



1020-1026 FORT WORTH HIGHWAY



SPECS

Zoning: C1

Renovated in 2020

Total Size: 19,400 SF

Contact Brokers For Price

For Sale

Prime Mixed-Use Investment Opportunity in Weatherford, TX

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PROPERTY OVERVIEW:

This investment opportunity includes a 100% occupied **9,000 SF multi-tenant building**. Additionally, the property features a **10,400 SF office/warehouse** occupied by a long-term tenant, accompanied by a 26,000 SF fenced yard. Improvements total 19,400 SF, situated on 2.158 acres, making it an **easy value-add investment**.

Total SF: 19,400 SF Mixed-Use property in excellent condition

Zoning: C1

Vacancy: 100% Occupied

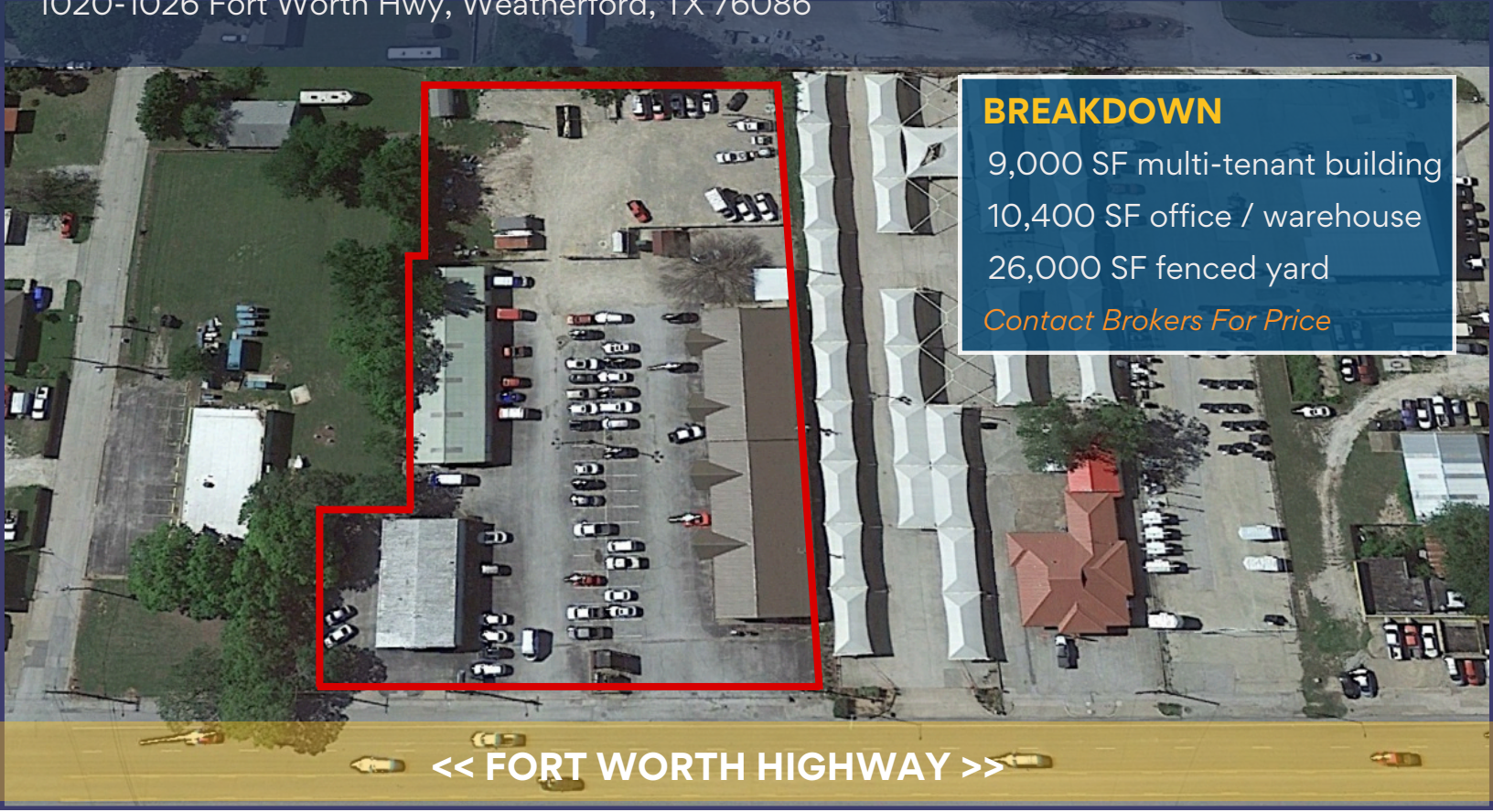
PROPERTY HIGHLIGHTS:

- Built in 1996, renovated in 2020
- Current Monthly Revenue of \$19,792.24
- Fronts Fort Worth Highway, near downtown Weatherford with 22,000 VPD

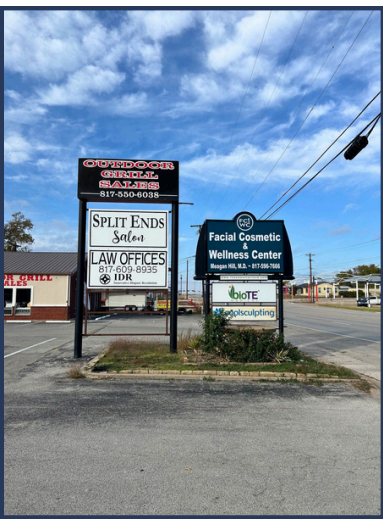


For Sale

1020-1026 Fort Worth Hwy, Weatherford, TX 76086



BREAKDOWN
9,000 SF multi-tenant building
10,400 SF office / warehouse
26,000 SF fenced yard
Contact Brokers For Price



DEMOGRAPHICS (3 MILE RADIUS)



Average Household Income: \$93,495



Population: 34,942



Total Specified Consumer Spending: ≈ \$410M



Median Age: 38



Why Invest in Weatherford, TX?

STRATEGIC GROWTH. REVITALIZED DOWNTOWN. LONG-TERM VALUE.

Weatherford is undergoing a wave of thoughtful development, blending small-town charm with strategic investment in infrastructure, residential, and commercial growth. Positioned just west of Fort Worth, the city is attracting attention from investors and developers seeking opportunity in a high-growth, pro-business environment.

DOWNTOWN REVITALIZATION & COMMUNITY ENGAGEMENT

Weatherford is investing heavily in its historic downtown to boost economic activity and quality of life. Projects like a boutique hotel built from shipping containers, streetscape improvements, and artful redevelopment are bringing new energy to the area. These efforts are supported by local partnerships and events like the Historic Hustle 5K, gift card programs, and music-friendly community initiatives that encourage both tourism and local spending.

INFRASTRUCTURE & RETAIL EXPANSION ALONG I-20

Significant infrastructure improvements are underway to support future growth along the I-20 corridor, including roadway widening, roundabouts, pedestrian upgrades, and better access to commercial sites. These projects are designed to attract national retailers and facilitate new development while preserving Weatherford's small-town charm. Strategic transportation upgrades are key to unlocking the area's retail and mixed-use potential.

CONSTRUCTION

Major infrastructure project location @ Interstate 20 Frontage Road & South Bowie Drive

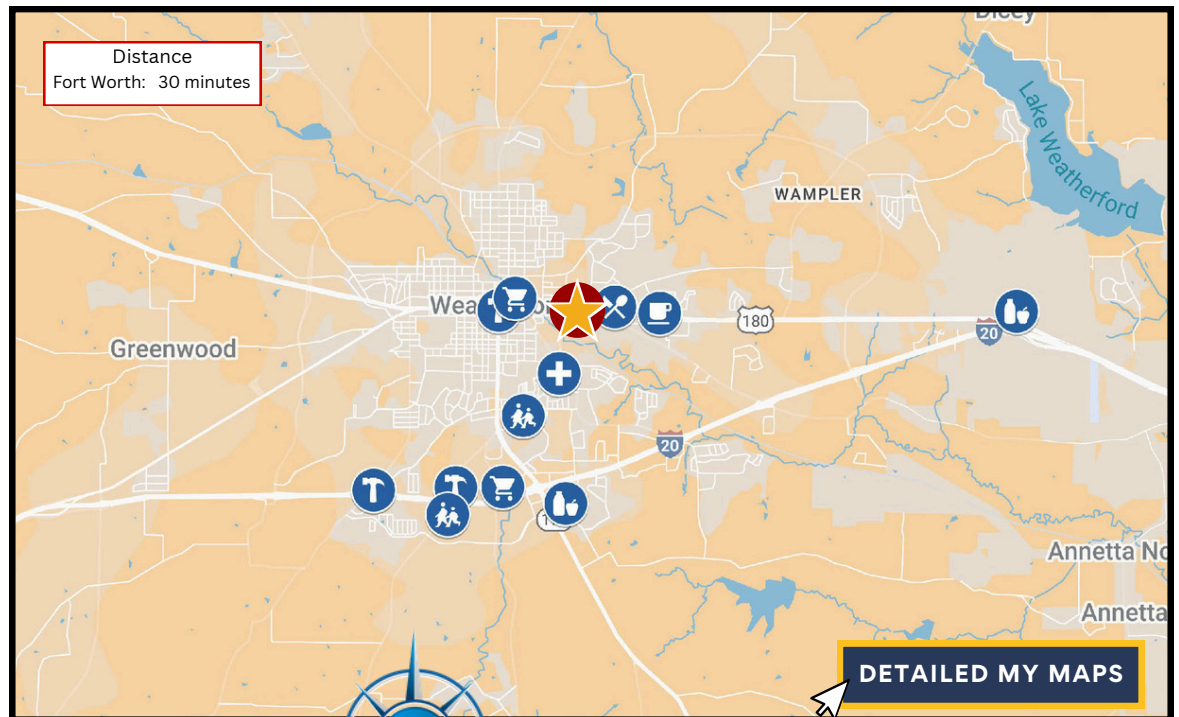
LEO at Bethel Place (Residential Development)

Boutique Hotel Project (Shipping Container Hotel)

HIGHLIGHTS

Proximity to I-20 (via S Main St or Bowie Dr)

US-180 / Fort Worth Hwy (traffic count: 22,000 VPD)



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TREC Information About Brokerage Services

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