



**PAD SITE**

**Retail Center**

**Retail Center**

**SPROUTS  
FARMERS MARKET**

# NEW OPPORTUNITY AT THE WEATHERFORD POINT CORRIDOR

BILL FORD  
817-456-8153

MORRIS DUREE  
817-219-2220

## Investment Summary:

2310 Dean St, Weatherford, TX 76087-4915

Located in the heart of Weatherford, Texas, this site presents an exceptional opportunity for prime retail or restaurant development in one of North Texas' fastest-growing trade areas.

Positioned within a high-visibility corridor, the property benefits from strong traffic counts, established surrounding neighborhoods, and continued residential expansion. Weatherford's steady population growth and expanding commercial footprint create an ideal environment for quick-service restaurants, boutique retail, medical retail, or neighborhood-serving concepts.

The area's pro-business climate, accessibility to major roadways, and increasing consumer demand support long-term appreciation and strong tenant performance. With limited prime retail parcels remaining in this submarket, this location offers investors and developers a strategic entry into a high-demand corridor with significant upside potential.

This is a rare opportunity to secure a well-positioned development site in a thriving retail market.



## Selling Points:

**Prime Retail Corridor Location** - Positioned in a growing commercial area with strong visibility and easy customer access.

**Ideal for Restaurant or Retail Development** - Excellent opportunity for QSR, fast-casual, coffee concept, boutique retail, or neighborhood services.

**High Growth Market** - Located in rapidly expanding Weatherford, with continued residential and commercial development driving demand.

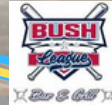
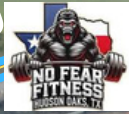
**Strong Traffic & Accessibility** - Convenient access to major roadways, increasing exposure and consistent customer flow.

**Expanding Consumer Base** - Population growth throughout Texas supports long-term retail sustainability.

**Limited Prime Development Sites** - Scarcity of well-positioned retail parcels enhances long-term value and appreciation potential.



HWY 180



HWY I-20



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## LOCAL PROXIMITY ATTRACTIONS

Holland Lake Park – ~3.2 miles

Chandor Gardens – ~3.5 miles

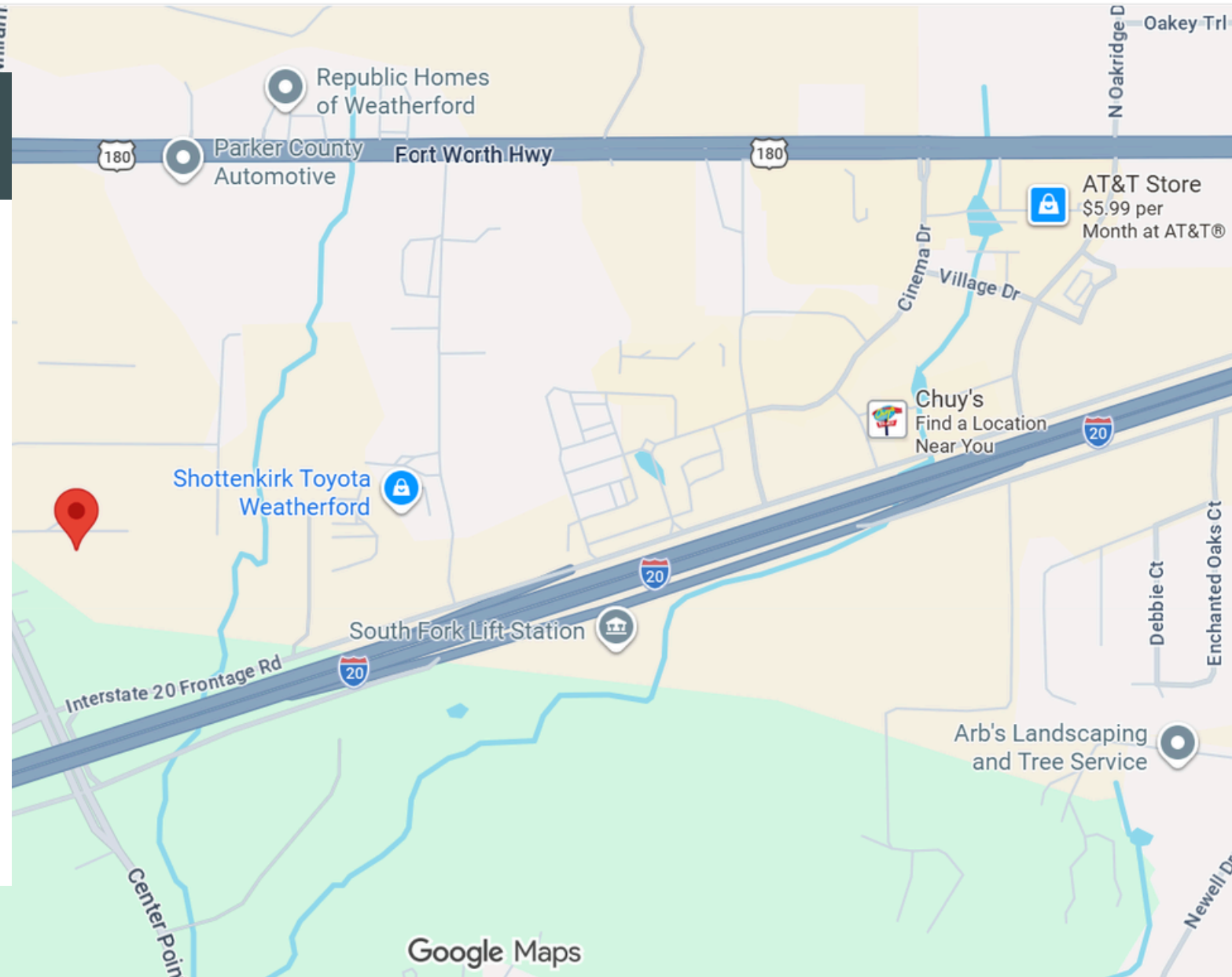
Downtown Weatherford &  
Parker County Courthouse –  
~3.0 miles

Lake Weatherford & The  
Boardwalk at Lake Weatherford  
– ~5.5 miles

Heritage Park & Town Creek  
Hike & Bike Trails – ~3.2 miles

Soldier Spring Park – ~3.5 miles

Local Dining & Experience  
Spots (e.g., Vintage Grill & Car  
Museum) – ~3.0 – 4.0 miles

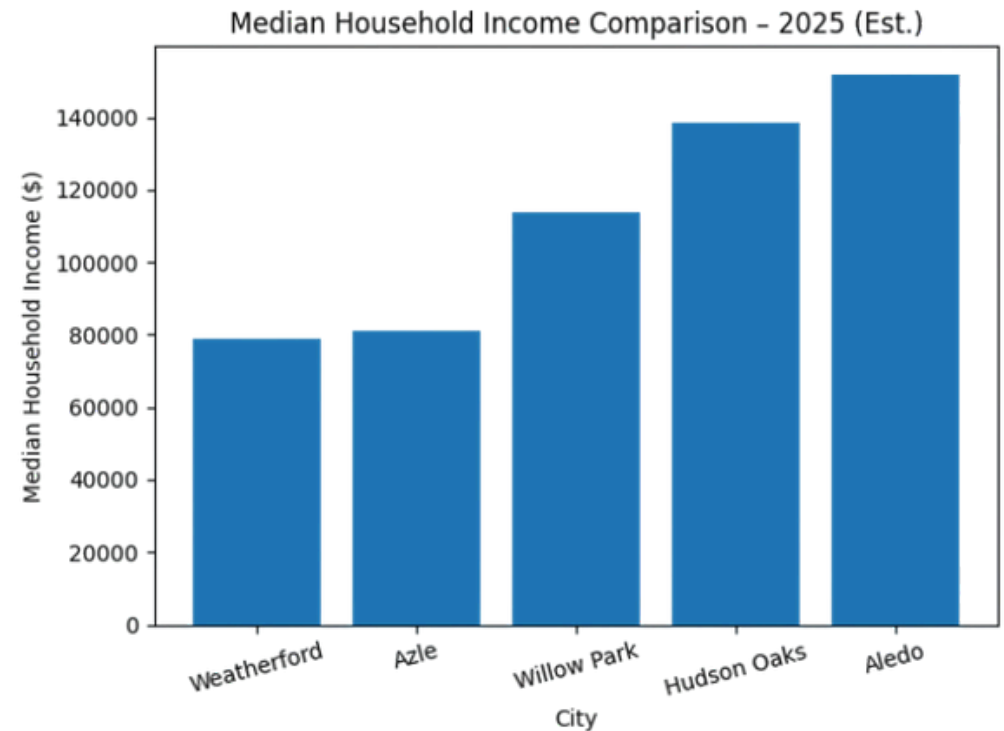


# Opportunity Awaits in the Heart of Weatherford

Nestled just west of Fort Worth, Weatherford, known as the “Peach Capital of Texas,” is a city that blends small-town charm with big-city convenience. Its historic downtown, vibrant community, and annual cultural events create a welcoming atmosphere for residents and visitors alike. Strategically located near major corridors like I-20 and HWY 180, Weatherford offers unparalleled accessibility, making it an ideal hub for businesses seeking growth and high visibility. The city’s thriving economy, strong school system, and steady population growth attract both families and professionals, while nearby amenities, parks, and recreational opportunities enhance quality of life. With a mix of commercial development, retail, and residential expansion, Weatherford presents a compelling opportunity for investors looking to capitalize on a dynamic and growing market.

**Population:**  
39,400 residents — a significant increase from ~30,850 in 2020, reflecting strong growth in the DFW expansion corridor. Parker County has a population of near 180,000.

**Median Age:**  
Approximately 37.4 years, indicating a balanced mix of working-age adults, families, and retirees in the community.



Median household income estimates based on the U.S. Census Bureau’s American Community Survey and recent demographic projections (2023 ACS 5-year estimates).

## DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

### EXCLUSIVELY LISTED BY:

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