

OFFERING MEMORANDUM

1105 SANTA FE DR.

Weatherford, TX 76086



Northern
Crain
REALTY

CONTENTS

TABLE OF CONTENTS

Executive Summary

03

Photos

07

Location

11

Disclaimer

16

Chase Johnson
Northern Crain Realty

📞 281-414-5872
📞 817-920-0000

✉️ chase.johnson@northerncrain.com
🌐 www.northerncrain.com





EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Located in the heart of the Weatherford's Medical Area off Santa Fe Dr and directly across from Regional Hospital Medical City. These spaces can be customized to fit your needs and C-1 Zoning provides the flexibility to accommodate a variety of uses. The building features plentiful parking for your clients and employees. The location is highly visible with frontage off of Santa Fe and monument signage. The location also provides easy access to Downtown Weatherford, HWY 180, and I-20.



HIGHLIGHTS

- Heart of Weatherford's Medical District
- Santa Fe Dr Frontage with highly visible signage
- C-1 Zoning allows for a variety of uses
- Suites are ready for customized design to fit your needs
- Large parking lot to accommodate staff and clients

Location	1105 Santa Fe Dr. Weatherford, TX, 76086
Pricing	Call agent
Rental Rate	\$24 SF/YR
Available SF	107 - 3,000 SF 108-110 - 4,500 SF





PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION





YESTERDAYS SANDWICH SHOP

SKINNY'S HAMBURGERS

Albertsons

STEAHOUSE

MESQUITE COTTAGE

CARSTAR Auto Repair Experts

PURA VIDA

PALO PINTO ST

180

Brookshires FAMILY DOLLAR

ZENO ON THE SQUARE

CVS pharmacy GIBSONS SPORTING GOODS, INC.

Pizza Hut

Simms Lumber Co.

SUBJECT PROPERTY

Abilene Pediatric Dental ASSOCIATES, P.A.

IRONWORKS COFFEE Jack in the box

O'Reilly AUTO PARTS

UNITED STATES POSTAL SERVICE

tropical SMOOTHIE CAFE Jersey Mike's SUBS Walgreens

goodwill

Medical City Weatherford

MONTESSORI KIDS UNIVERSE™

ALDI

TSC

jcpenney tj-maxx belk maurices ULTA McALISTERS DELLY

KO STORAGE PARKER COUNTY CENTER OF HOPE THE HOPE CHEST

Walmart HOBBY LOBBY DISCOUNT TIRE Office DEPOT OfficeMax LESLIE'S Pep Boys

bomgaars jiffylube

five BEL'W Bath & Body Works UPS IHOP K A Y Michael's PANERA MCDONALD'S Verizon GARDEN OF EDDY'S LONGHORN RULEDROOST

CHRYSLER Jeep DODGE RAM

20

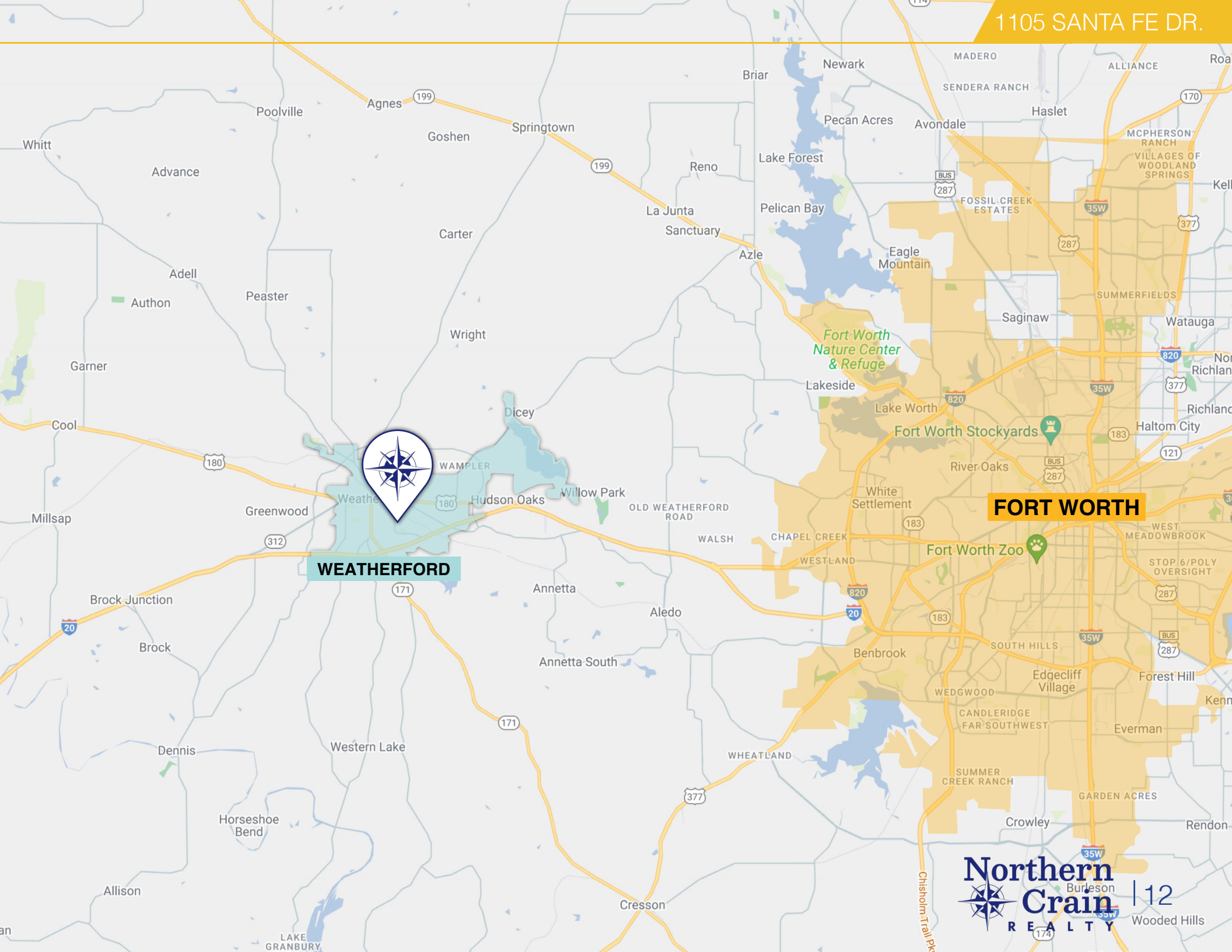
20

TA Travel Centers of America

Hampton Inn

TEXAS ROADHOUSE SLEAK SHAKE Best Western 6 QUALITY INN & SUITES Comfort INN

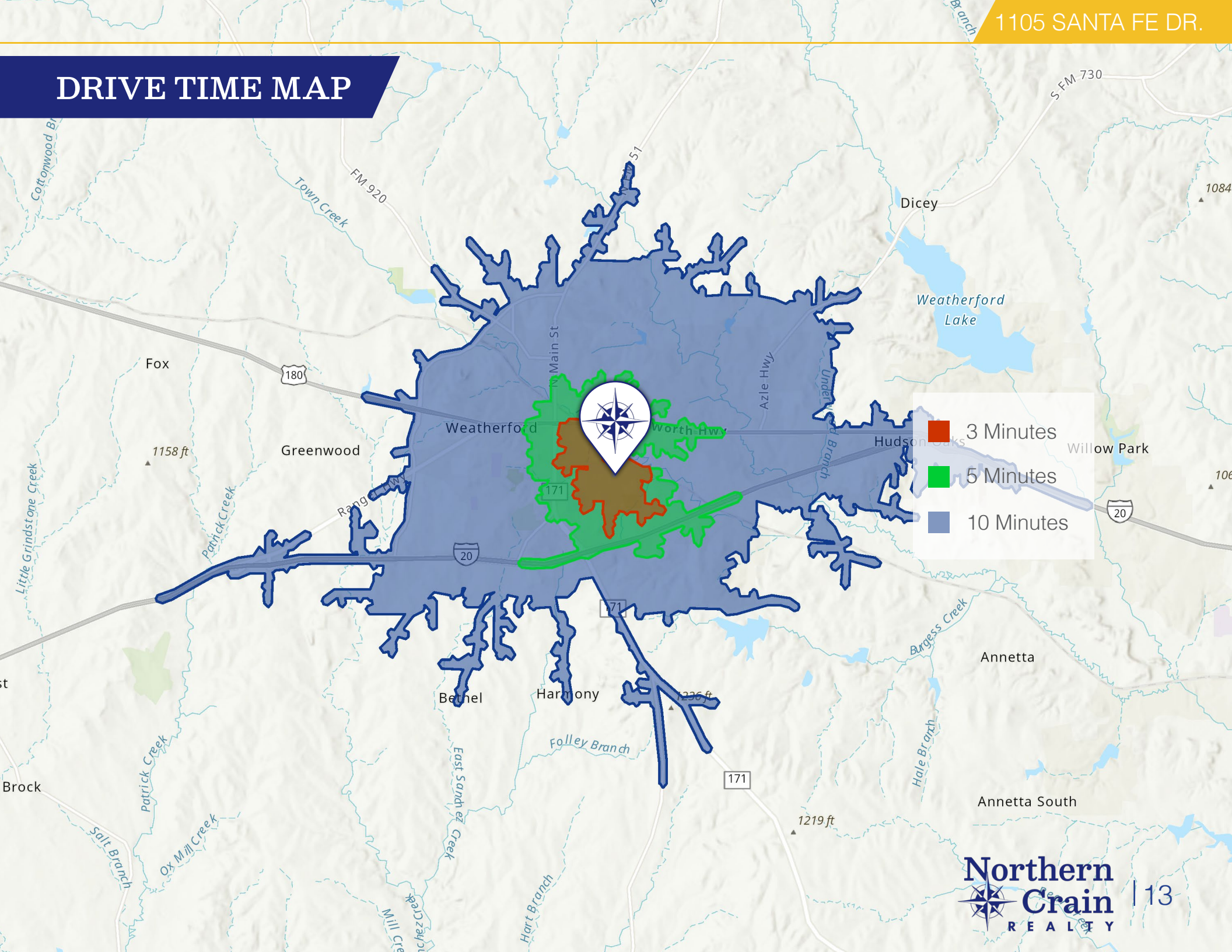
TARGET LOWE'S ROSS & CHIPOTLE DRESS FOR LESS KOHL'S chilli's Waffle House SUBWAY



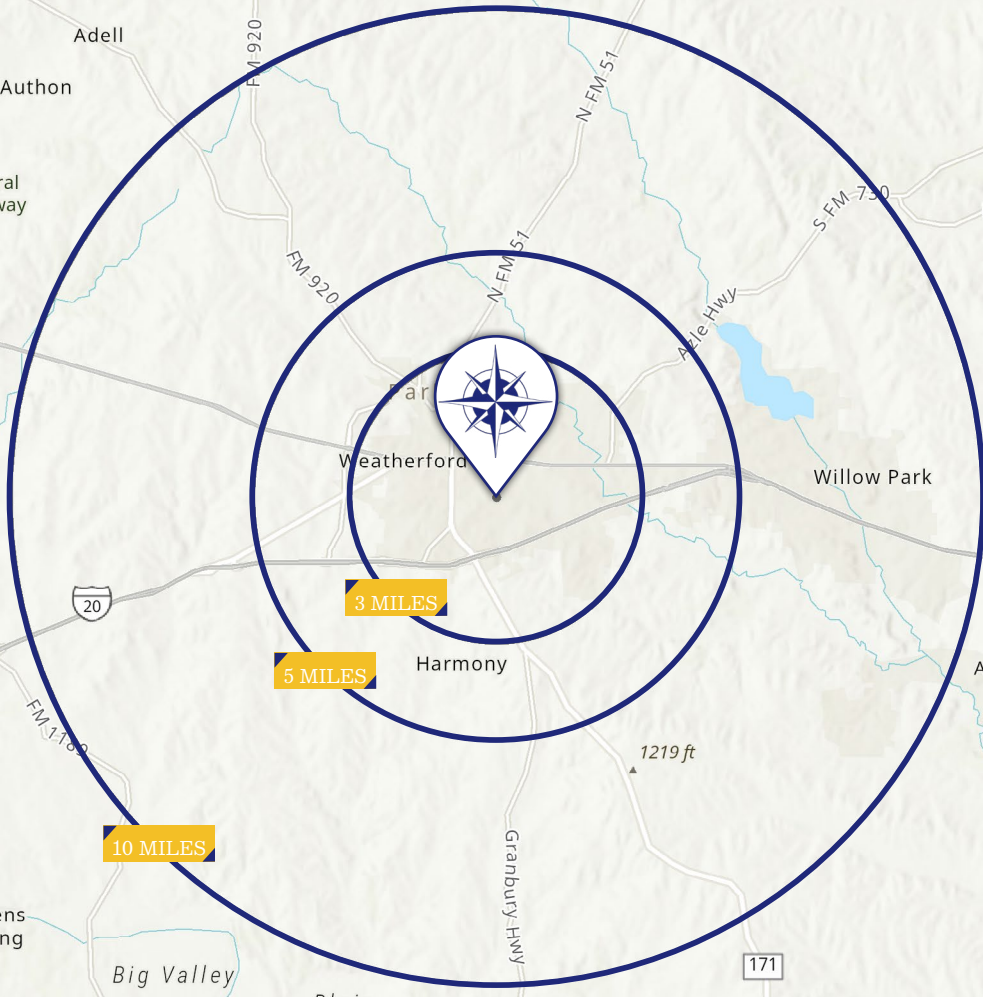
WEATHERFORD

FORT WORTH

DRIVE TIME MAP



DEMOGRAPHICS



2023 Summary	3 MILES	5 MILES	10 MILES
Population	32,240	45,206	83,486
Households	12,816	17,552	30,950
Families	8,254	11,901	22,468
Average Household Size	2.43	2.51	2.65
Owner Occupied Housing Units	7,838	11,931	23,972
Renter Occupied Housing Units	4,978	5,621	6,978
Median Age	38.6	39.8	41.1
Median Household Income	\$65,353	\$70,670	\$82,441
Average Household Income	\$93,014	\$101,599	\$119,559
2028 Summary	3 MILES	5 MILES	10 MILES
Population	32,518	45,909	88,979
Households	13,177	18,167	33,344
Families	8,428	12,253	24,221
Average Household Size	2.38	2.46	2.63
Owner Occupied Housing Units	8,142	12,482	26,174
Renter Occupied Housing Units	5,036	5,685	7,171
Median Age	39.4	40.7	42.1
Median Household Income	\$72,819	\$78,692	\$92,462
Average Household Income	\$103,553	\$113,401	\$134,342

DISCLAIMERS

All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Northern Crain Realty, its directors, officers, agents, advisors or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Northern Crain Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS



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.

Northern Crain Property Management, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9008683

License No.

pm@northerncrain.com

Email

(817) 920-0000

Phone

Michael D. Crain

Designated Broker of Firm

659899

License No.

michael@northerncrain.com

Email

(817) 677-8258

Phone

Will Northern

Licensed Supervisor of Sales Agent/Associate

587357

License No.

will@northerncrain.com

Email

(817) 454-8506

Phone

Chase Johnson

Sales Agent/Associate's Name

633175

License No.

chase.johnson@northerncrain.com

Email

(281) 414-5872

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

Northern  Crain



INDULGE
POSH AWARDS
2016

FEATURED IN



CoStar

Money

Fort Worth
BusinessPress

F'Winc.
Greater Fort Worth's Premier Business Magazine

360West

BISNOW
(ALMOST) NEVER BORING

realtor.com®

Dallas Business Journal


Candy'sDirt.com

Star-Telegram
FORT WORTH

Northern
 Crain | 17
REALTY



1105 SANTA FE DR.

Weatherford, TX 76086

CHASE JOHNSON

📞 281-414-5872

✉ Chase.Johnson@northerncrain.com

NORTHERN CRAIN REALTY

📞 817-920-0000

🌐 WWW.NORTHERNCRAIN.COM

Northern
Crain
REALTY