

Industrial ★ LEASE

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OLD AIRPORT RD & HWY 171, WEATHERFORD, TX 76087

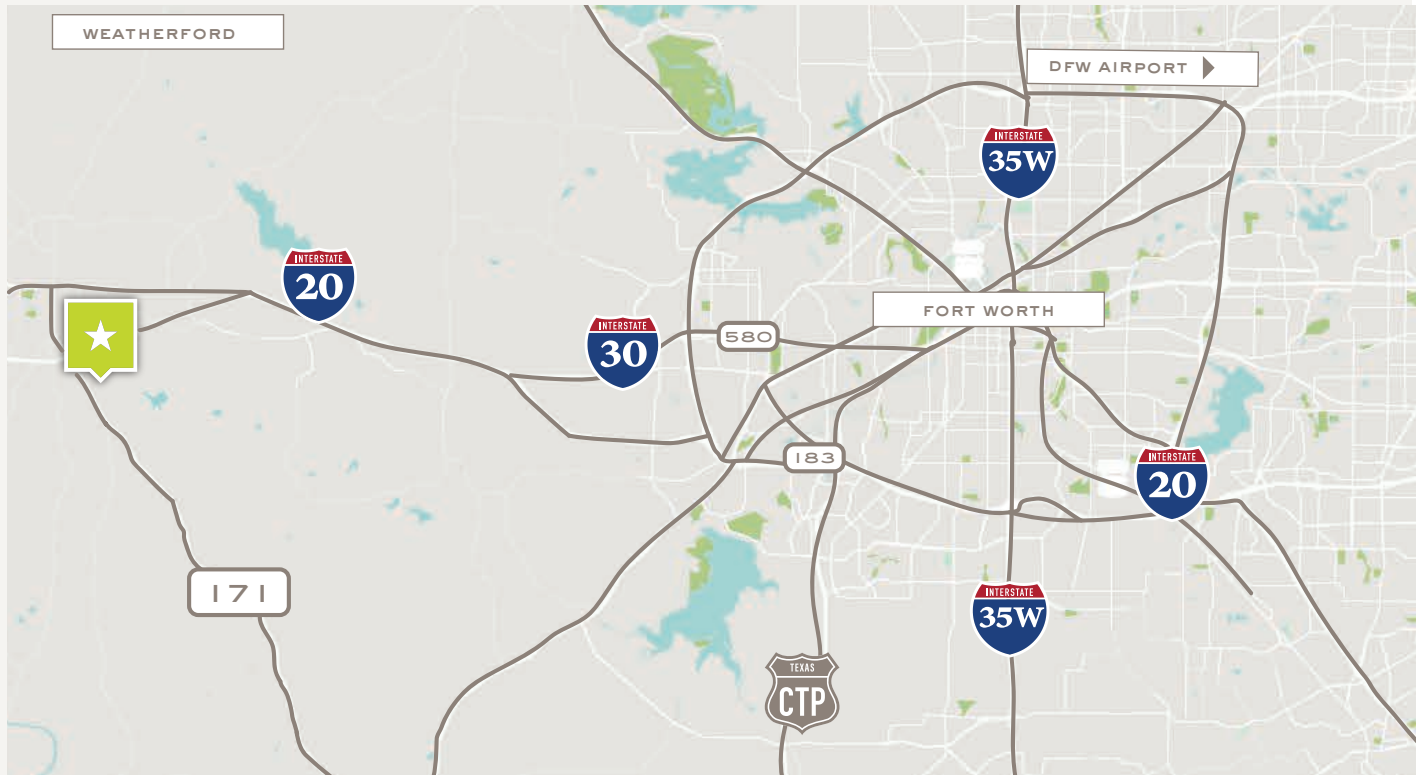
TWO(2) 40,500 SF BUILDINGS - LOT 1 & LOT 2



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PROPERTY FEATURES

- Lot 1 - 20,000-40,500 SF Available
- Lot 2 - 20,000-40,500 SF Available
- Land Area: Lot 1: 2.91 AC
- Land Area: Lot 2: 2.83 AC
- Additional Yard Space Available (2-5 AC)
Estimated Completion Q4 2026
- Situated in Parker County ETJ
- Excellent visibility and connectivity from SH 171 and I-20
- Ideal for logistics, distribution, or light industrial uses.
- Ample parking and truck maneuvering areas.

LOCATION OVERVIEW

The Weatherford 171 Industrial Development is located at the southeast corner of SH 171 and Old Airport Road in Weatherford, TX, just off I-20 for easy access to Fort Worth and the DFW Metroplex. Situated in the ETJ, the site benefits from future growth potential, regional connectivity and very few zoning restrictions/regulations.

LEASING STRUCTURE

CONTACT BROKER

AVAILABLE SPACES

LOT 1	40,500 SF
LOT 2	40,500 SF

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SURROUNDING RETAILERS

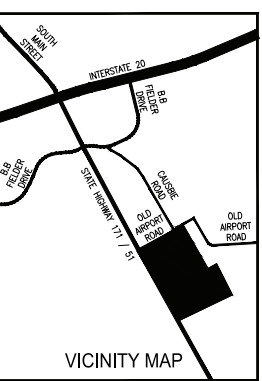
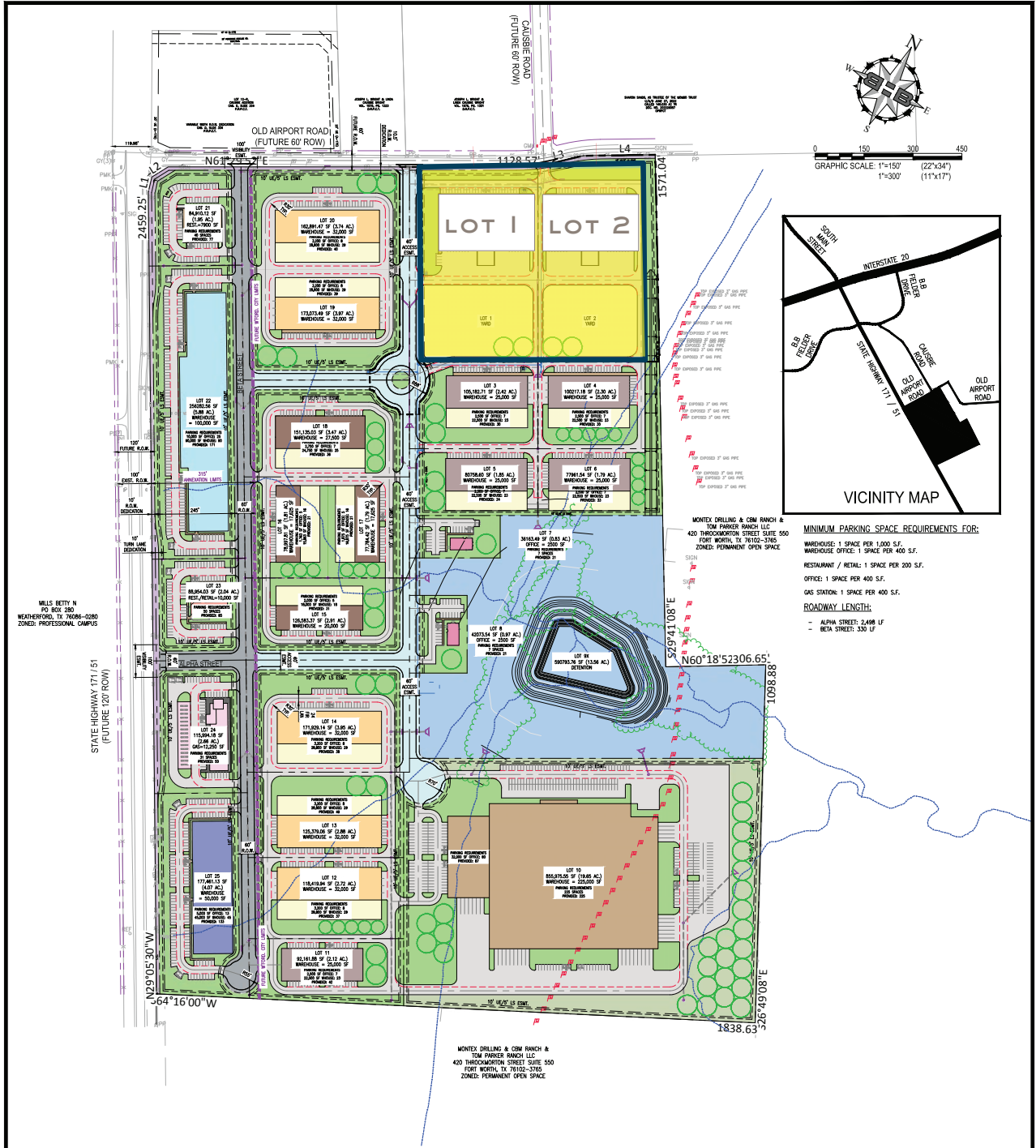


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SITE PLAN



MINIMUM PARKING SPACE REQUIREMENTS FOR:

- WAREHOUSE: 1 SPACE PER 1,000 S.F.
- WAREHOUSE OFFICE: 1 SPACE PER 400 S.F.
- RESTAURANT / RETAIL: 1 SPACE PER 200 S.F.
- OFFICE: 1 SPACE PER 400 S.F.
- GAS STATION: 1 SPACE PER 400 S.F.

ROADWAY LENGTH:

- ALPHA STREET: 2,498 LF
- BETA STREET: 330 LF

LAND USE SUMMARY

SYMBOL	NOTES	ACRES
[Purple Box]	FM 51171 AND OLD AIRPORT RD. R.O.W. DEDICATION	1.22
[Light Blue Box]	60' WIDE PUBLIC ACCESS ESMT.	4.27
[Dark Blue Box]	60' PUBLIC R.O.W.	3.89
[Brown Box]	WAREHOUSE (17,625 - 27,500 SF)	3.76
[Orange Box]	WAREHOUSE (25,000 SF)	2.87
[Yellow Box]	WAREHOUSE (32,000 SF)	3.67
[Dark Yellow Box]	WAREHOUSE (50,000 SF)	1.13

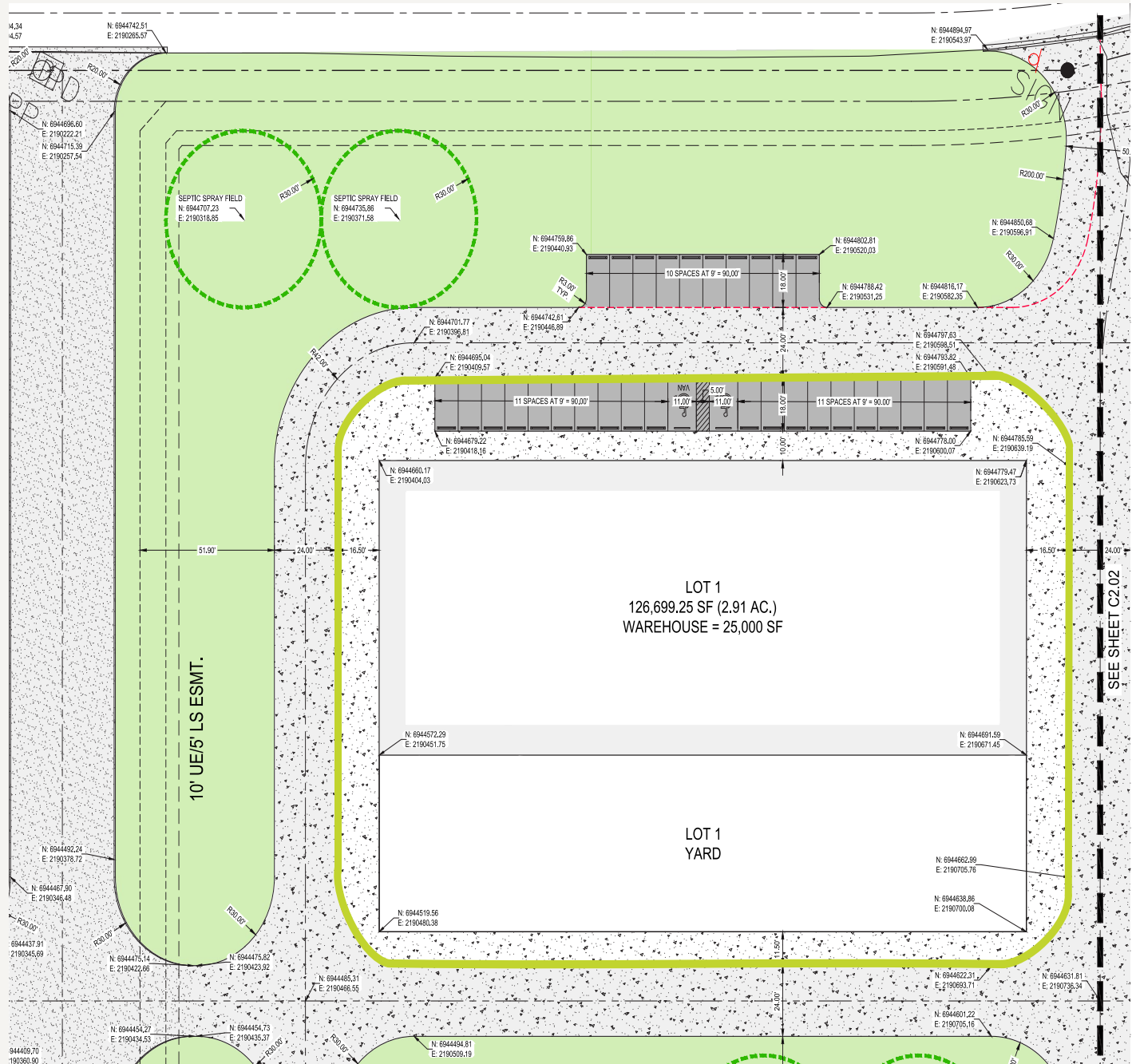
CONCEPT PLAN FOR
171 INDUSTRIAL PARK, LLC.
 BEING 100.00 ACRES TRACT SITUATED IN
 THE T. WOOLEY SURVEY, ABSTRACT NUMBER 1674,
 THE C. NORMAN SURVEY, ABSTRACT NUMBER 2241,
 THE D. LIGON SURVEY, ABSTRACT NUMBER 2019, &
 THE J. GRIFFITH SURVEY, ABSTRACT NUMBER 542

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LOT 1



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SIMILAR DEVELOPMENT EXAMPLE





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

MARK BOONE

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