



CHINOWTH & COHEN
COMMERCIAL



4200 CARRIAGE WAY, WEATHERFORD, OK 73096 **OFFERING MEMORANDUM**

Listing Price:

\$6,750,000



HESTON BUSH

Broker-Manager

(580) 399-6379

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🌐 hbush.ccoklahoma.com



CHINOWTH
& COHEN

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MULTI-TENANT WELLNESS & OFFICE COMPLEX FOR SALE

4200 CARRIAGE WAY, WEATHERFORD, OK 73096 • \$6,750,000



EXECUTIVE SUMMARY

4200 Carriage Way in Weatherford, OK, is a 28,944 SF multi-use commercial wellness and professional facility designed for flexibility, performance, and visibility. Positioned on 3 acres with ½ acre for future expansion, this steel-framed property offers a turn-key opportunity for medical, fitness, wellness, or professional use.

Located just off I-40, near SWOSU and Weatherford Regional Hospital, it's an ideal site for an owner-user or investor seeking a high-quality, expandable facility in a thriving corridor.

PROPERTY HIGHLIGHTS

- SIZE:** • 28,944 SF (incl. 1,200 SF mezzanine) on 3 acres with ½ acre for expansion
- LAYOUTS** • 23 offices, 2 conference rooms, 2 receptions, 1 breakroom
- AMENITIES** • Saunas, Pilates studio, therapy areas, red-light tanning, hot-tub recovery
- FEATURES** • 3-phase power, Dobson Fiber, ADA compliant, steel frame, standing-seam roof
- ACCESS** • Ample parking, multiple entries, I-40 frontage
- IDEAL FOR** • Medical, wellness, fitness, or office use
- PRICE** • \$6,750,000
- STATUS** • Vacant at closing

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PROPERTY FEATURES

PROPERTY TYPE : Commercial - Business

COOLING : Zoned Electric

GARAGE : 40

HEATING : Zoned Gas

LOT SIZE : 3.00 Acres

STORIES : 1.5

YEAR BUILT : 2015

FEATURE DESCRIPTIONS

EXTERIOR : Steel

PARKING : Asphalt

4200 CARRIAGE WAY
MLS# 1199921

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PROPERTY'S POINT OF INTEREST



2814 W Country Club Dr, OKC, OK 73116 • Office: 405-843-8188 | Cell: 580.399.6379



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DEMOGRAPHIICS NEAR 4200 CARRIAGE WAY

	1 MILE	3 MILE	5 MILE
2024 Total Population	336	9,178	15,361
2029 Population	326	8,916	15,001
Pop Growth 2024 - 2029	(2.98%)	(2.85%)	(2.34%)
Average Age	39	36	35
2024 Total Households	127	3,580	6,003
HH Growth 2024 - 2029	(3.15%)	(3.02%)	(2.43%)
Median Household Inc	\$108,654	\$69,122	\$55,389
Avg HUsehold Size	2.6	2.4	2.3
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$287,930	\$219,767	\$204,239
Median Year Built	2002	1983	1982

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TRAFFIC COUNT SUMMARY – I-40

Source	Segment / Location	Year	Vehicles Per Day (AADT)	Notes
ODOT Custer County AADT Map	I-40 east of Weatherford (Main interchange – near Airport Rd)	2023	29,600	Nearest continuous count site; eastbound + westbound combined.
ODOT Custer County AADT Map	I-40 west of Weatherford (SH-54 junction area)	2023	27,800	Adjacent segment; shows slightly lower volume west of town.
ODOT Custer County AADT Map	I-40 east toward Hydro exit	2023	31,000	Slightly higher volume eastbound corridor traffic.
Local Billboard Listing (OK Health & Wellness / Media)	4200 Carriage Way sign location	n/a (≈ pre-2023)	23,400	Marketing-based estimate, likely pulled from older ODOT data.

VISIBILITY & TRAFFIC EXPOSURE

DATA SOURCES

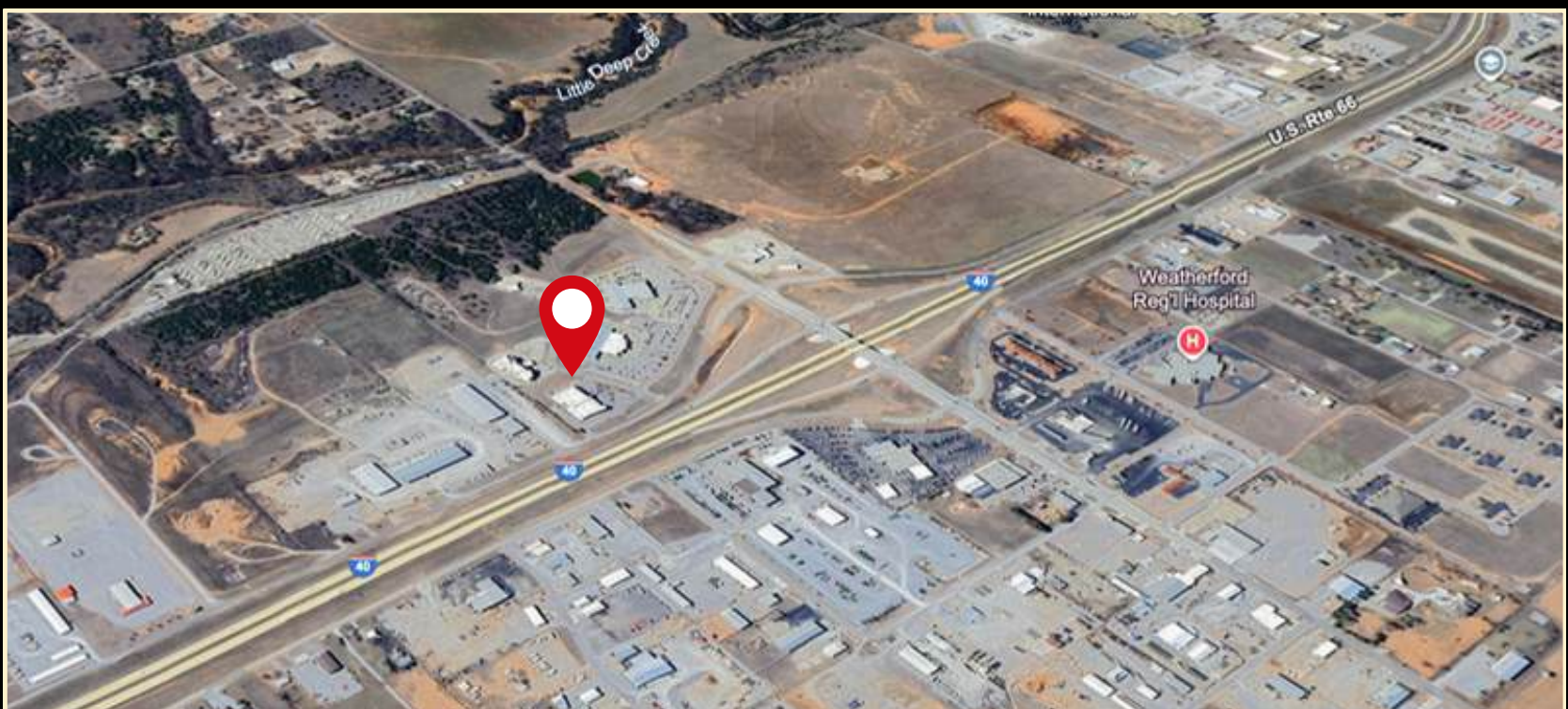
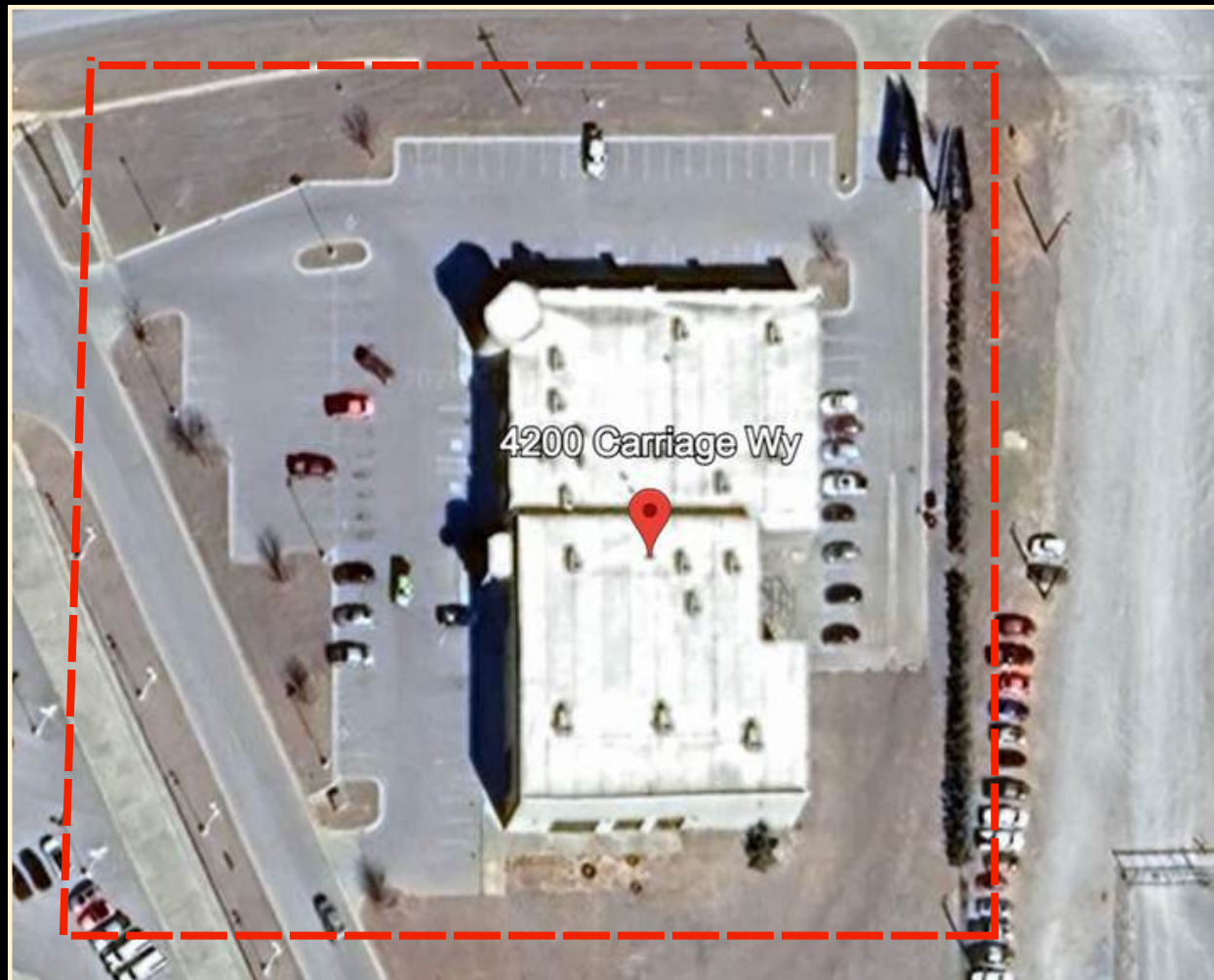
According to the Oklahoma Department of Transportation’s 2023 Custer County AADT map, Interstate 40 adjacent to the subject property carries approximately 29,600 vehicles per day, with adjacent segments ranging from 27,800 to 31,000 AADT through Weatherford. A local sign operator quoting the same site markets an AADT of 23,400 vehicles/day, based on earlier ODOT counts.



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EXTERIOR PHOTOS



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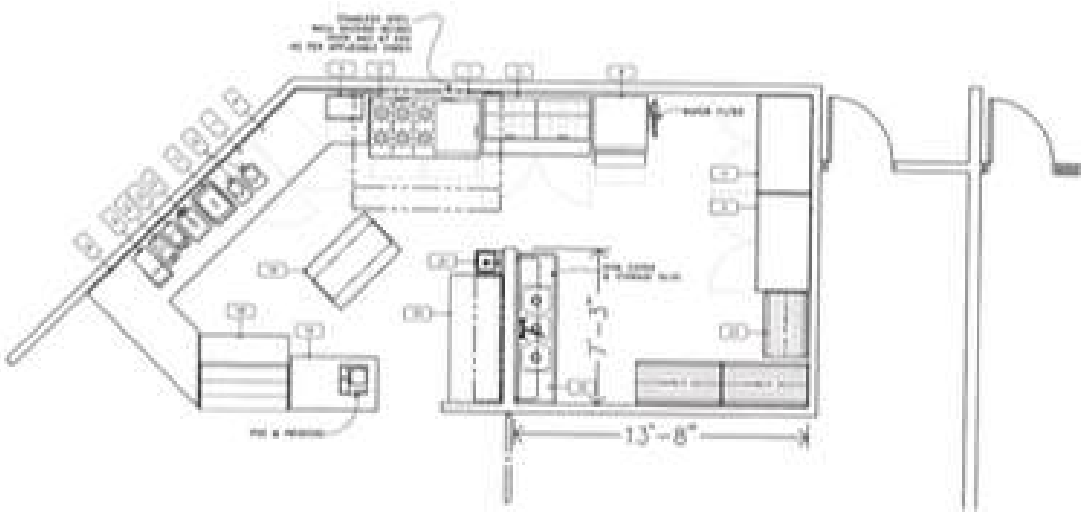
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1 KITCHEN EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

FOODSERVICE EQUIPMENT LIST	
1	EXHAUST HOOD SYSTEM W/ FIRE SUPPRESSION
2	BUT RANGE W/ OVEN BAKE
3	REFRIGERATED SANDWICH CASE
4	REACH-IN REFRIGERATOR 2 SECTION
5	REACH-IN FREEZER 2 SECTION
6	UNDERCOUNTER FREEZER REACH-IN
7	UNDERCOUNTER REFRIGERATOR REACH-IN
10	BLENDER (JOPY)
11	SHRIMP ON ICE BIN
12	DUMP SINK
13	COFFEE GRINDER
14	COFFEE BREWER
15	TEA BREWER
16	CUSTOM BEVERAGE & ORDER LINE
17	SPARE HUMMER
18	REFRIGERATED GRAB-N-GO DISPLAY COOLER
19	MOBILE S/S WORK TABLE
20	S/S LANDING & SERVING TABLE W/ OVERSHELF
21	DEDICATED HAND SINK
22	THREE COMP SINK / POT BACK
23	SHELVING QTY PER PLAN

General Notes

NOTICE! These documents are provided for information purposes only and shall not be construed to be architectural, interior design, or engineering designs, specifications, or layouts. These documents are not to be used for construction unless reviewed and approved by a licensed architect or engineer, as well as all governmental agencies having authority over the project.

No.	Revisions/Issues	Date

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HEALTH AND WELLNESS
WETHERFORD, OK

FOODSERVICE
EQUIPMENT PLAN

JAN 31st 2015

Scale 1/4" = 1'-0"

FS1

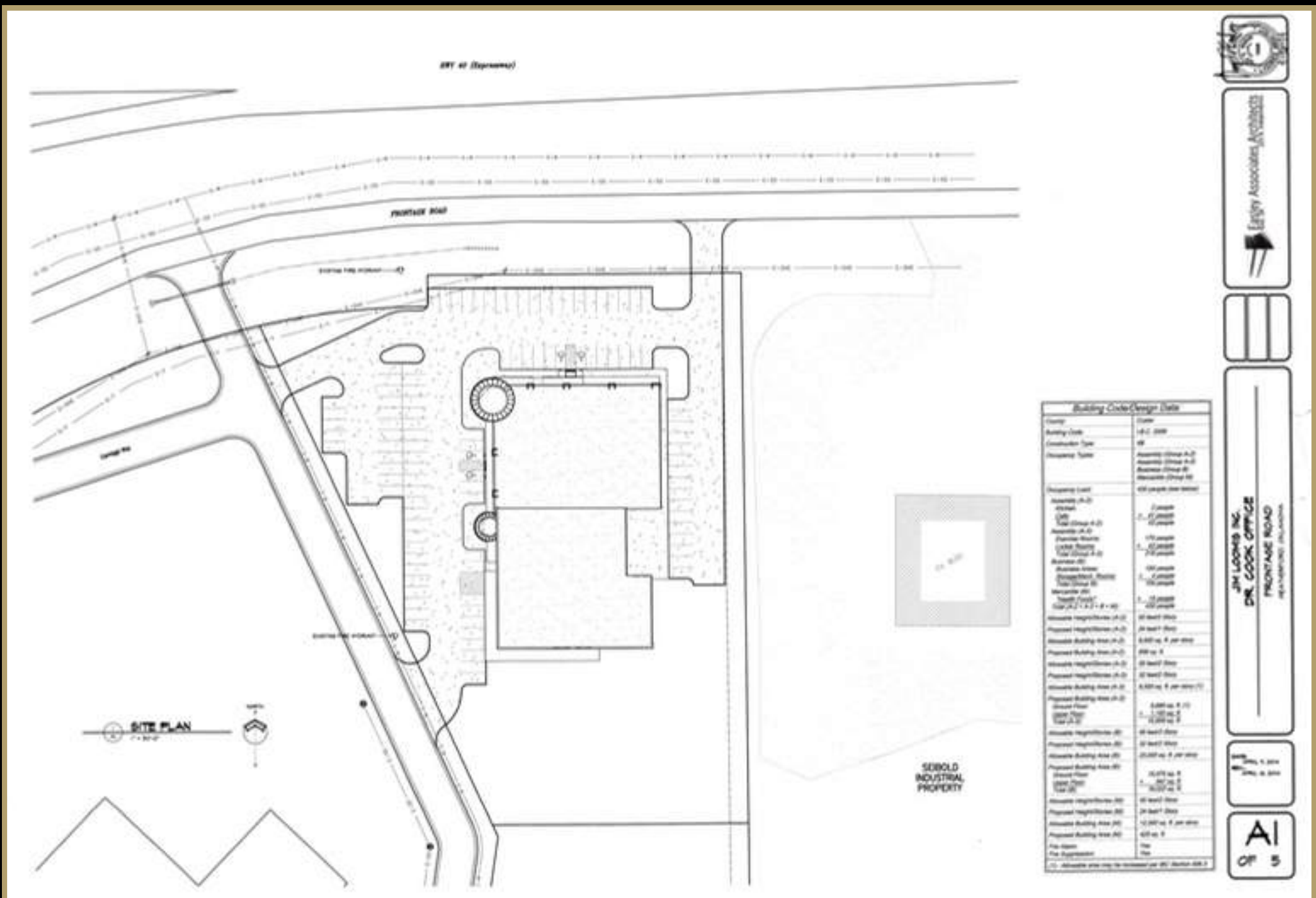
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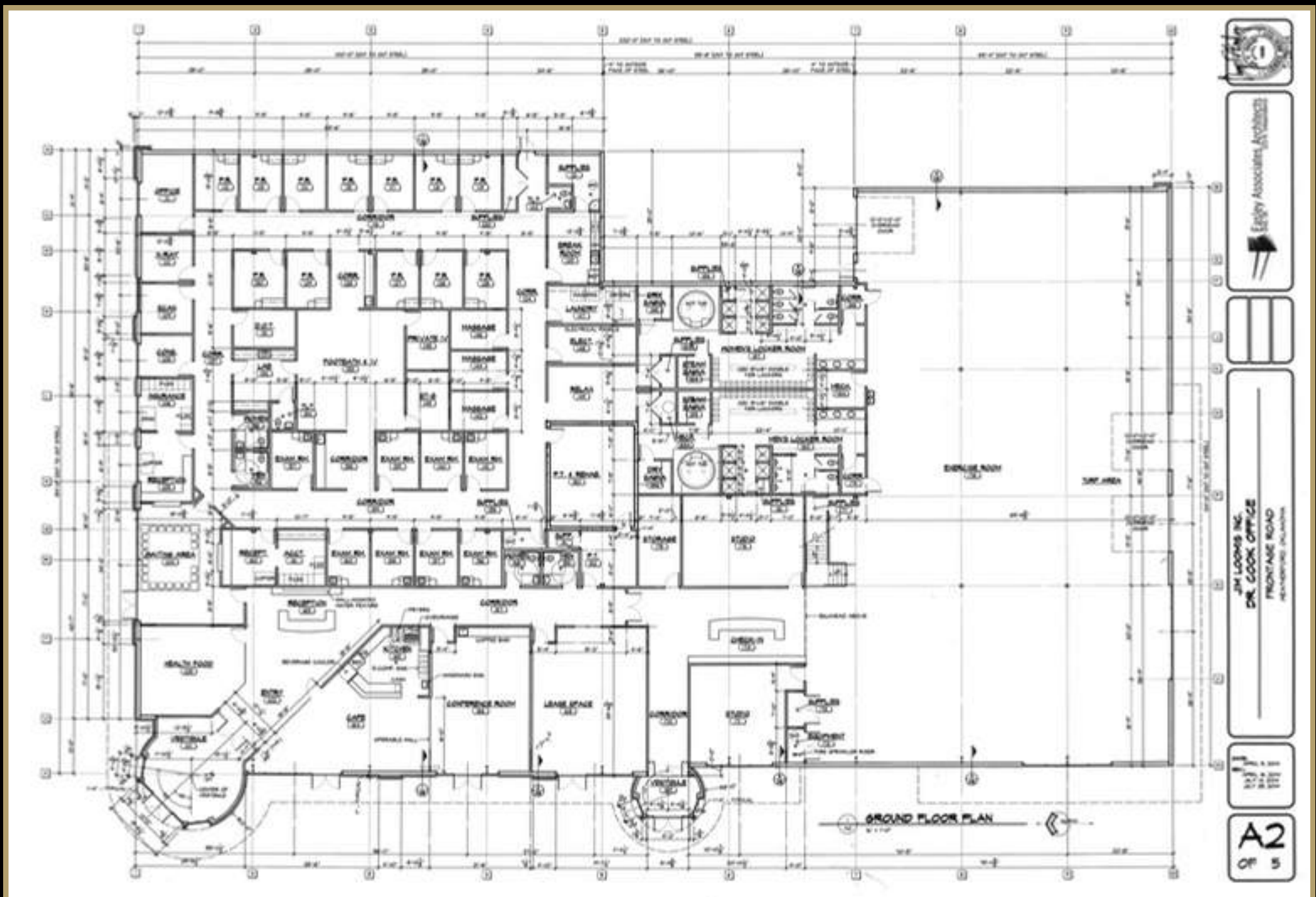
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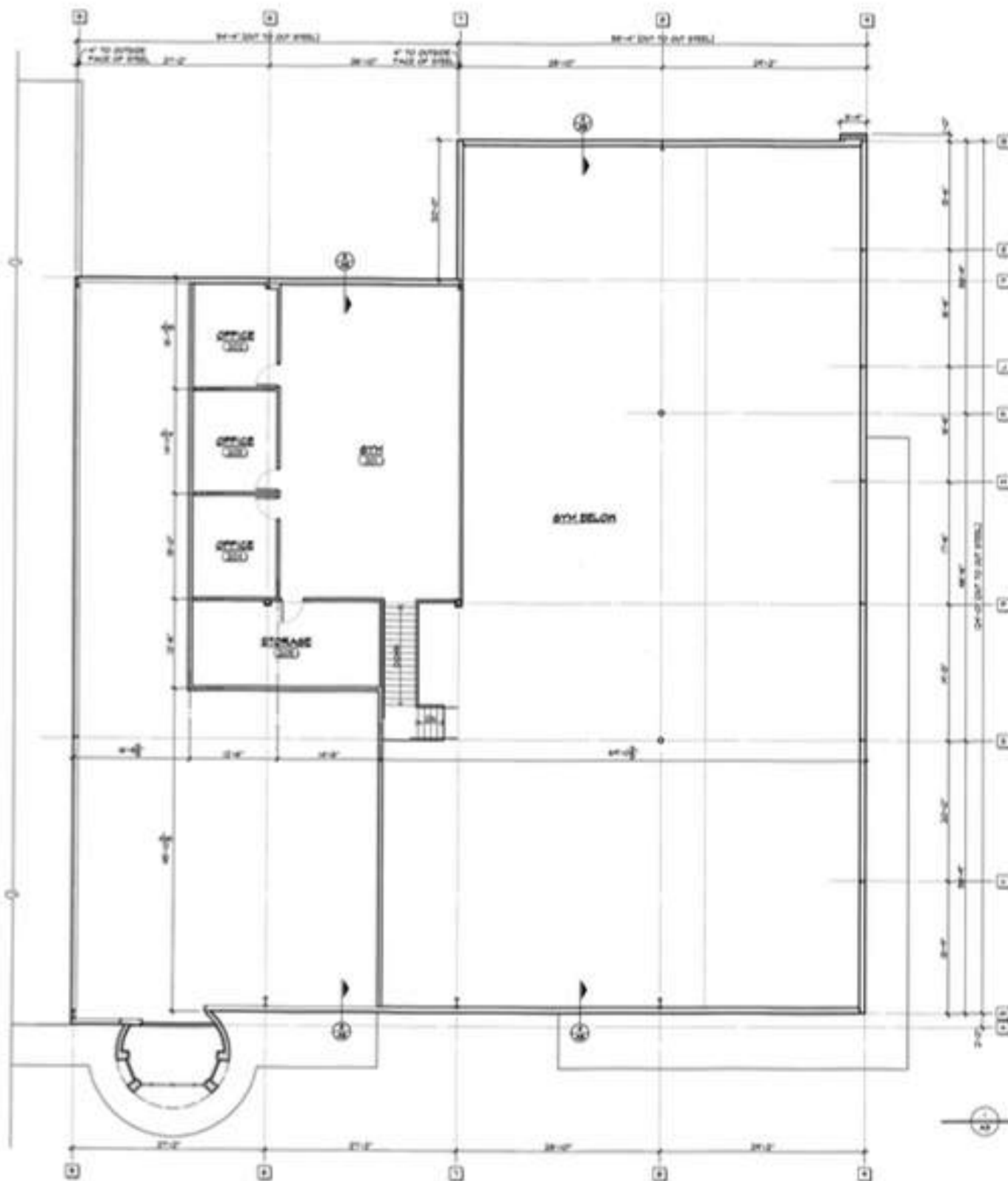
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UPPER FLOOR PLAN
1/4" = 1'-0"



Easley Associates Architects
1111 N. Main Street
Weatherford, Oklahoma 73087

JIM LOOMIS INC.
DR. COOK OFFICE
FRONTAGE ROAD
WEATHERFORD, OKLAHOMA

DATE: APRIL 8, 2014
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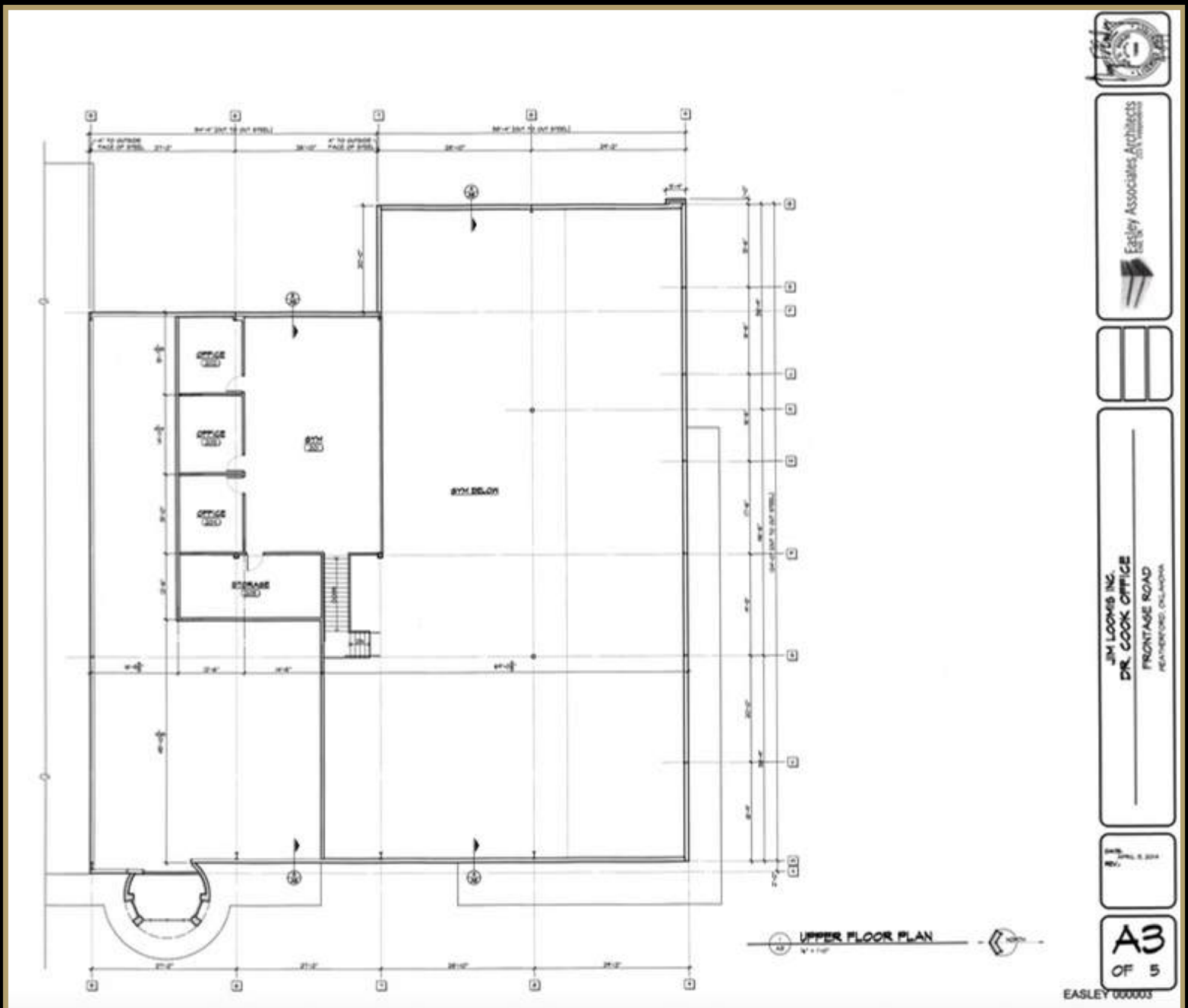
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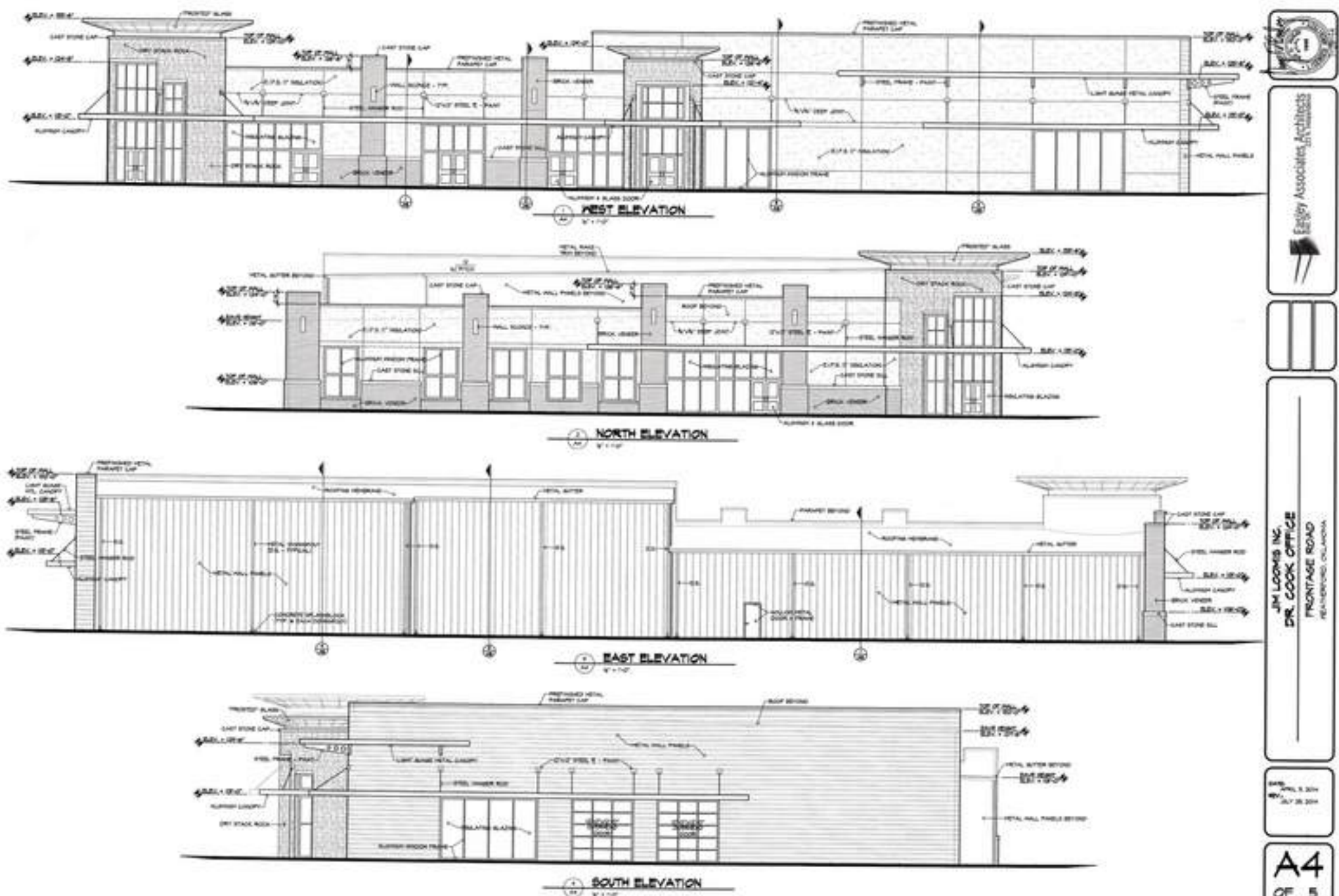
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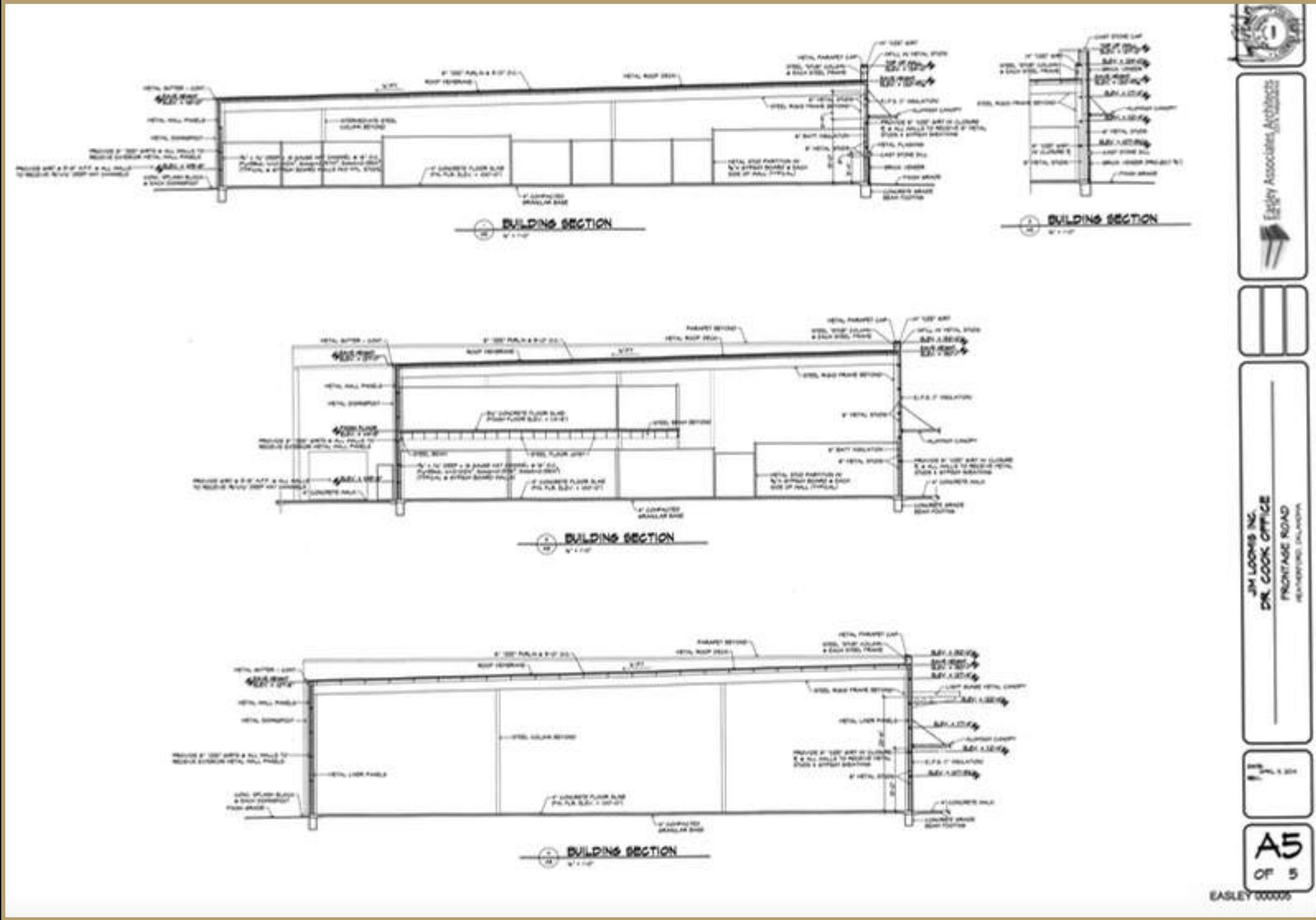


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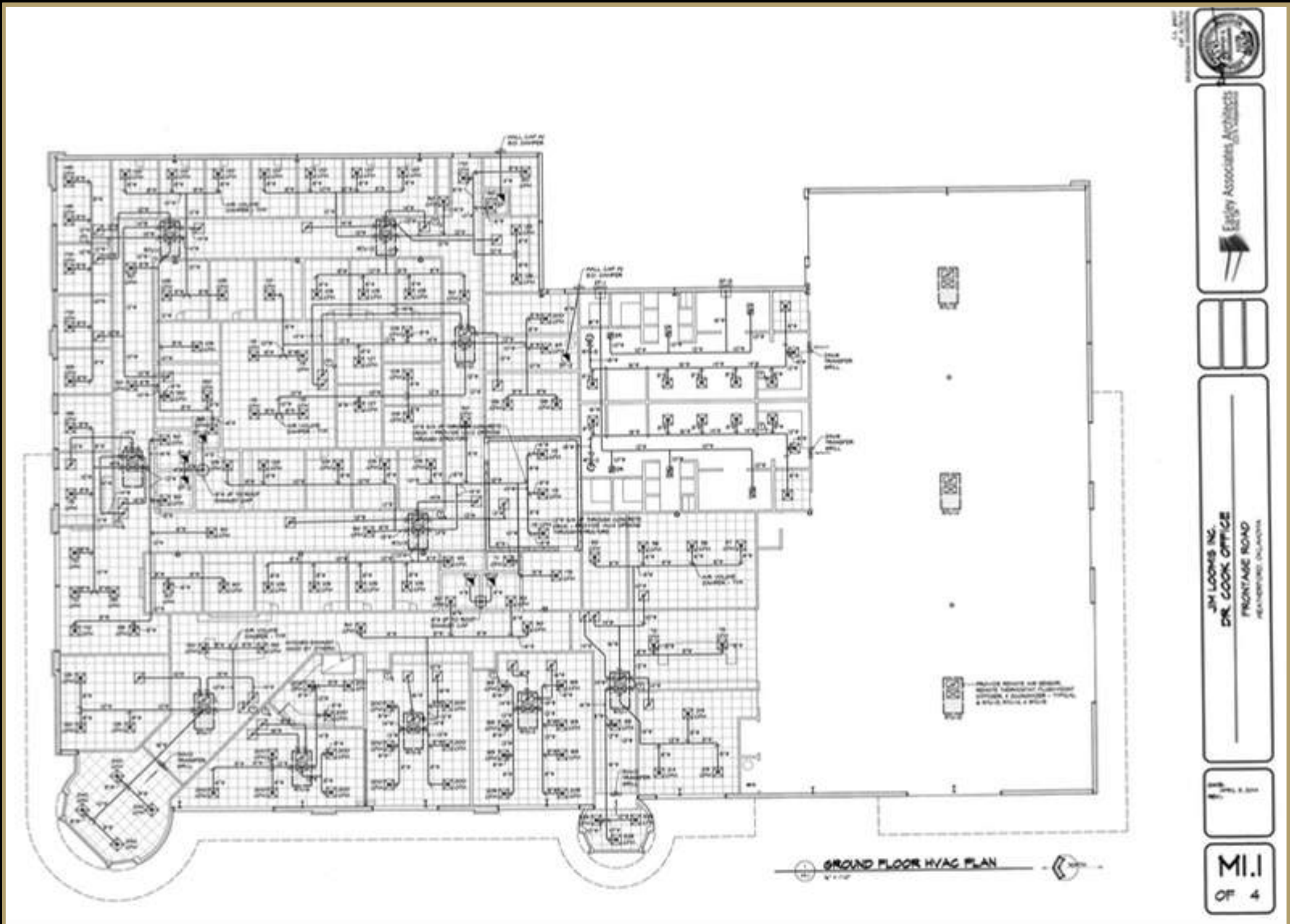


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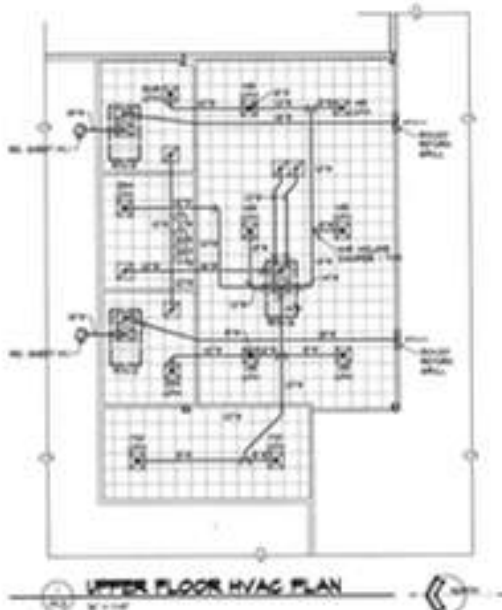
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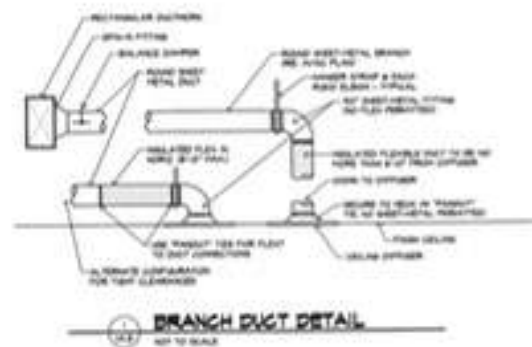
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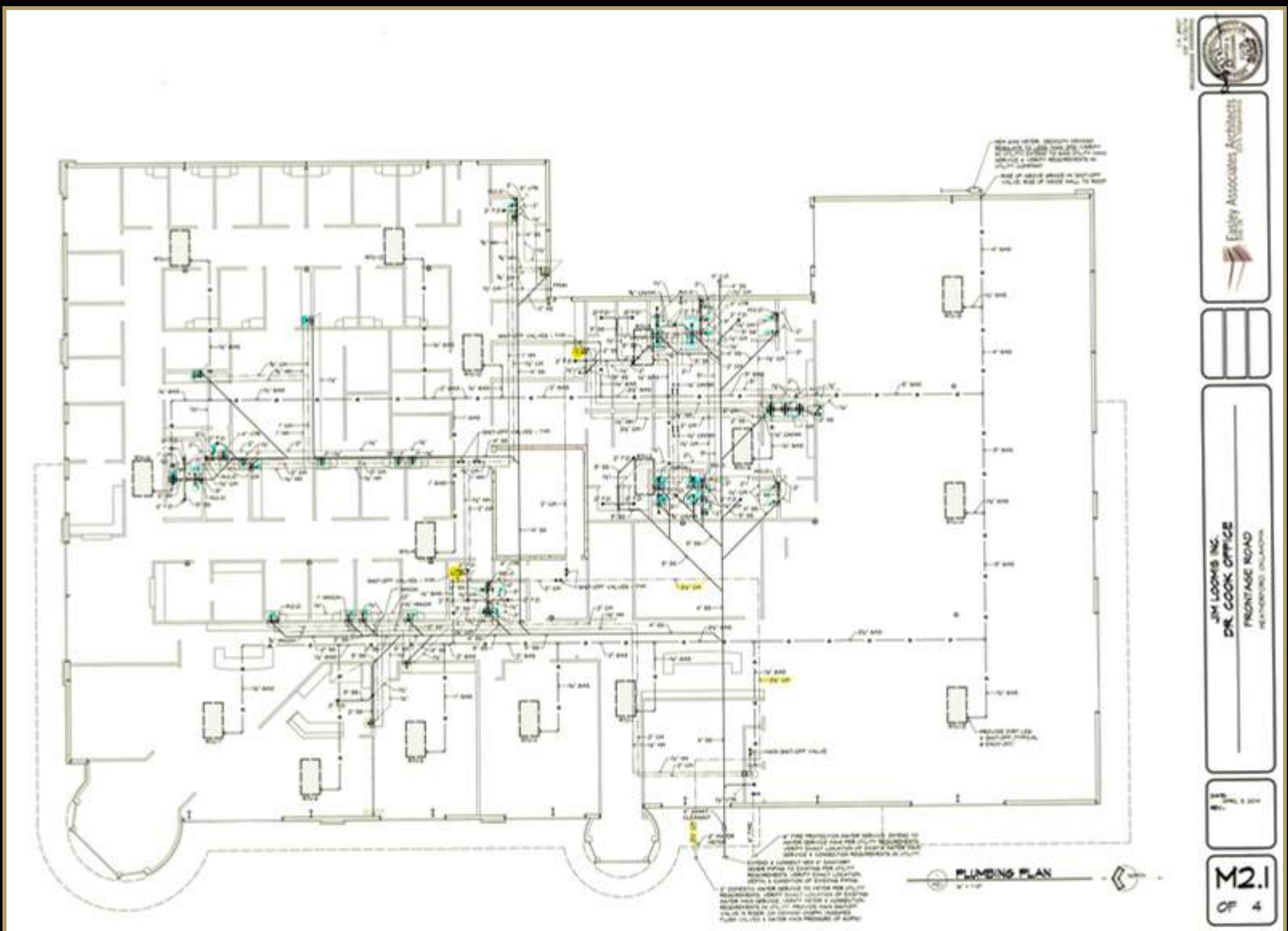
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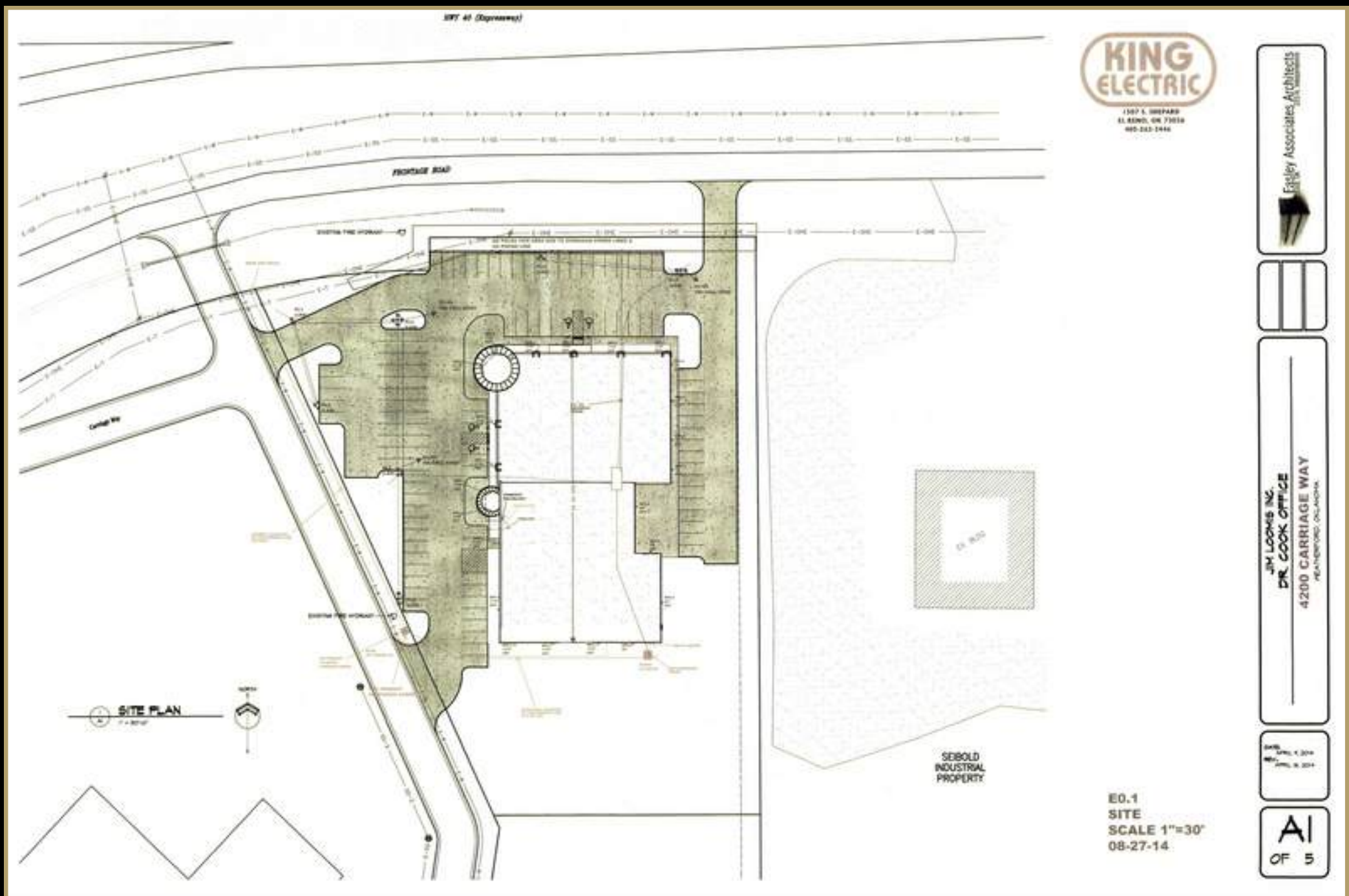


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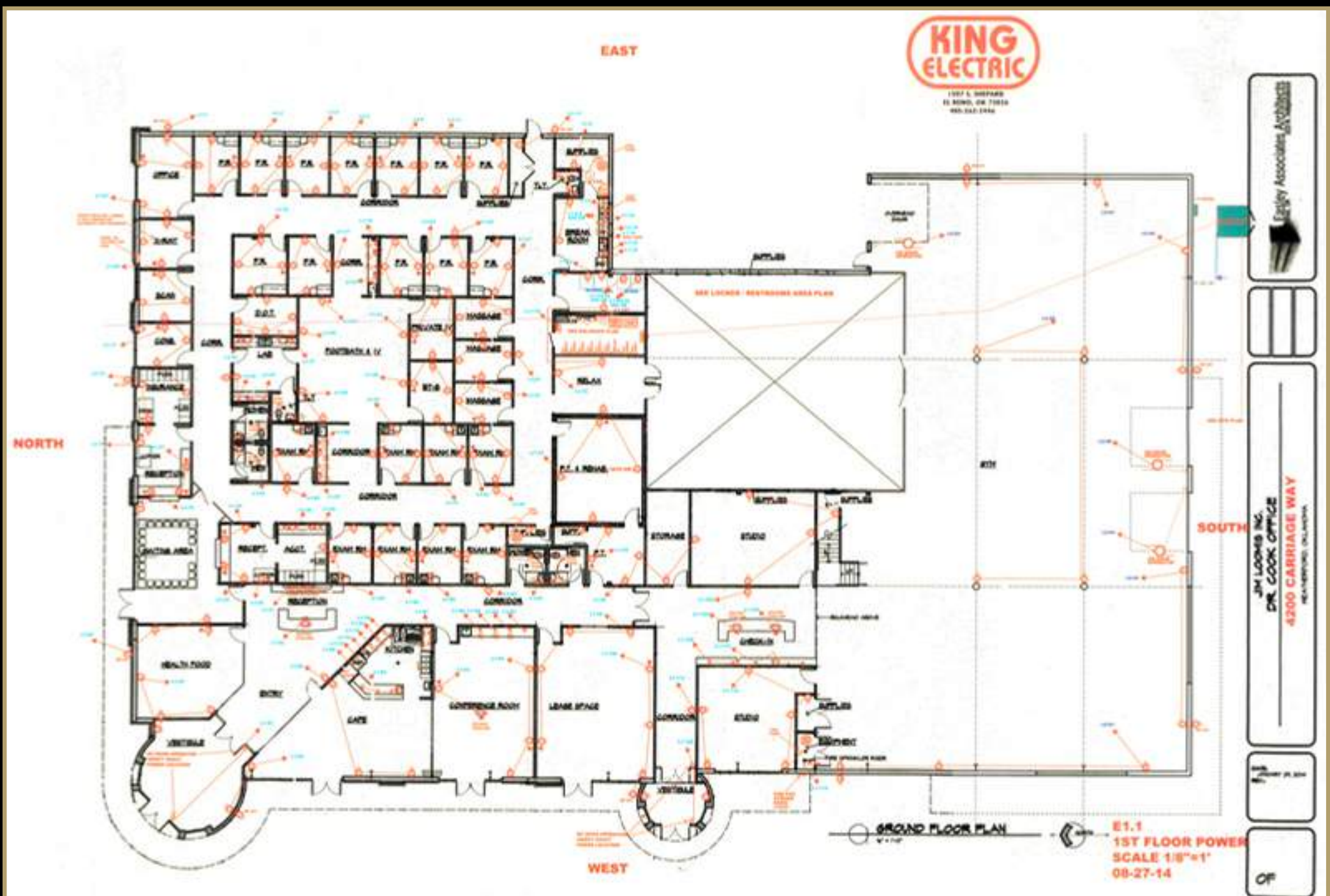
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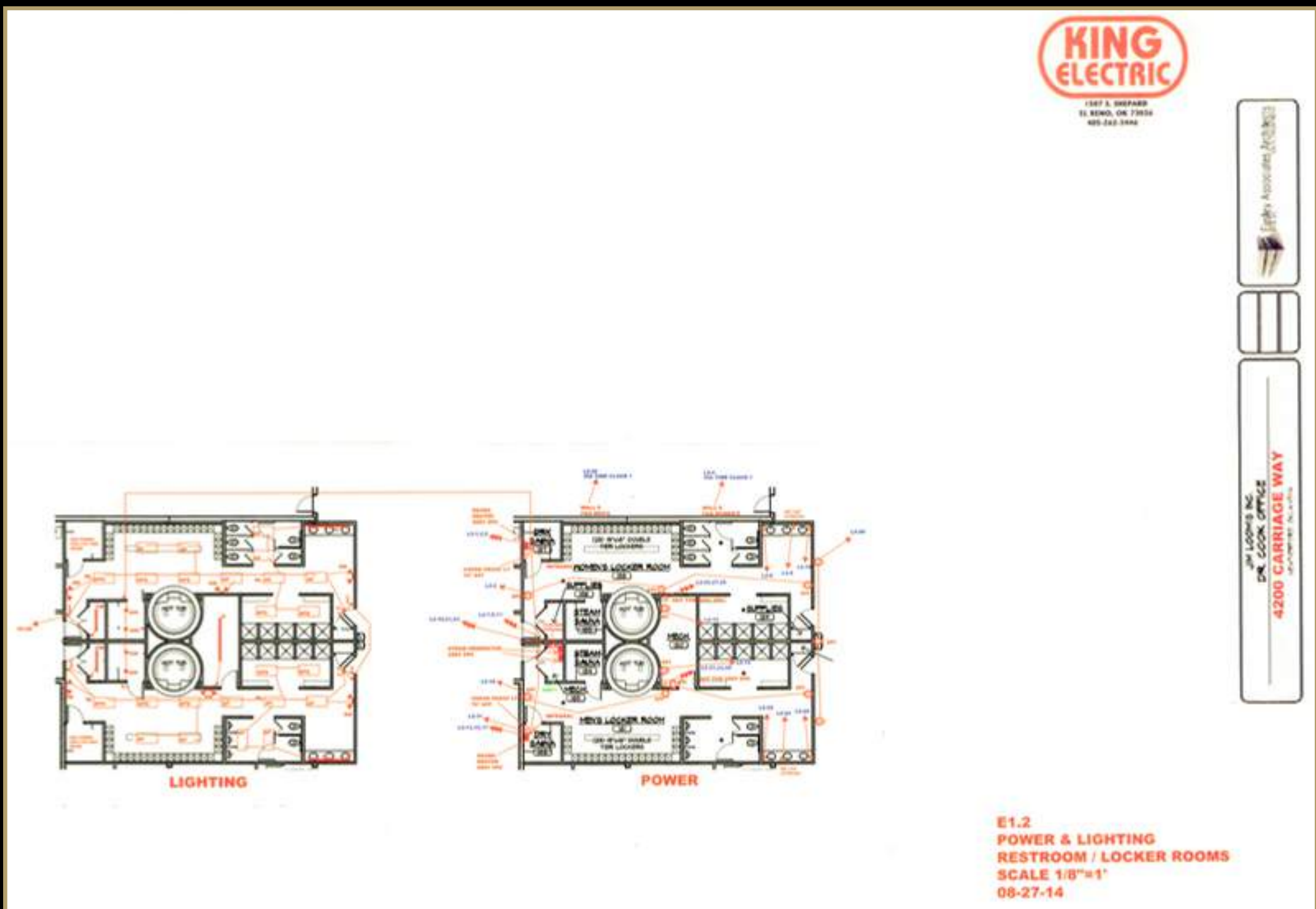


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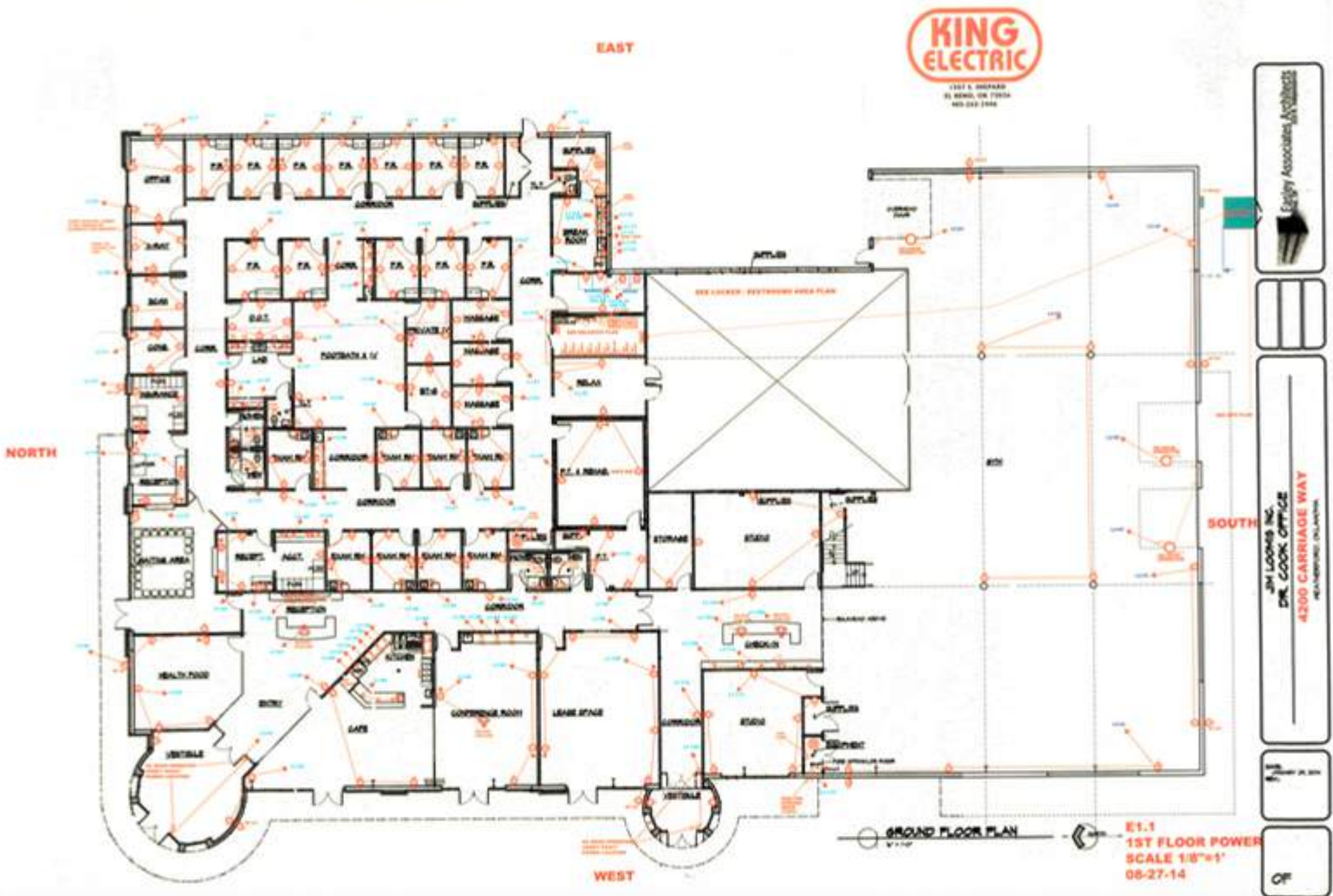
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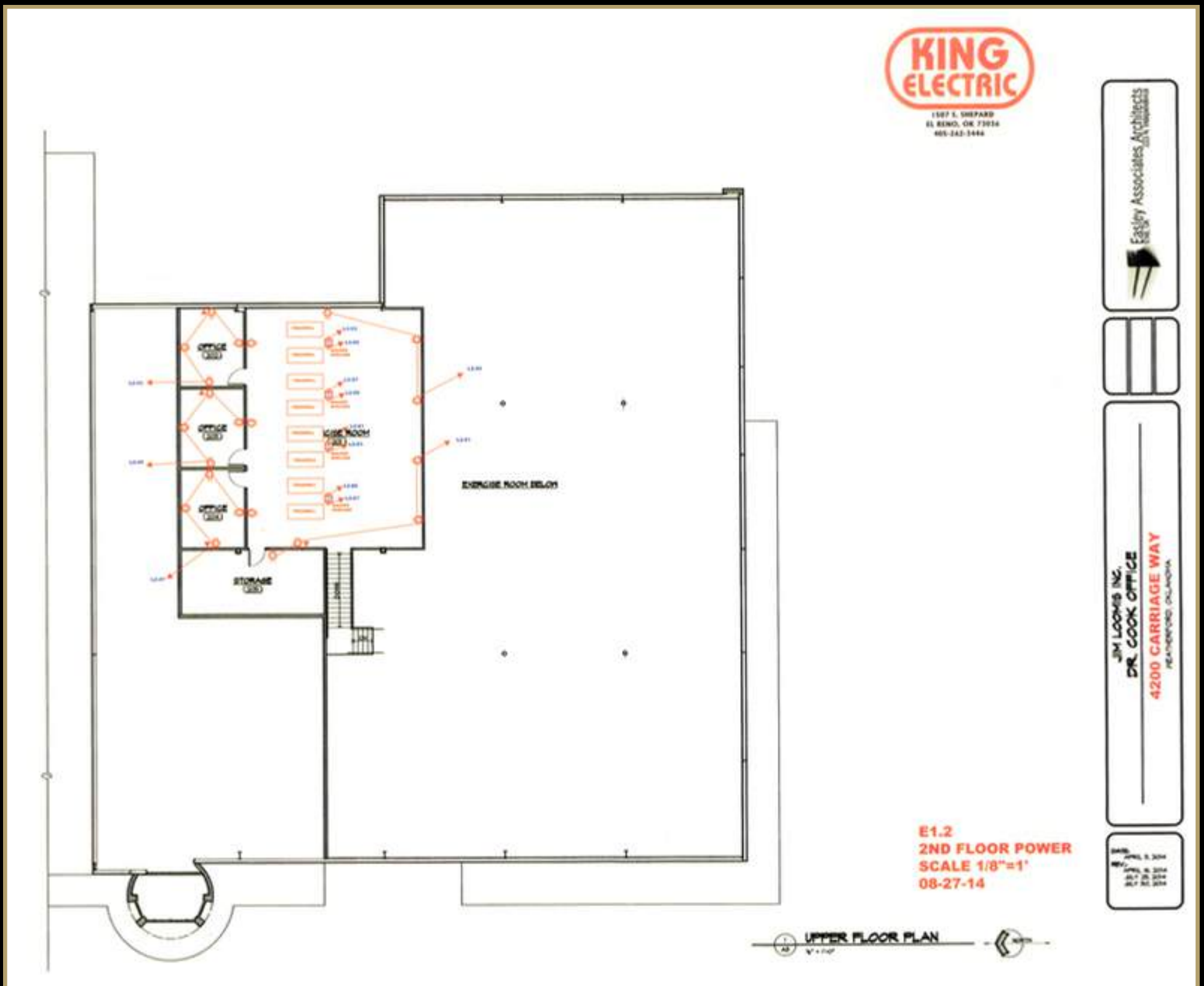
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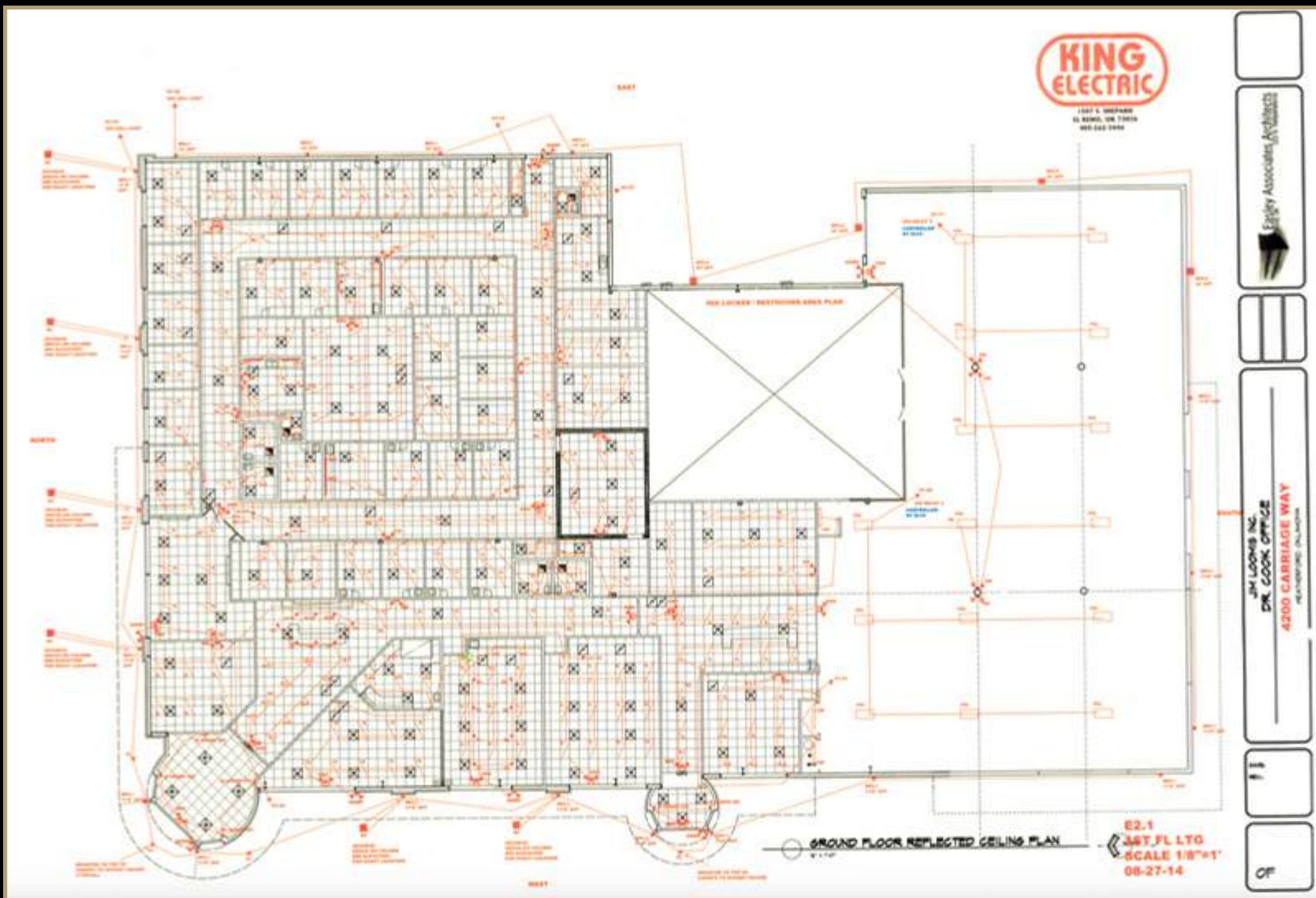


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