



CLARK

REAL ESTATE GROUP

6160 MINERAL WELLS HWY

WEATHERFORD, TX 76088

VERSATILE COMMERCIAL/INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS:

- 18,000 SF WAREHOUSE - 3,000 SF OFFICE SPACE
- 5 GRADE LEVEL OVERHEAD DOORS
- 6 PRIVATE OFFICES - 4 RESTROOMS
- 3 PHASE POWER & 3 TON BRIDGE CRANE



LEASE PRICE: \$13/NNN

TIM CLARK, CCIM
817.578.0609
TIM@CLARKREG.COM

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PROPERTY INFORMATION

This 21,000 SF steel facility combines 18,000 SF of warehouse with 3,000 SF of finished office, delivering power, access, and efficiency in one address.

The office buildout includes six private offices, a welcoming receptionist area, a dedicated conference room, a break room, and four restrooms to support daily operations and team growth.

The warehouse features 18' sidewalls, open-cell insulation and four grade-level overhead doors sized 15'x15', 19'x15', 12'x15', and 12'x12' to streamline equipment and vehicle flow. Heavy users will appreciate true 3-phase power and an installed 3-ton bridge crane, enabling fabrication, light manufacturing, and service work.

Outside, the stabilized base yard offers generous parking. The site's placement along Mineral Wells Highway (US-180) provides quick connection to Weatherford, Interstate 20, and the greater DFW area.

Thoughtful design, durable construction, and a functional plan make this an excellent fit for industrial services, construction trades, oilfield support, distribution, equipment sales, repair, and owner-users seeking a headquarters that checks all the boxes. NNN lease.



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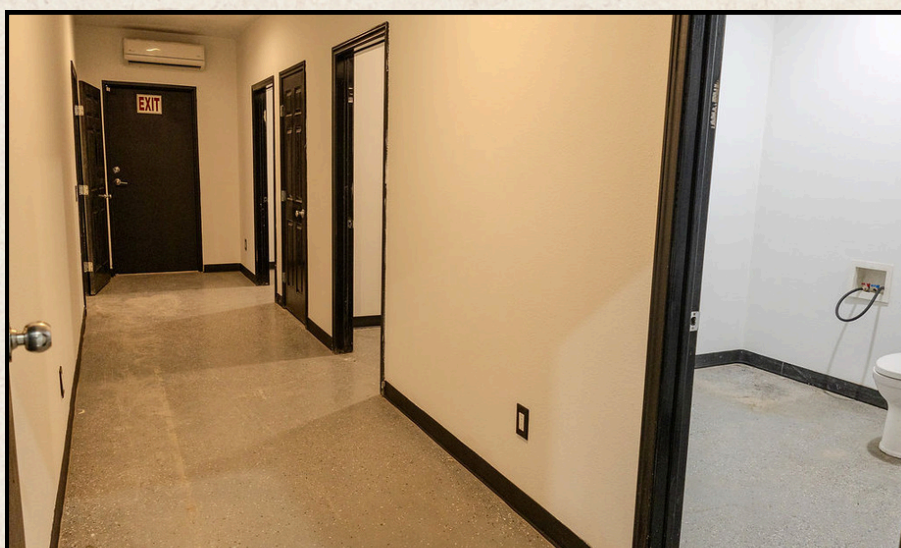
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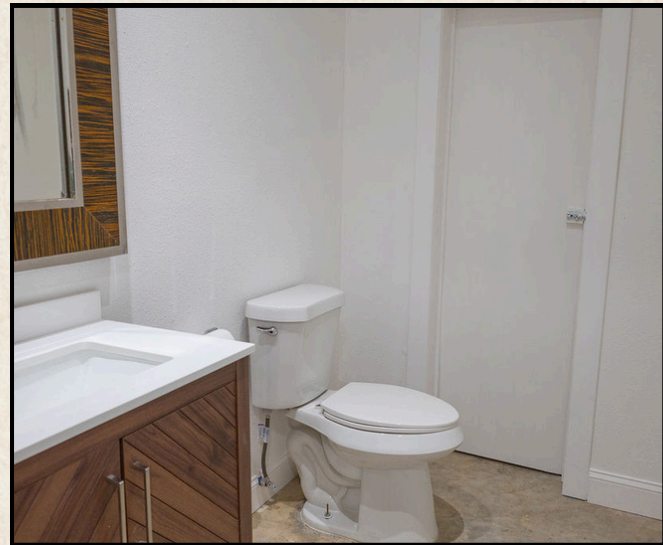
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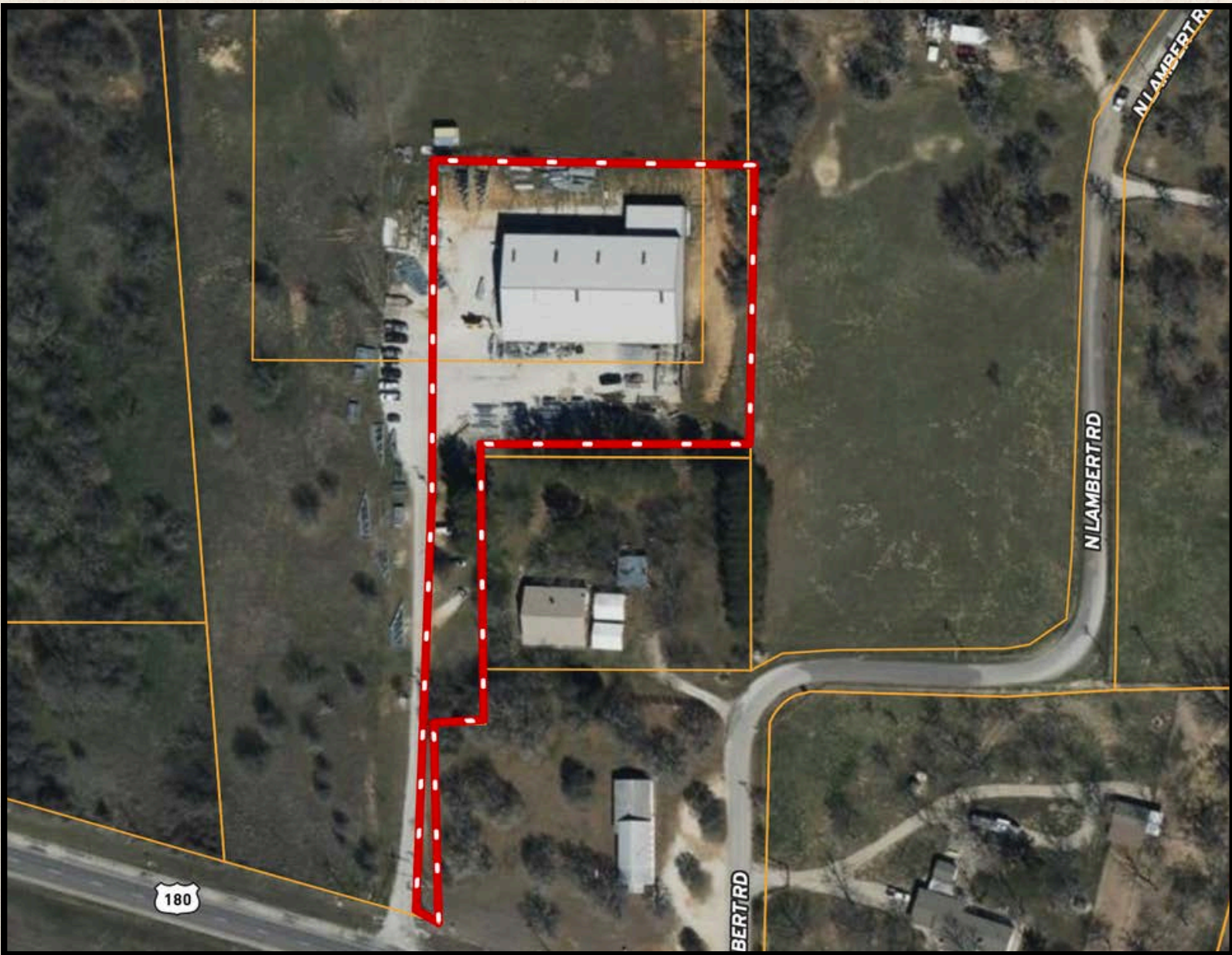
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AERIAL



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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	2,570	8,968	60,115
POPULATION GROWTH	1.34%	.93%	1.61%
EMPLOYEES	277	2,090	23,926
MEDIAN HH INCOME	\$113,465	\$105,590	\$84,858

LOCAL MARKET PROFILE

WITHIN 10 MILES OF SITE



158
RESTAURANTS



126
HOSPITALS &
HEALTHCARE FACILITIES



102
SPIRITUAL
CENTERS



28
FOOD &
BEVERAGE



35
SCHOOLS &
PLACES FOR EDUCATION



5
PARKS &
GARDENS



19
AMUSEMENT
DESTINATIONS



1
LIBRARIES



4
PLAYGROUNDS

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1