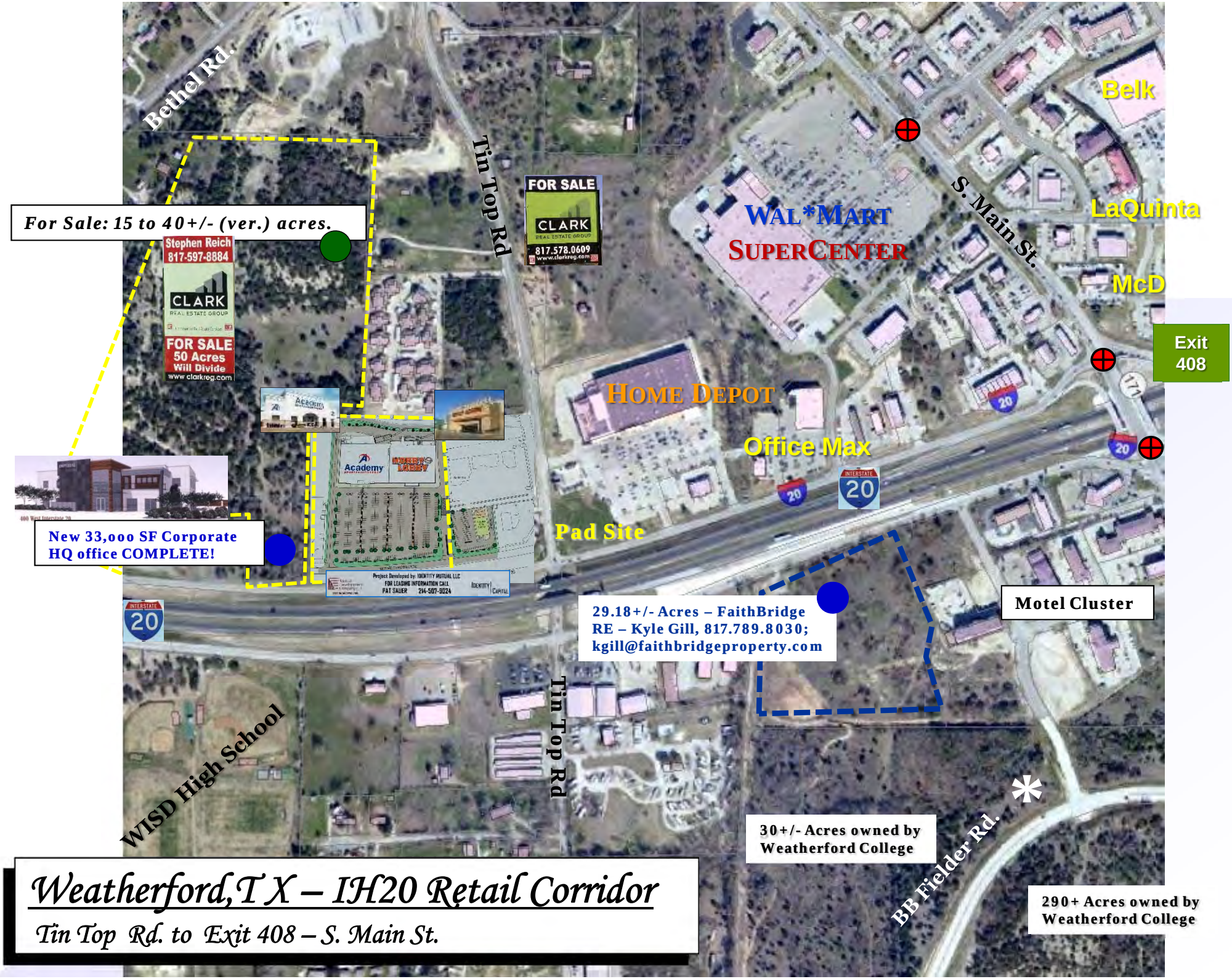
Weatherford,T X – IH20 Retail Corridor

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



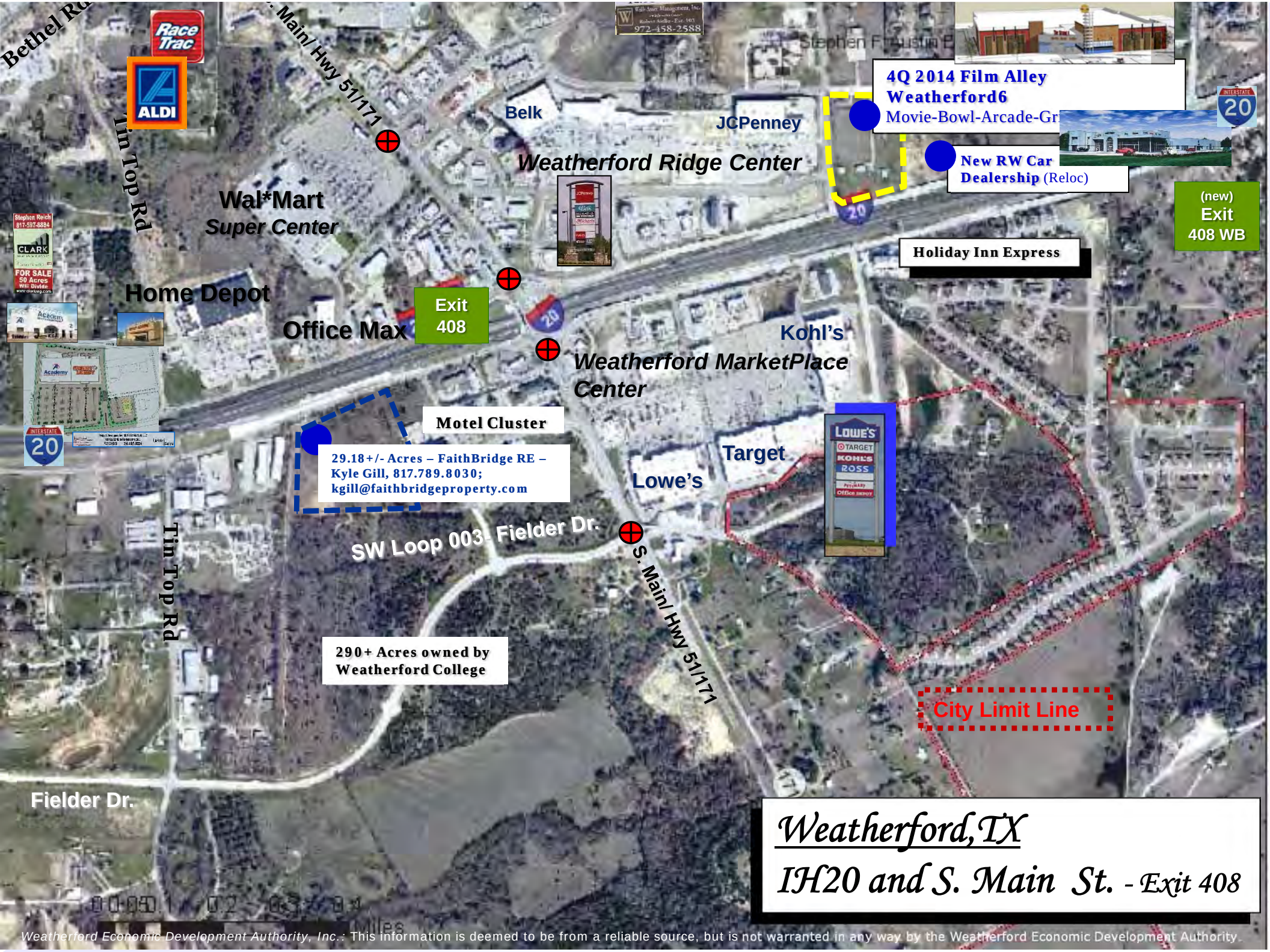
Weatherford, TX – IH20 Retail Corridor

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

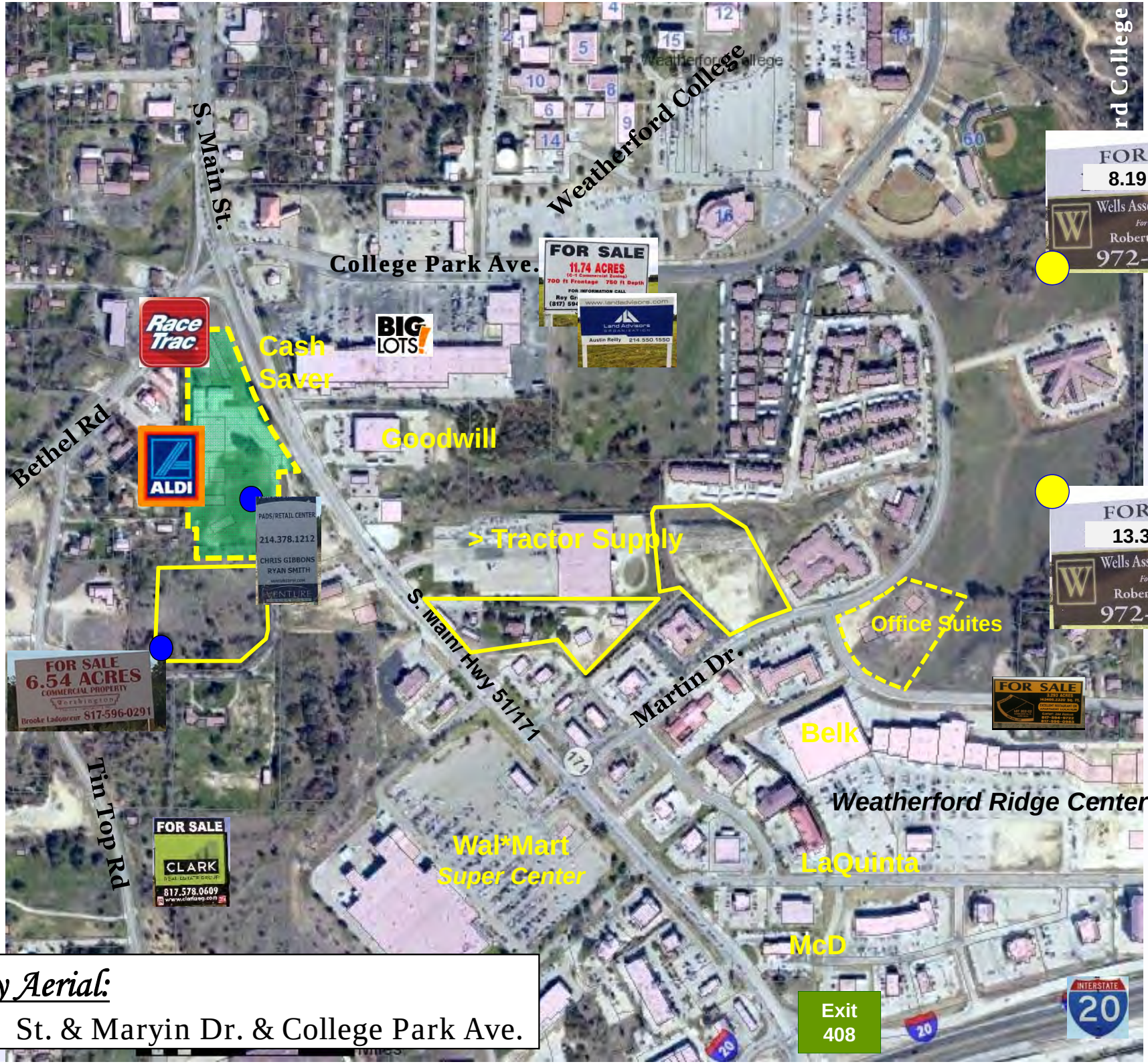


Weatherford, TX – IH20 Retail Corridor

Tin Top Rd. to Exit 408 – S. Main St.



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.

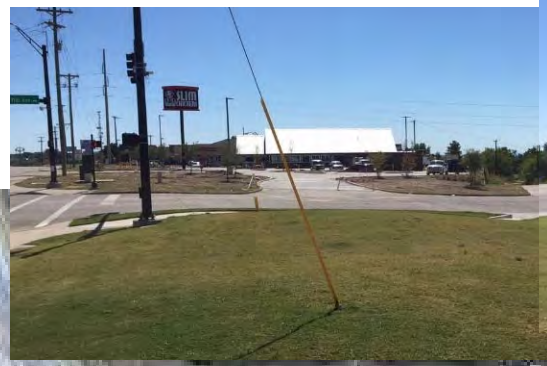


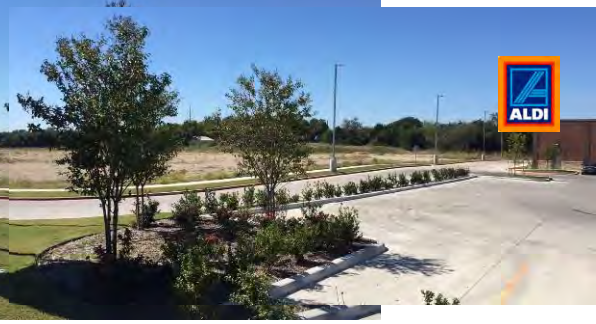
Vicinity Aerial:

S. Main St. & Maryin Dr. & College Park Ave.

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

1710 to 1802 S. Main St. & Cleburne Ave.
Weatherford, TX





Weatherford Economic Development Authority, Inc.: This information is deemed to be from a reliable source, but

3.1+/- acres & 4.2 +/- acres – S. Main St.

Weatherford, TX

Site Aerial - 11.74 a.; 12.11 Acres.
Martin Drive, 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 Weat evelopment Authority.

Wells

WELLS ASSET MANAGEMENT

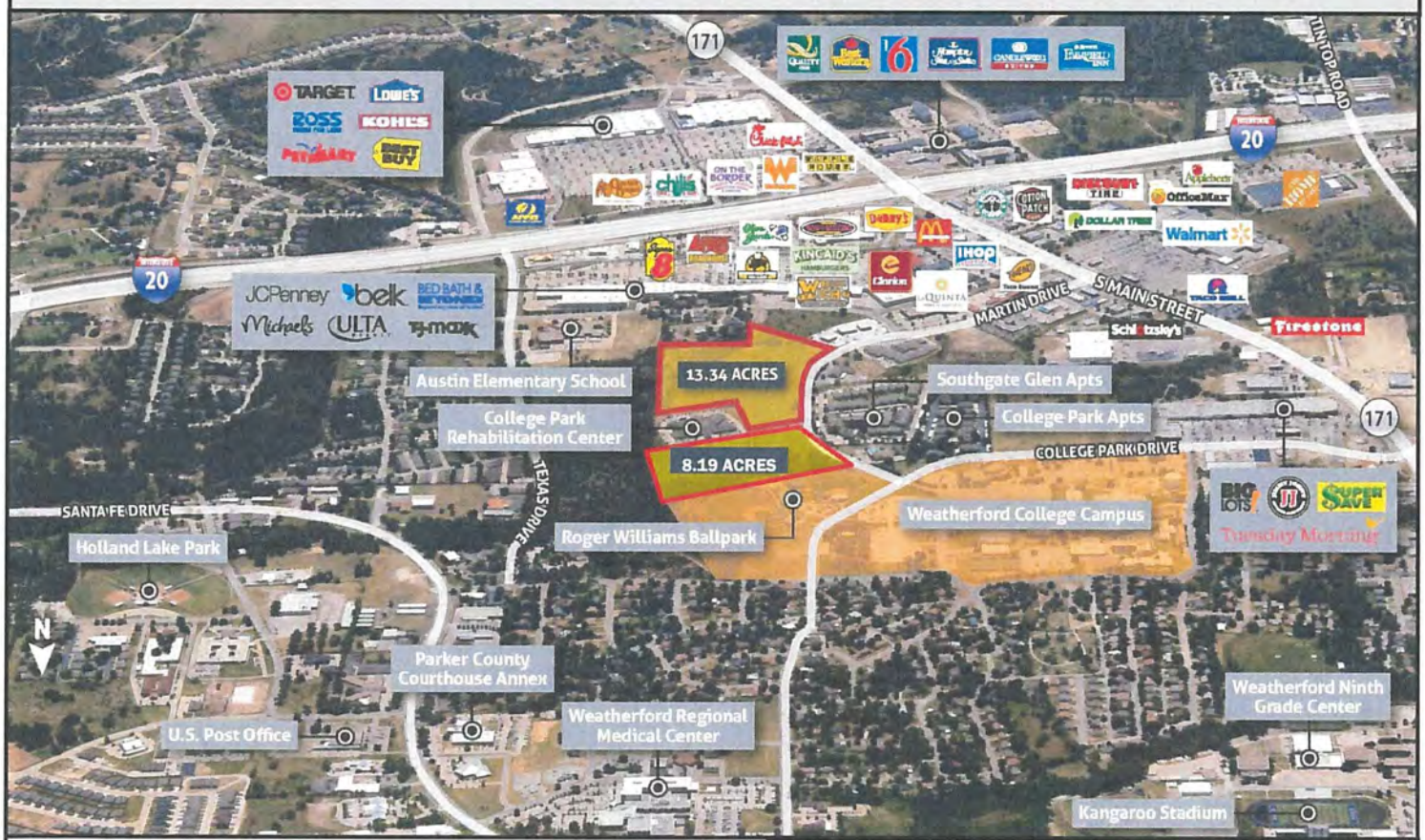
PERFECTED PERFORMANCE

Martin Dr.

Martin Dr.

Weatherford, TX 76066

Land For Sale



Location

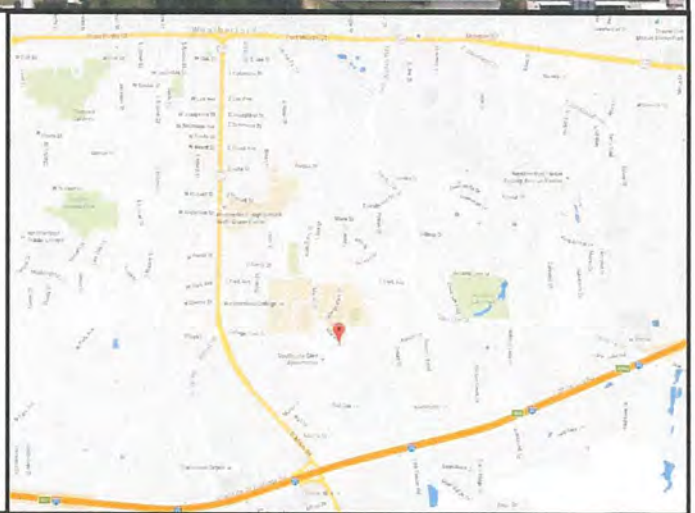
North of I-20 this land sits by Weatherford College Campus. Their total student enrolment is 10,000. Weatherford is 20 min West of Ft. Worth, providing easy access to the Metroplex.

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

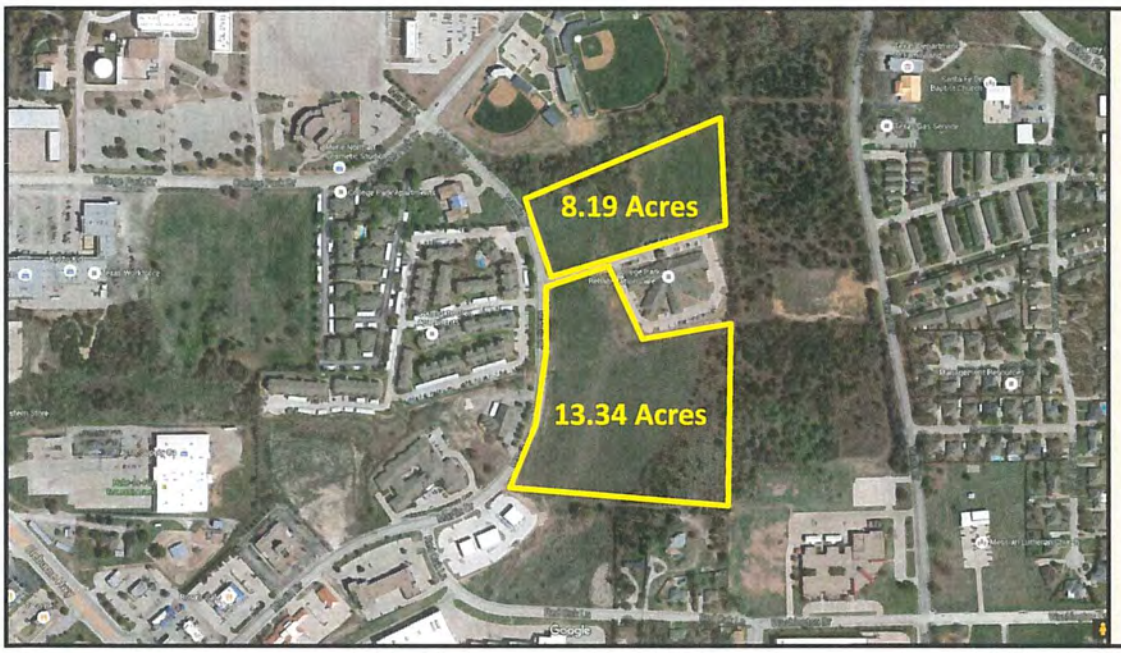
PERFECTED PERFORMANCE

Martin Dr.

Martin Dr.

Weatherford, TX 76066

Land For Sale



Site Information

Lot 1A: 8.19 acres

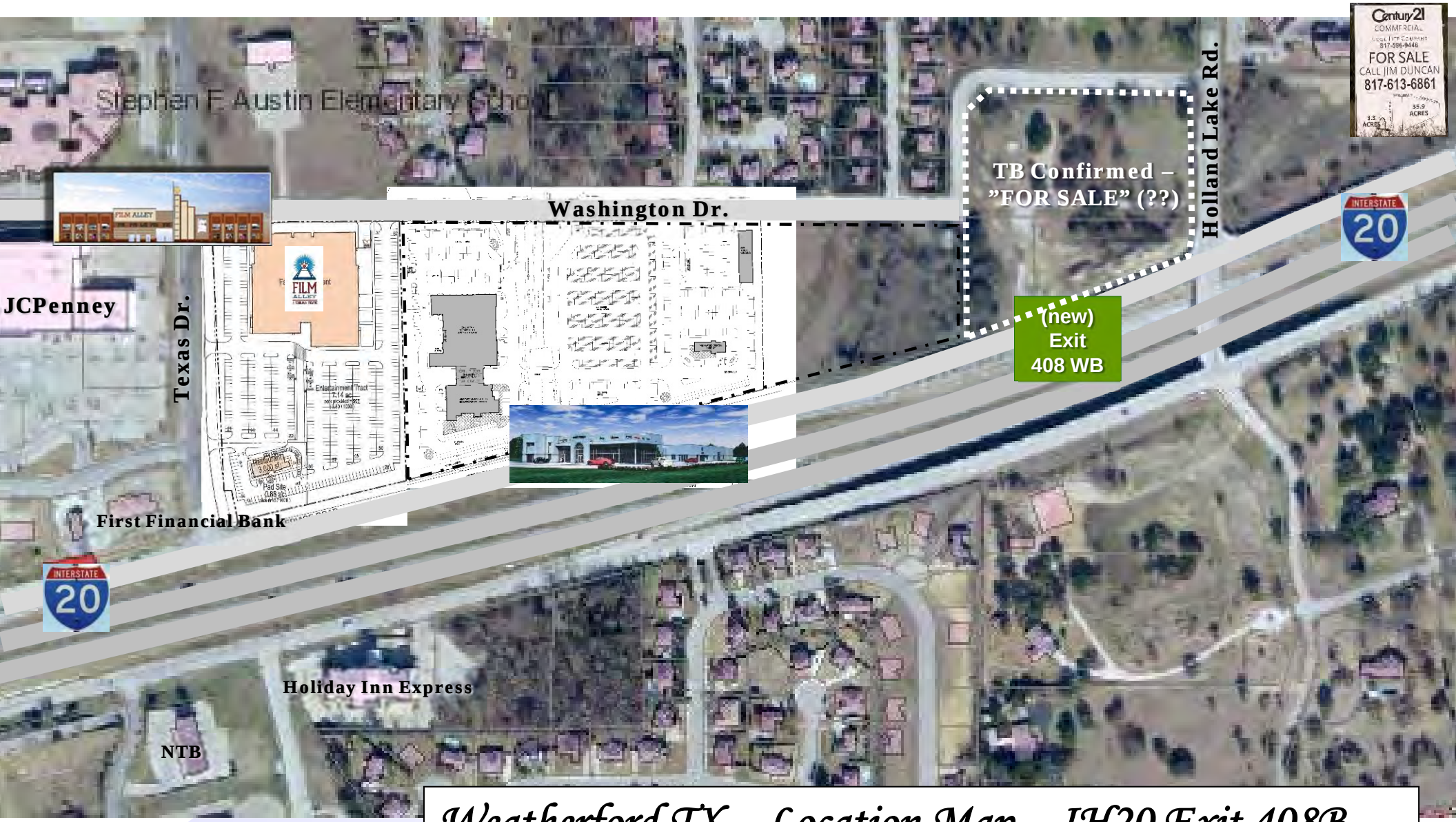
Lot 1B: 13.34 acres

For sale @ $5 /sft

Broker Contact:

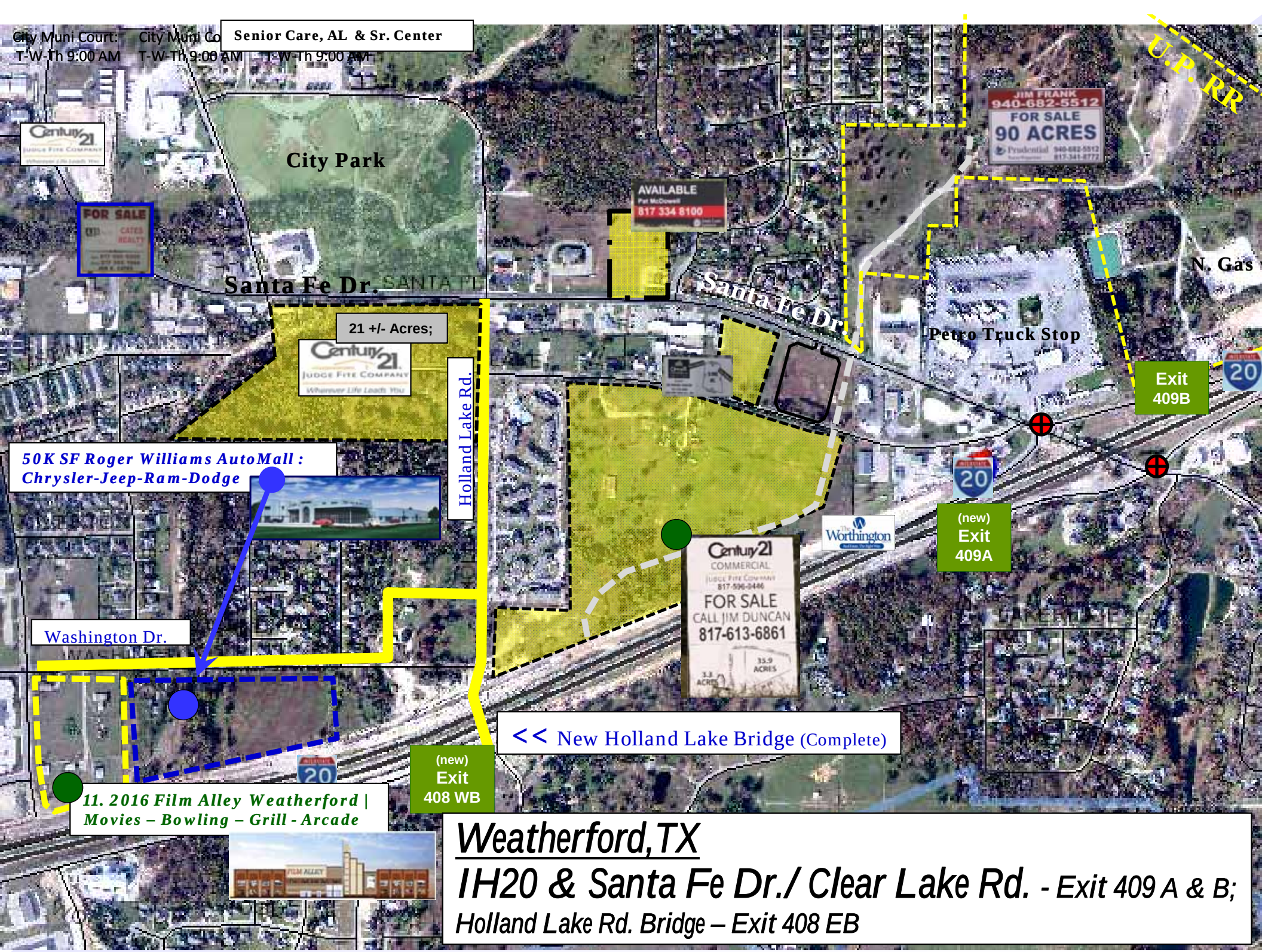
Kelly Sours : 972-458-2588 Ext: 106 : kelly@wellsasset.com

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



Weatherford,TX - Location Map – IH20 Exit 408B.

I-20 and Holland Lake Rd./ Texas Dr.


City Muni Court:
T-W-Th 9:00 AM
City Muni Co
T-W-Th 9:00 AM
T-W-Th 9:00 AM
Senior Care, AL & Sr. Center
U.P. RR
JIM FRANK
940-682-5512
FOR SALE
90 ACRES
Prudential
City Park
AVAILABLE
817 334 8100
FOR SALE
Santa Fe Dr.
Santa Fe Dr.
N. Gas
Petro Truck Stop
21 +/- Acres;
Holland Lake Rd.
Exit
409B
50K SF Roger Williams AutoMall :
Chrysler-Jeep-Ram-Dodge
(new)
Exit
409A
Worthington
Century 21
COMMERCIAL
FOR SALE
CALL JIM DUNCAN
817-613-6861
Washington Dr.
<< New Holland Lake Bridge (Complete)
(new)
Exit
408 WB
11. 2016 Film Alley Weatherford |
Movies – Bowling – Grill - Arcade
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

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.

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.

Parker County Transportation Bond
Drivin' Forward
FREESE AND NICHOLS
Transportation Bond Program
Joint Court / City Council Meeting: April 2, 2012
Eastern Loop / IH-20 Interchange
Weatherford TX
P.O. Box 255
Weatherford, TX
76086
Ric Williamson Memorial Hwy
200' ROW
Large Drainage Structure
Bridge Structure
200' ROW
FM 920
RWMH "West Loop"
N. Main/FM 51
U.S. 180 to Mineral Wells
US 180
WEATHERFORD CBD/ Historic Downtown
Weatherford
U.S. 180 /Fort Worth Hwy
200' ROW
Centerpoint Rd
120' ROW
Hudson
Spur 312
RWMH "West Loop"
Exit 406
IH 20
(New) Exit 405
Exit 407
Exit 408 EB
S. Main/FM 51
Exit 408 WB
Exit 409 A
Exit 410
(future) Exit 411

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.

Weatherford ★ TX

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!

Imperial Construction, Inc. HQ Office

Weatherford Physical Rehab Hospital

El Fenix

KEG1 O'Neal Regional Distribution Center & 40 acre BP

Weatherford ★ TX

"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

"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

QT 7K sf Travel Center

ALDI Anchored SC/ RaceTrac

50K sf Roger Williams CDJR AutoMall

74K sf "Film Alley Weatherford" - Movie | Bowl | Grill

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

Weatherford ☆ TX

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!
Weatherford Towne Center
PATIO
AVAILABLE RETAIL 5,400 SF
24' DRIVE THRU
Interstate 20 Frontage Rd.
Project Developed by: IDENTITY MUTUAL LLC
FOR LEASING INFORMATION CALL
PAT SAUER 214-507-9024
Mutual Development Company L.L.C.
www.mutualdevco.com
IDENTITY CAPITAL
Weatherford EDD
Weatherford Economic Development Department
City of Weatherford
202 W. Oak St.
P.O. Box 255
Weatherford, TX 76086
Weatherford TX

Retail Trade Area Data:

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.

Weatherford ★ TX

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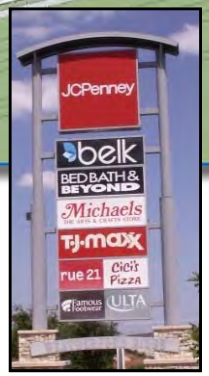
(817) 594-9429; Fax (817) 594-4786
Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org

Weatherford ★ TX

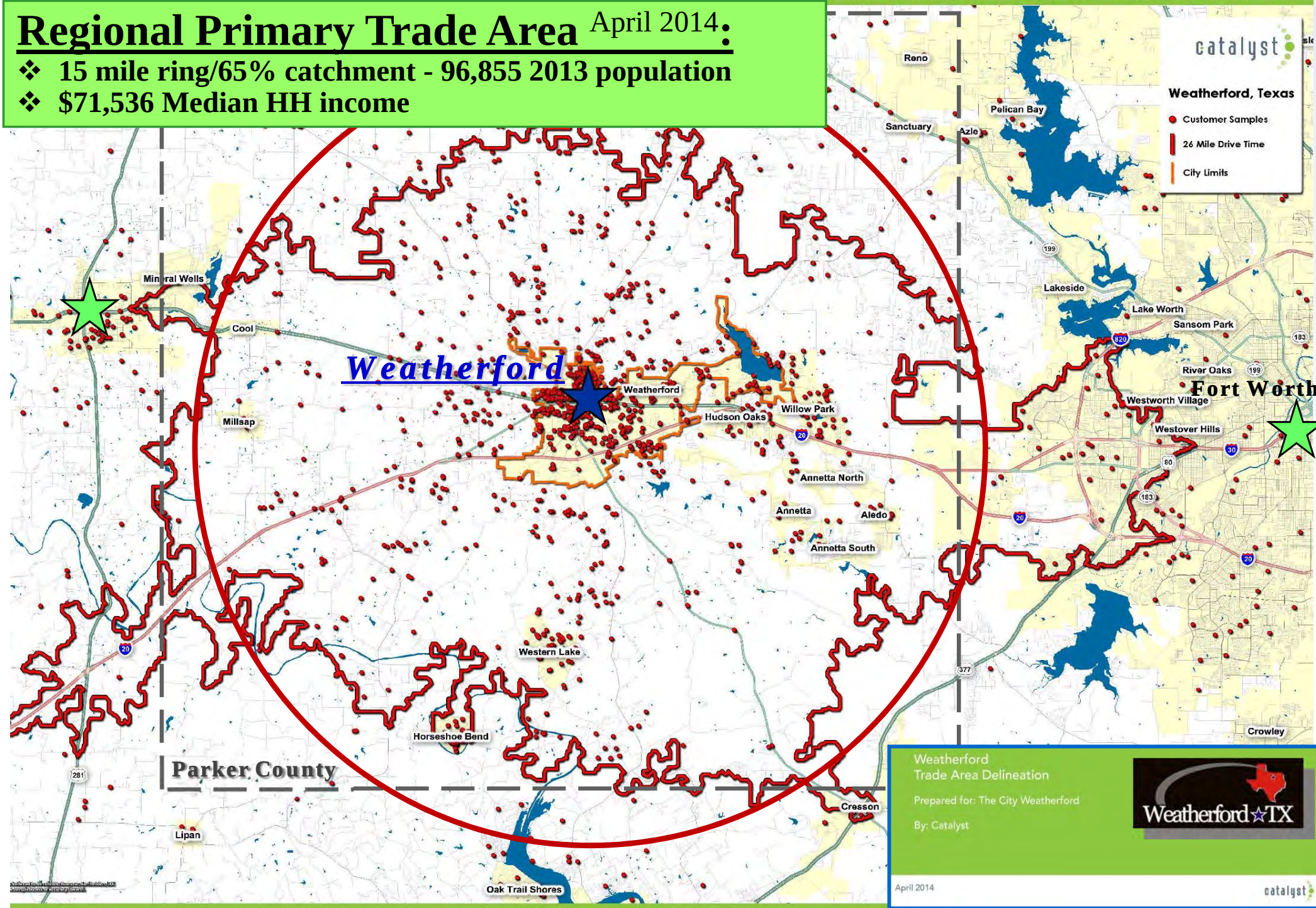


Established Regional Retail Centre of Parker County

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

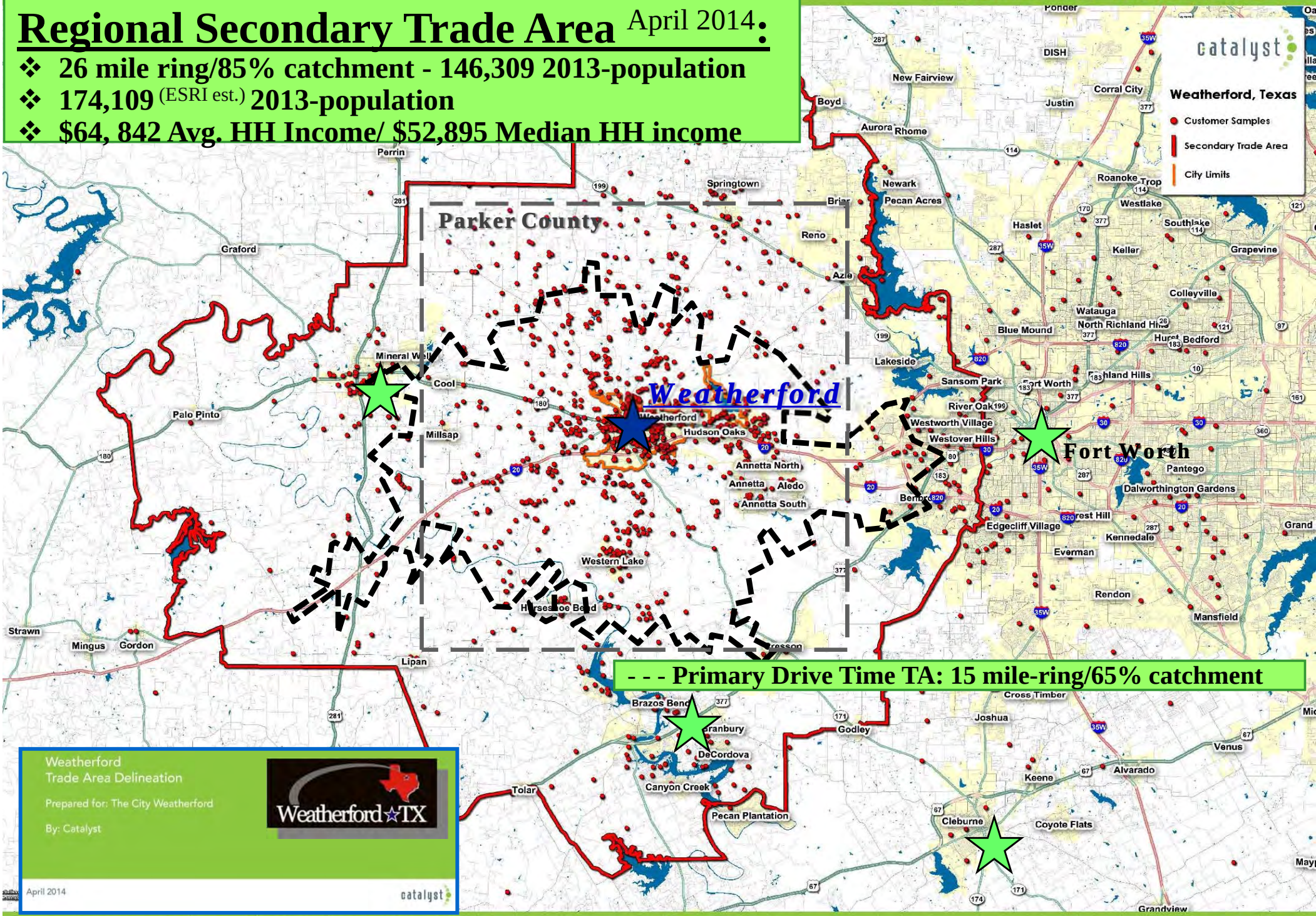
Regional Primary Trade Area April 2014:

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

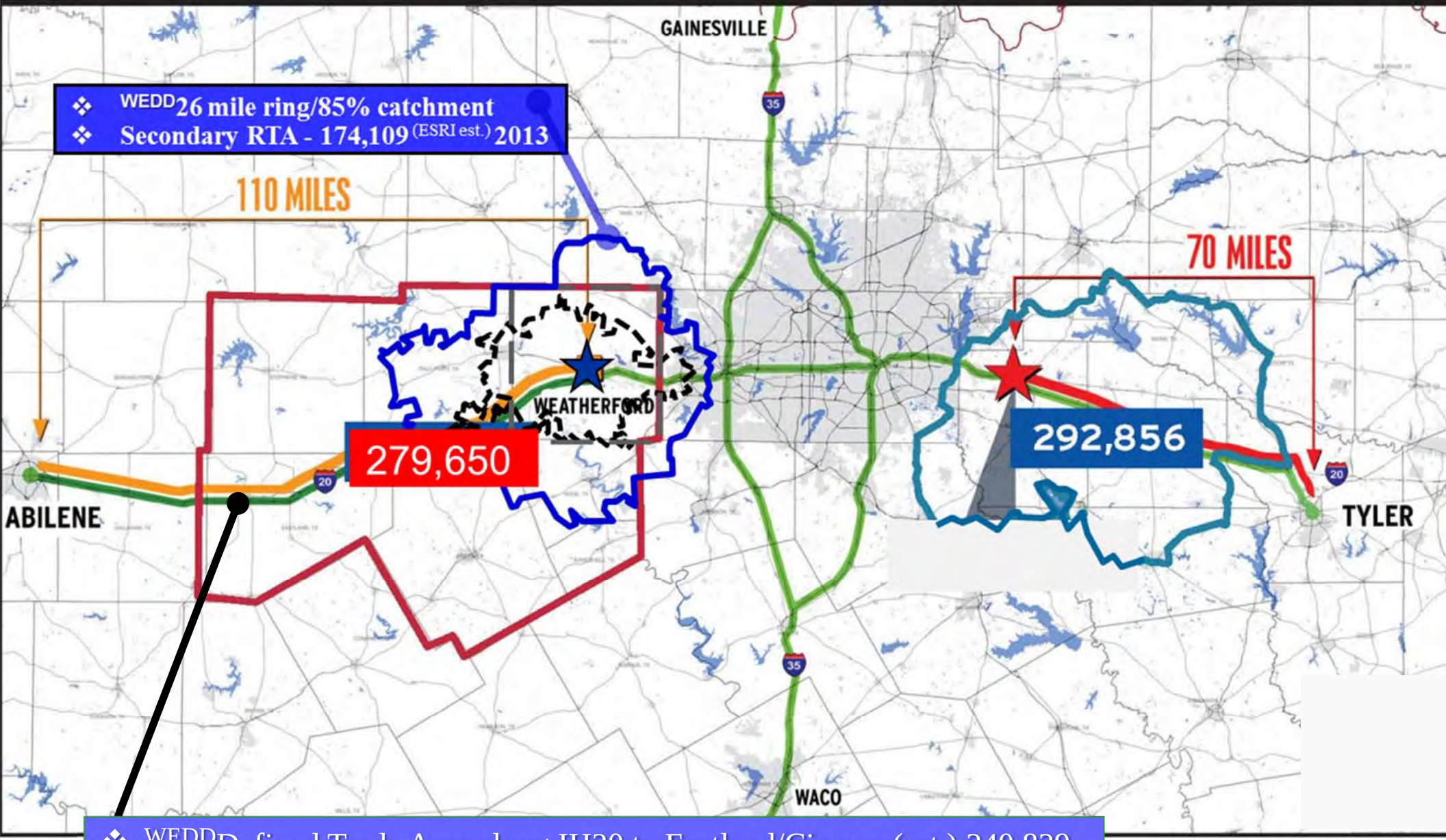


Regional Secondary Trade Area April 2014:

- 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

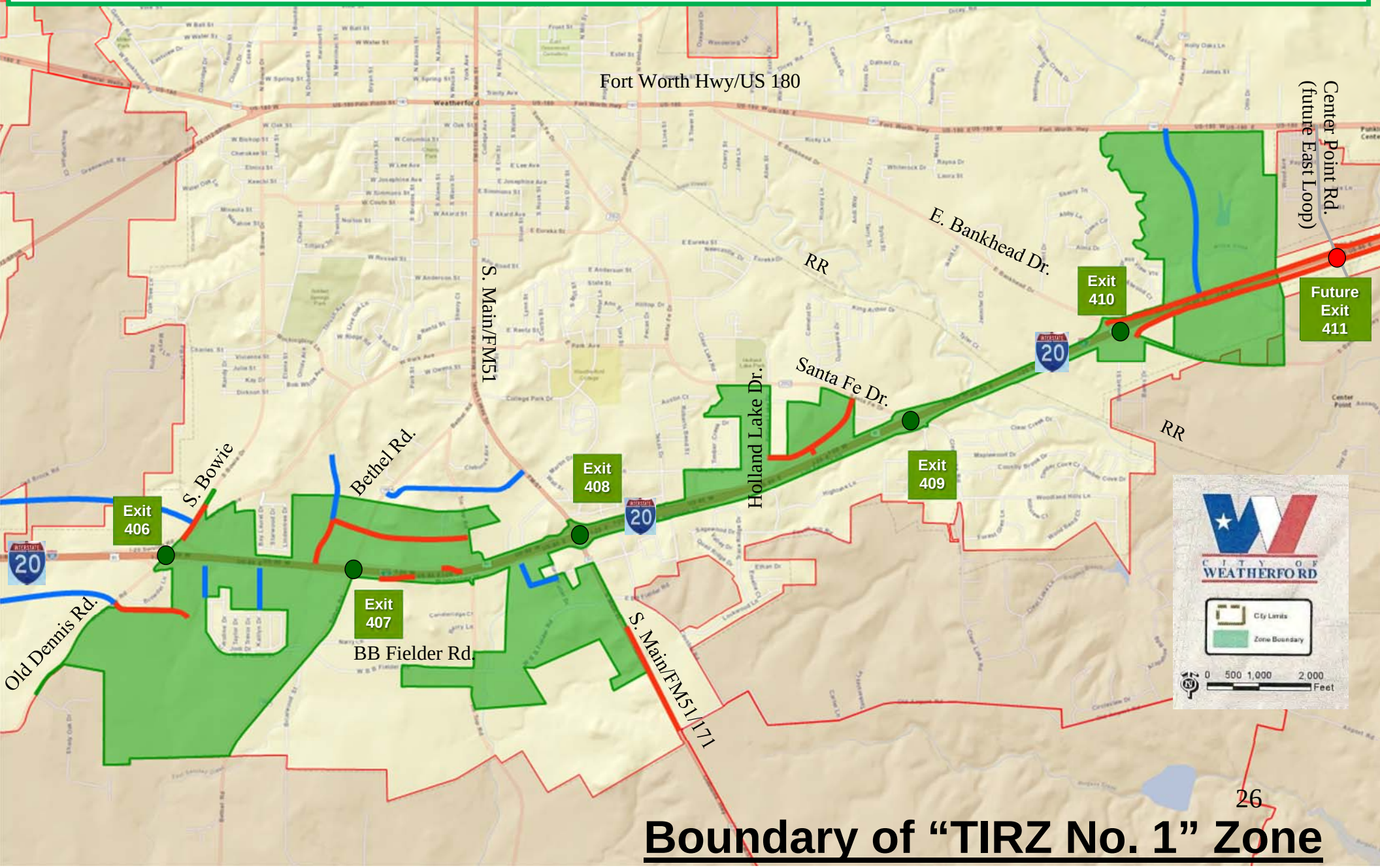


TERRELL AND WEATHERFORD RETAIL TRADE AREA COMPARISON



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

Exhibit D_1 – Reinvestment Zone #1, City of Weatherford



Boundary of "TIRZ No. 1" Zone

Weatherford EDA

Weatherford Economic Development Authority, Inc.

Weatherford TX

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