

FOR SALE | 2.70 AC

7452 I-20 - WEATHERFORD, TX 76088

Property lines
are approximate

FOR SALE | \$750,000

ETJ - Fronting I-20 W | 7452 I-20, Weatherford, TX



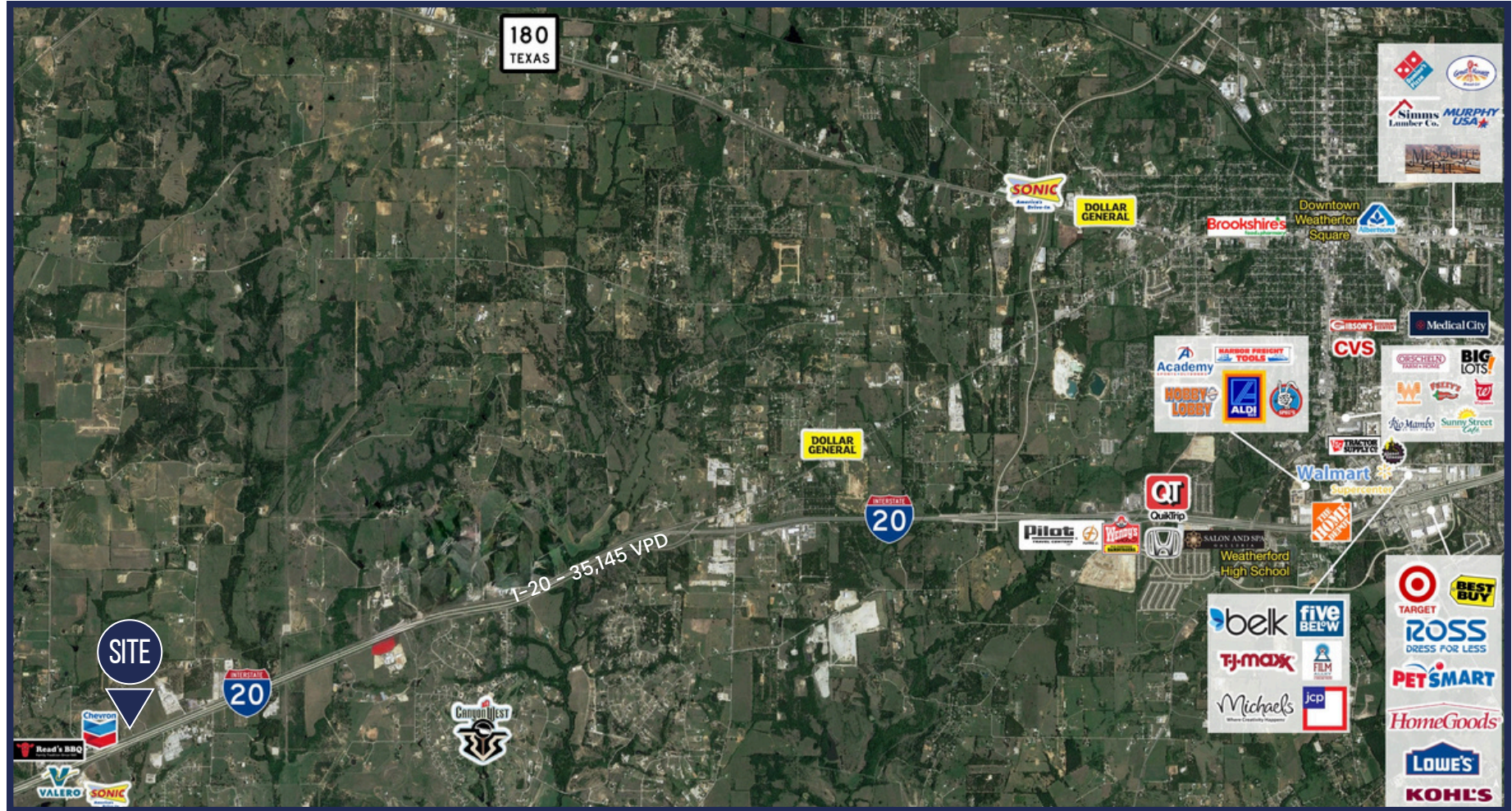
I-20 - 35,145 VPD



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

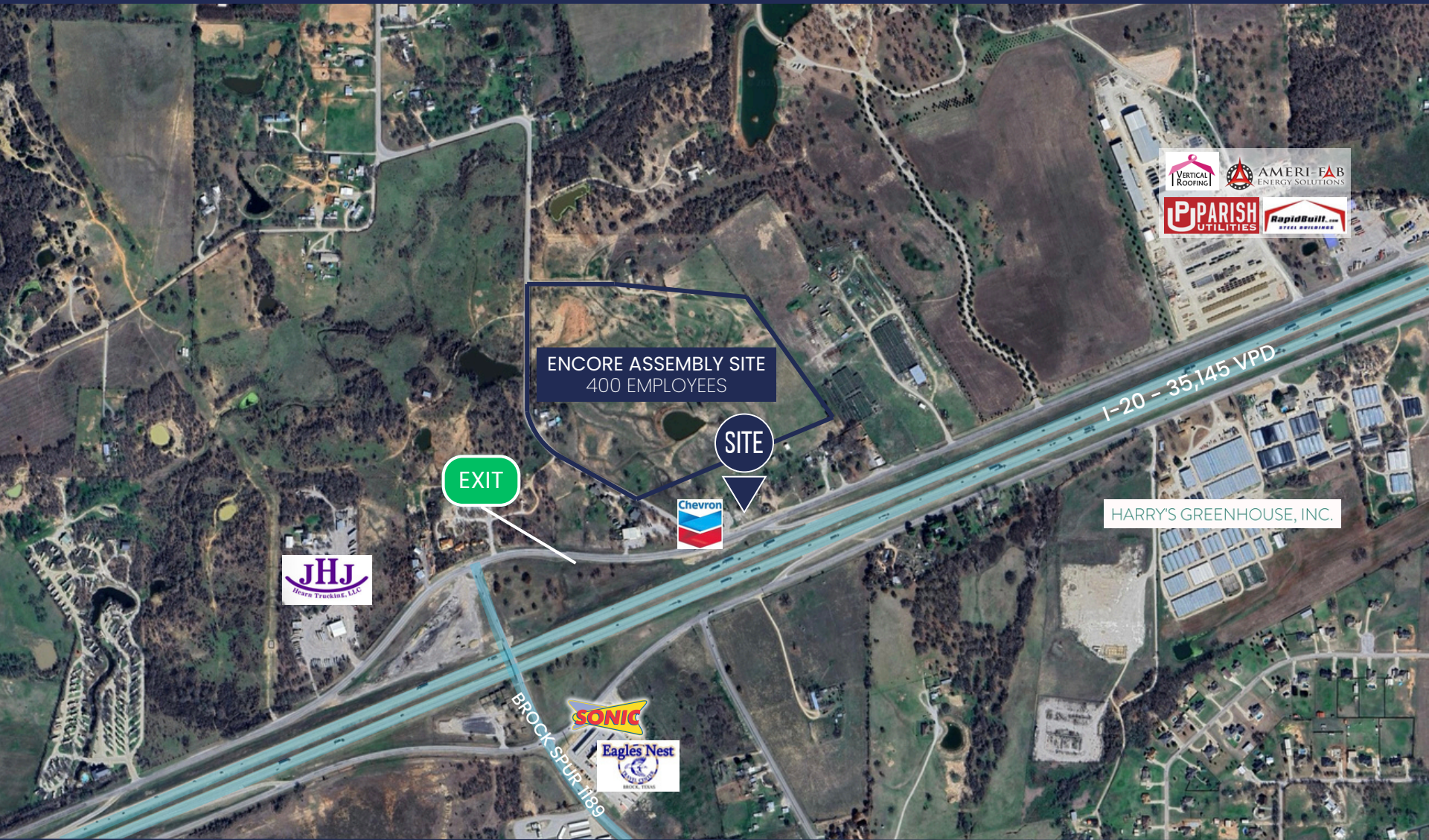
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DEREK ANTHONY

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2920 ALTA MERE DR
FORT WORTH, TX 76116

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PROPERTY OVERVIEW

- 7452 I-20, Weatherford, TX
- Montague County
- For Sale - \$750,000
- Exit 397 / FM 1189 / Brock Exit & I-20 Intersection (NE Corner)
- Two Parcels - 1.00 AC Frontage & 1.7 AC rear & east: Total 2.70 AC
- ETJ - NO ZONING, NO RESTRICTIONS
- Frontage on I-20 (Westbound)
- Uses could include: QSR, Outdoor Storage, Storage, Industrial, Retail
- VPD: 46,288
- Flat Topo
- Adjacent to Chevron Gas Station (east of)
- Cross-Access to Chevron and hard corner



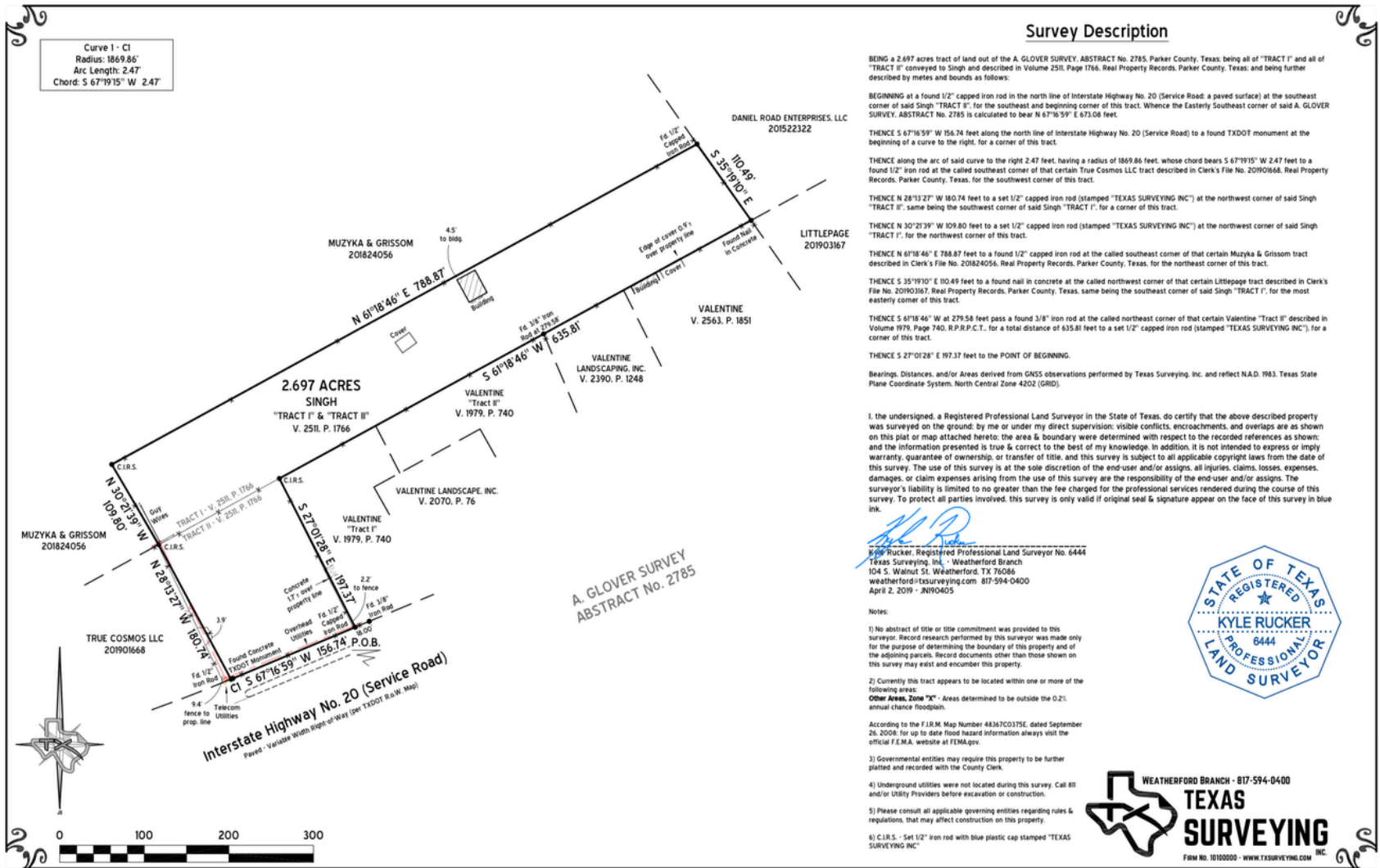
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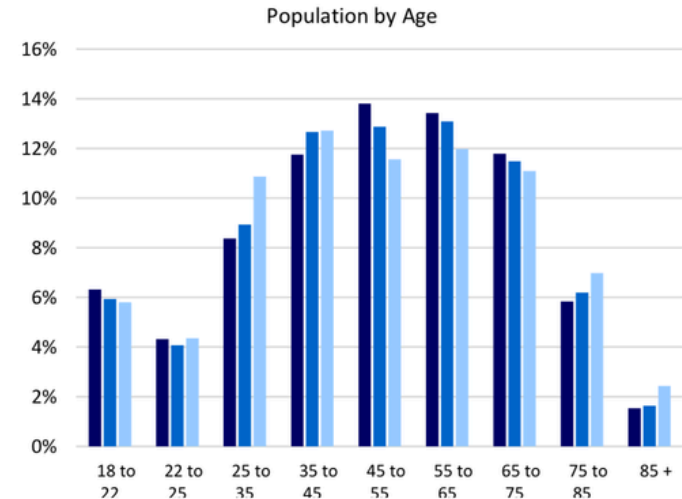
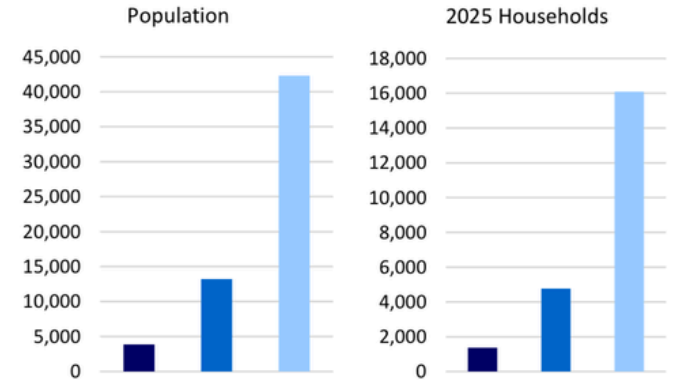
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Consumer Profile Report

STI: PopStats, 2025 Q2

	10 Min Drive		15 Min Drive		20 Min Drive	
Current						
2025 Population	3,867	---	13,220	---	42,297	---
2030 Projected Population	4,160	---	14,024	---	42,697	---
Pop Growth (%)	7.6%	---	6.1%	---	0.9%	---
2025 Households	1,368	---	4,768	---	16,091	---
2030 Projected Households	1,468	---	5,043	---	16,152	---
HH Growth (%)	7.3%	---	5.8%	---	0.4%	---
Census Year						
2010 Population	2,312	---	7,435	---	28,733	---
2020 Population	3,114	---	10,828	---	36,626	---
Pop Growth (%)	34.7%	---	45.6%	---	27.5%	---
2010 Households	855	---	2,820	---	11,160	---
2020 Households	1,105	---	3,919	---	13,953	---
HH Growth (%)	29.1%	---	39.0%	---	25.0%	---
Total Population by Age						
Average Age (2025)	40.9		40.8		41.0	
Children (2025)						
0 - 4 Years	196		684		2,335	
5 - 9 Years	221		812		2,536	
10-13 Years	212		729		2,139	
14-17 Years	254		834		2,395	
Adults (2025)						
18 to 22	244	6.3%	785	5.9%	2,453	5.8%
22 to 25	167	4.3%	538	4.1%	1,841	4.4%
25 to 35	324	8.4%	1,181	8.9%	4,595	10.9%
35 to 45	455	11.8%	1,674	12.7%	5,377	12.7%
45 to 55	534	13.8%	1,701	12.9%	4,891	11.6%
55 to 65	519	13.4%	1,729	13.1%	5,065	12.0%
65 to 75	456	11.8%	1,517	11.5%	4,688	11.1%
75 to 85	226	5.8%	818	6.2%	2,954	7.0%



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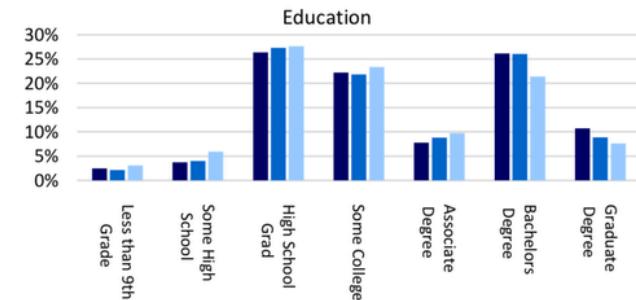
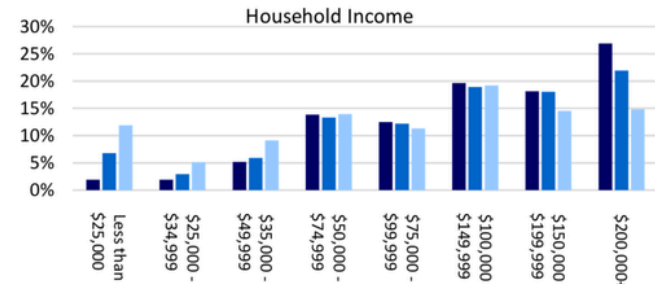
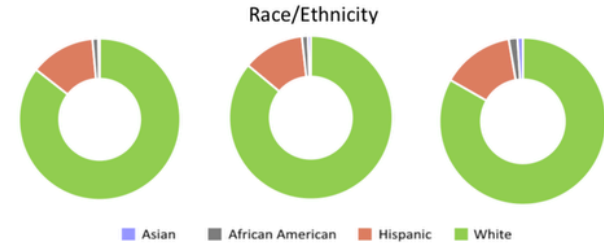
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Population by Race/Ethnicity (2025)						
White, Non-Hispanic	3,189	82.5%	10,885	82.3%	33,646	79.5%
Hispanic	485	12.6%	1,542	11.7%	5,674	13.4%
Black	44	1.1%	148	1.1%	685	1.6%
Asian	10	0.3%	74	0.6%	417	1.0%
Language at Home (2025)						
Spanish	229	6.2%	1,075	8.6%	3,366	8.4%
Asian Language	1	0.0%	117	0.9%	530	1.3%
Ancestry (2025)						
American Indian (ancestry)	9	0.2%	63	0.5%	223	0.5%
Hawaiin (ancestry)	1	0.0%	3	0.0%	16	0.0%
Household Income (2025)						
Per Capita Income	\$62,216	---	\$56,094	---	\$47,357	---
Average HH Income	\$175,884	---	\$155,524	---	\$124,486	---
Median HH Income	\$137,450	---	\$122,140	---	\$96,757	---
Less than \$25,000	26	1.9%	323	6.8%	1,912	11.9%
\$25,000 - \$34,999	26	1.9%	139	2.9%	828	5.1%
\$35,000 - \$49,999	71	5.2%	283	5.9%	1,472	9.1%
\$50,000 - \$74,999	190	13.9%	634	13.3%	2,243	13.9%
\$75,000 - \$99,999	171	12.5%	581	12.2%	1,818	11.3%
\$100,000 - \$149,999	269	19.6%	901	18.9%	3,091	19.2%
\$150,000 - \$199,999	248	18.1%	860	18.0%	2,340	14.5%
\$200,000+	368	26.9%	1,047	22.0%	2,388	14.8%
Education (2025)						
Less than 9th Grade	64	2.5%	189	2.1%	876	3.1%
Some High School	96	3.7%	351	4.0%	1,688	5.9%
High School Grad	678	26.3%	2,409	27.3%	7,892	27.6%
Some College	571	22.2%	1,928	21.8%	6,685	23.4%
Associate Degree	200	7.8%	779	8.8%	2,783	9.7%
Bachelors Degree	672	26.1%	2,300	26.0%	6,107	21.4%
Graduate Degree	275	10.7%	782	8.9%	2,167	7.6%



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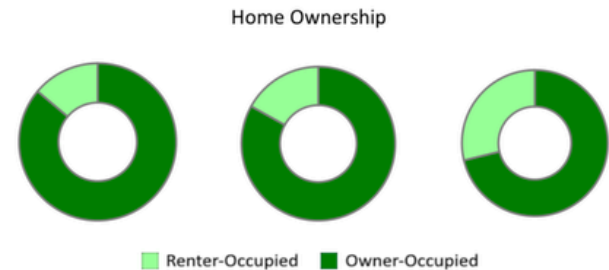
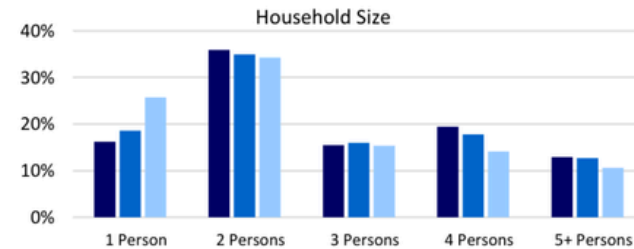
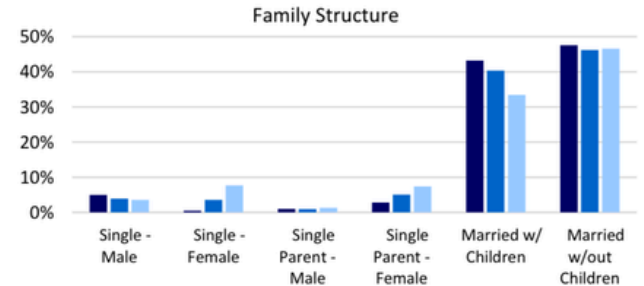
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Family Structure (2025)	1,091		3,726		11,315	
Single - Male	54	5.0%	145	3.9%	403	3.6%
Single - Female	5	0.5%	131	3.5%	872	7.7%
Single Parent - Male	11	1.0%	36	1.0%	148	1.3%
Single Parent - Female	30	2.8%	188	5.0%	834	7.4%
Married w/ Children	471	43.2%	1,504	40.4%	3,787	33.5%
Married w/out Children	518	47.5%	1,722	46.2%	5,271	46.6%
Household Size (2025)						
1 Person	222	16.2%	886	18.6%	4,140	25.7%
2 Persons	492	35.9%	1,667	35.0%	5,511	34.2%
3 Persons	212	15.5%	761	16.0%	2,467	15.3%
4 Persons	266	19.4%	849	17.8%	2,272	14.1%
5+ Persons	177	12.9%	606	12.7%	1,702	10.6%
Home Ownership (2025)	1,368		4,768		16,091	
Owners	1,178	86.1%	3,961	83.1%	11,458	71.2%
Renters	190	13.9%	807	16.9%	4,633	28.8%
Components of Change (2025)						
Births	43	1.1%	142	1.1%	477	1.1%
Deaths	33	0.8%	114	0.9%	382	0.9%
Migration	56	1.4%	196	1.5%	306	0.7%
Unemployment Rate (2025)		5.9%		5.5%		4.4%
Employment, Pop 16+ (2025)	3,109		10,575		34,120	
Armed Services	6	0.2%	28	0.3%	61	0.2%
Civilian	1,971	63.4%	6,748	63.8%	21,170	62.0%
Employed	1,855	59.7%	6,377	60.3%	20,228	59.3%
Unemployed	116	3.7%	370	3.5%	942	2.8%
Not in Labor Force	1,138	36.6%	3,827	36.2%	12,950	38.0%
Businesses						
Establishments	84	---	303	---	1,606	---
Employees (FTEs)	855	---	3,198	---	17,359	---



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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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



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