

Land ★ SALE

108 & 112 E INTERSTATE 20, WEATHERFORD TX

1.74 ACRES

LanCarteCRE.com

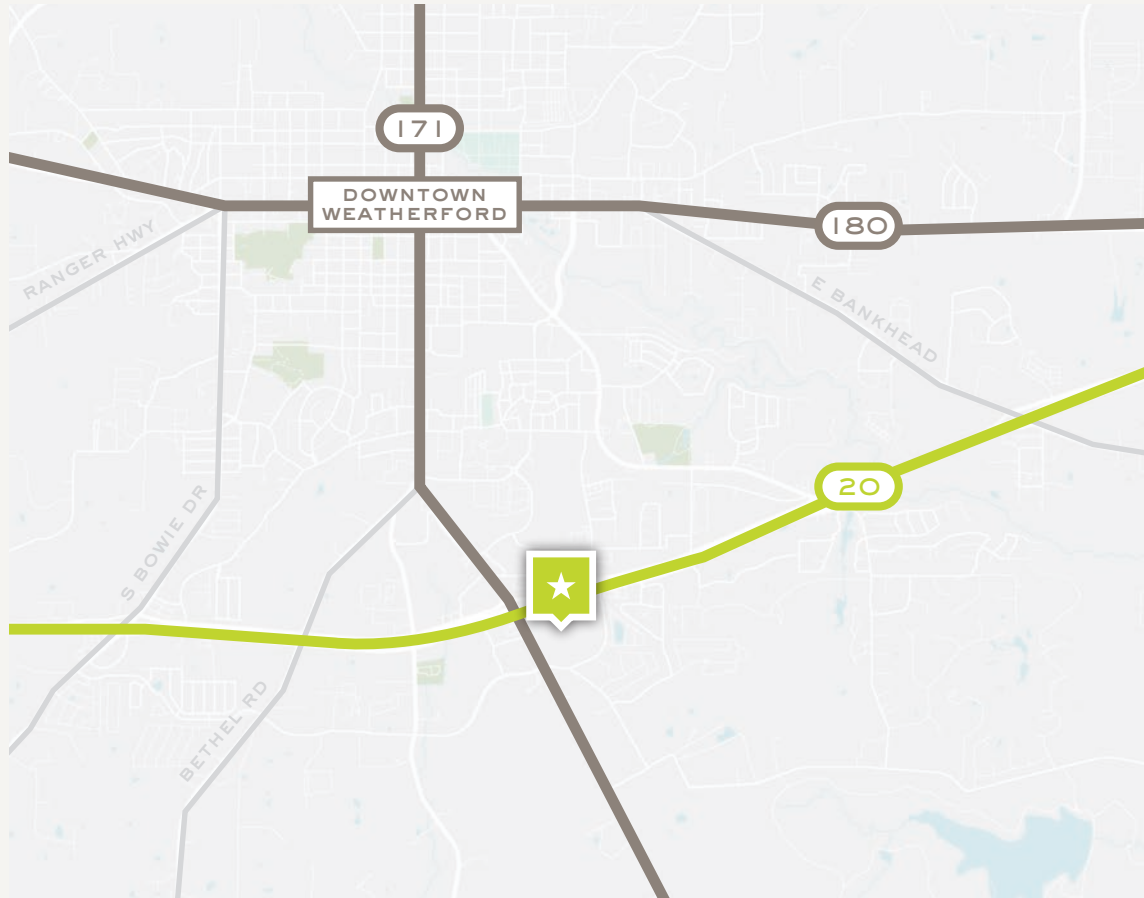


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PROPERTY FEATURES

- 1.74 Acres
- Zoning: C2 Interstate
- Proposed Use: Bank, Commercial, Fast Food, Health Care, Hospitality, Parking Lot, Restaurant, Retail
- 130' Frontage on Interstate 20
- Utilities to Site with Drive Through Capability
- High Traffic Count: 56,000 VPD

LOCATION OVERVIEW

Highly visible retail pad-site, approx. 76,000 SF or 1.74 acres available for sale, ground lease or build-to-suit. The subject property is located at the **primary intersection of I-20 E and Hwy. 171 (S. Main St)** in Weatherford, a nearby suburb of Ft Worth. It is situated in the **271,829 SF Regional Power Center**, the Weatherford Marketplace, the largest power center of its kind in the area, serving as the retail shopping destination for five surrounding counties. This **high-traffic opportunity** is adjacent to shadow anchors, Target, Best Buy, Kohls and Lowe's and is surrounded by several other strong regional and national retailers. The subject property is directly behind Chipotle and features a large pylon signage fronting I-20 service road seeing nearly 56,000 vehicles per day. The trade area population is currently approximately 134,000 and growing. The property also is located only 3.5 miles away from the newly confirmed Costco. The property is zoned C2 Interstate, allowing for a large variety of uses. This pad-site would make a fantastic location for a bank, restaurant/QSR or any other stand alone retail operator.



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- | | |
|---|--|
| 1  | 8  |
| 2  | 9  |
| 3  | 10  |
| 4  | 11  |
| 5  | 12  |
| 6  | 13  |
| 7  | 14  |
| 15 Texas Roadhouse | 28 Cracker Barrel |
| 16 Towneplace Suites | 29 TJ Maxx |
| 17 Fairfield Inn | 30 Firehouse Subs |
| 18 Comfort Inn | 31 Michaels |
| 19 Quality Inn | 32 McAlister's |
| 20 Subway | 33 AT&T |
| 21 Exxon | 34 Olive Garden |
| 22 Waffle House | 35 Buffalo Wild Wings |
| 23 H&R Block | 36 McDonald's |
| 24 Chipotle | 37 IHOP |
| 25 Whataburger | 38 Starbucks |
| 26 On the Border | 39 Raising Cane's |
| 27 Chili's | |

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QSR RENDERING



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SURVEY

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CITY OF WEATHERFORD, TX

Weatherford, situated on I-20, is a key logistical hub with easy access to the largest inland metropolitan area in the U.S. The city's strategic location ensures efficient local and national connectivity, enhanced by nearby intermodal facilities at Alliance Airport in Fort Worth. With access to major interstates and airports, Weatherford is well-positioned for rapid travel and business operations across.

- Ranked #1 for business 12 years in a row (Chief Executive)
- Ranked #1 in business climate, infrastructure and exports (Business Facilities)
- Ranked #1 in lowest tax burden and new business investment
- Ranked #1 in most state highway and freight miles
- Ranked #1 in attracting business talent (Forbes)
- Ranked #7 in Forbes "American Cities of the Future" (Dallas)
- For the 11th year in a row, Area Development magazine honored Texas with their Silver Shovel award for winning new business investment and job creation.
- Costco location in Weatherford at the northwest corner of Interstate 20 and Center Point Road (estimated completion early 2025).



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DEMOGRAPHICS



POPULATION & INCOME

POPULATION

26.7K

MEDIAN AGE

38.7

HOUSEHOLDS

10.5K

INCOME

\$73.3K

PER CAPITA

\$34.9

MEDIAN NET WORTH

\$111.1K

EMPLOYMENT

WHITE COLLAR

61.1%

SERVICES

12.2%

BLUE COLLAR

26.7%

UNEMPLOYMENT

3.2%

EDUCATION

NO DIPLOMA

11%

SOME COLLEGE

35%

SOME HS

30%

GRAD/DEGREE

24%



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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