



10,136 sf Office / Warehouse

1220 Mineral Wells Hwy (US 180) | Weatherford, TX



FOR SALE OR LEASE

10,136 sf office/warehouse with highway frontage on 1.6 Acres

- Approximately 2,500 sf retail up front (shell condition) plus 7,500 sf warehouse with up to 14' clear height
- 5 oversize grade level doors, one of which has interior dock high loading and crane
- 270' +/- of frontage on Mineral Wells Highway and 250+/- on W Spring St at rear.
- High visibility elevated pylon sign
- Flexible zoning, large site, and floor plan is ideal for office/warehouse, contractor supply, showroom, retail with storage, etc.
- Large 1.597+/- acre gravel parking site has potential for heavy parking
- New R-38 roof in 2021, recent exterior paint,
- New electrical to building, two new 200 amp panels inside
- 3 Gas heaters (approx 5 years old), city water, city sewer.

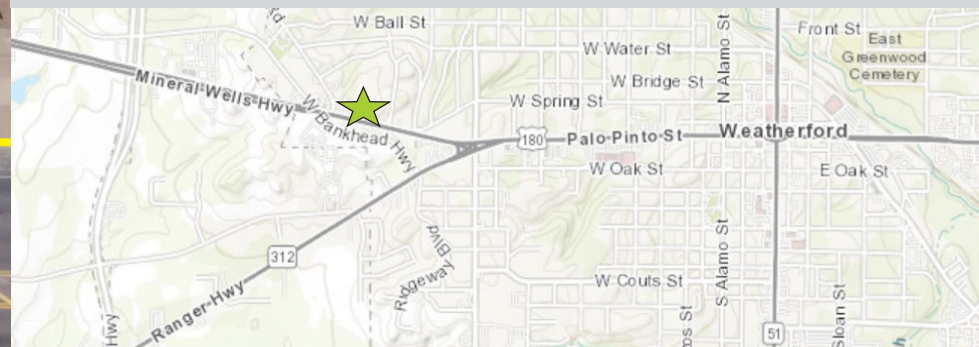
Zoning C1—General Commercial

Traffic counts 14,500 VPD on Mineral Wells Hwy (2017)

Demographics	3 mile	10 miles	15 miles
Population	25,100	76,752	128,856
Median HH Income	\$63,137	\$78,744	\$87,582

For Sale \$1,595,000

For Lease \$13/sf NNN



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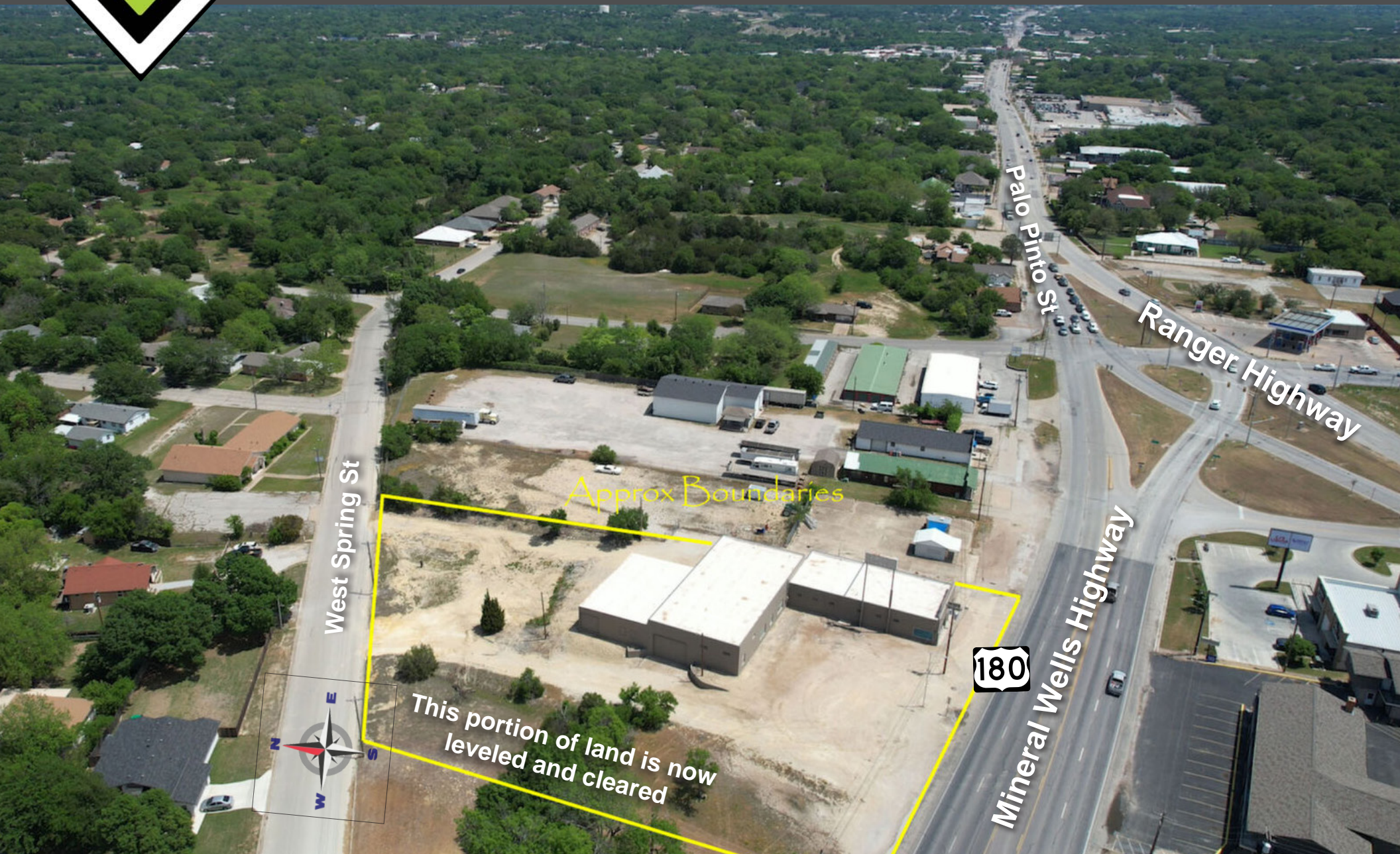
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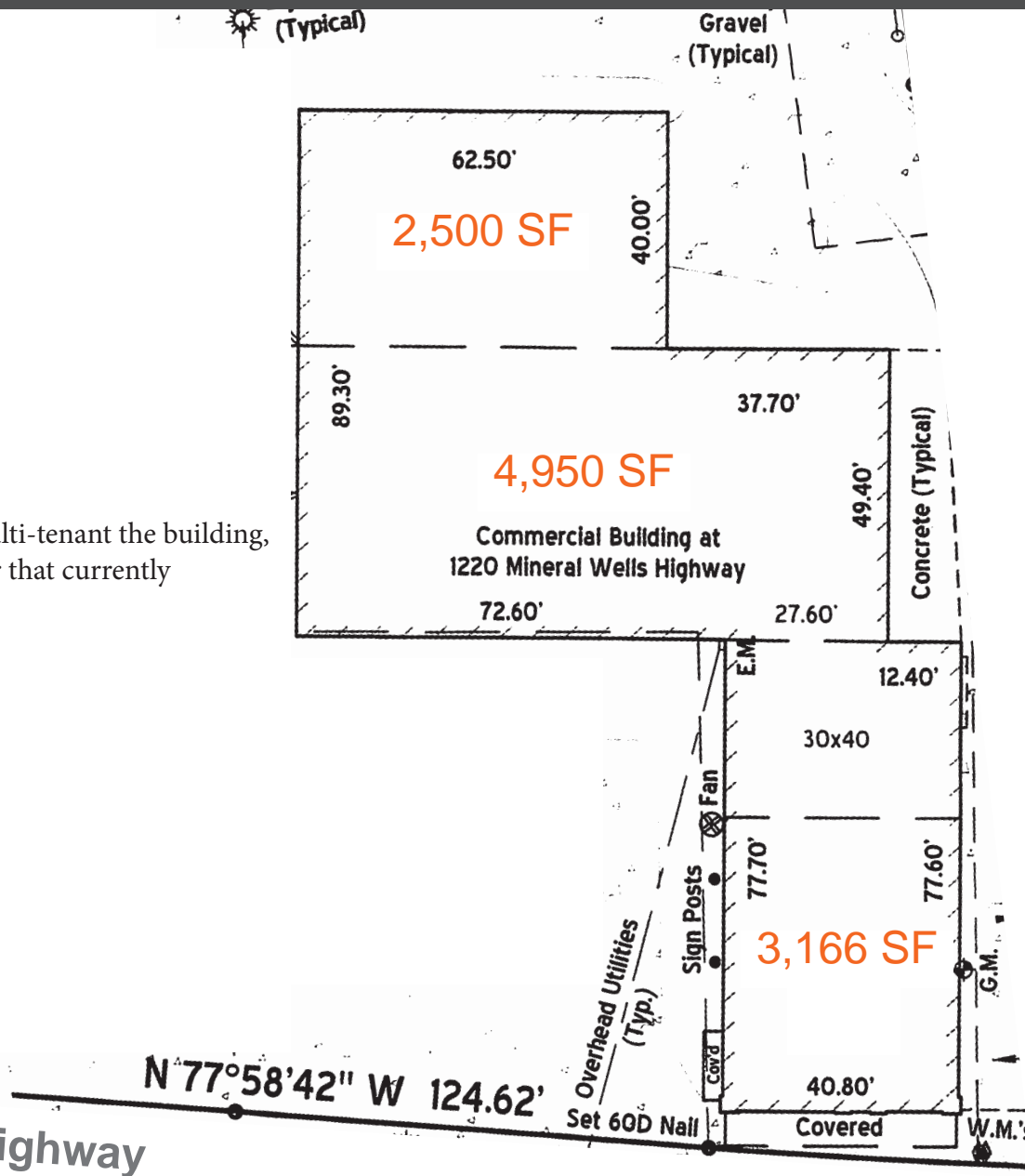
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There is some potential to multi-tenant the building,
but it is not set up for that currently



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View Facing East

7,500+/- sf of
warehouse area

3,166+/- sf of
showroom space in
front facing Mineral
Wells Hwy

multiple high
visibility signage
options



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View Facing East

grade level door

This door opens to dock high unloading inside. Also grade level door on opposite side of building in this section.

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View Facing West



Exterior has fresh paint and entire building had roof replaced in 2021.
Other updates inside and in progress.

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Front showroom area approximately
40' wide and 48' deep

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It would be possible to use the front of the building for one use and the back of the building for another use, with some upgrades.

Back of the showroom area approximately 40' wide and 30' deep, combined front of building is 3,166 sf

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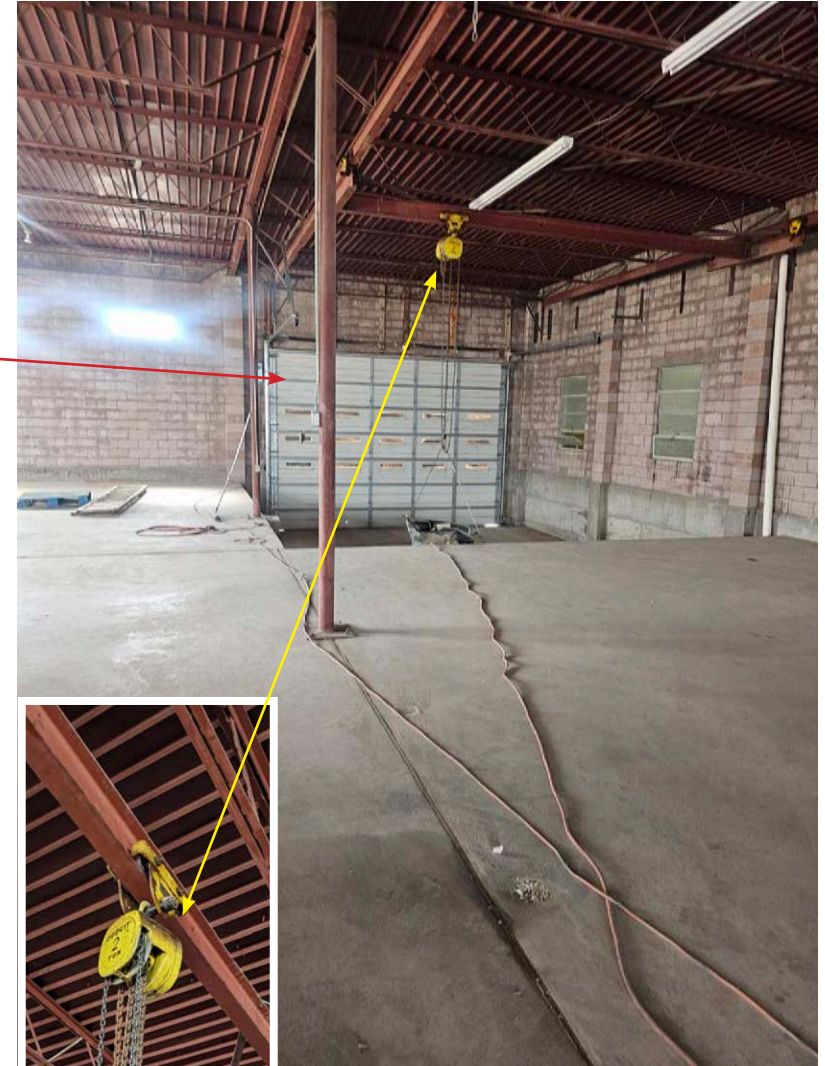


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One of the exterior grade level doors is at a lower elevation which accommodates enclosed dock height unloading on the interior. It also is enhanced by a 2 ton mounted overhead crane.



**Middle warehouse section
7500 sf**

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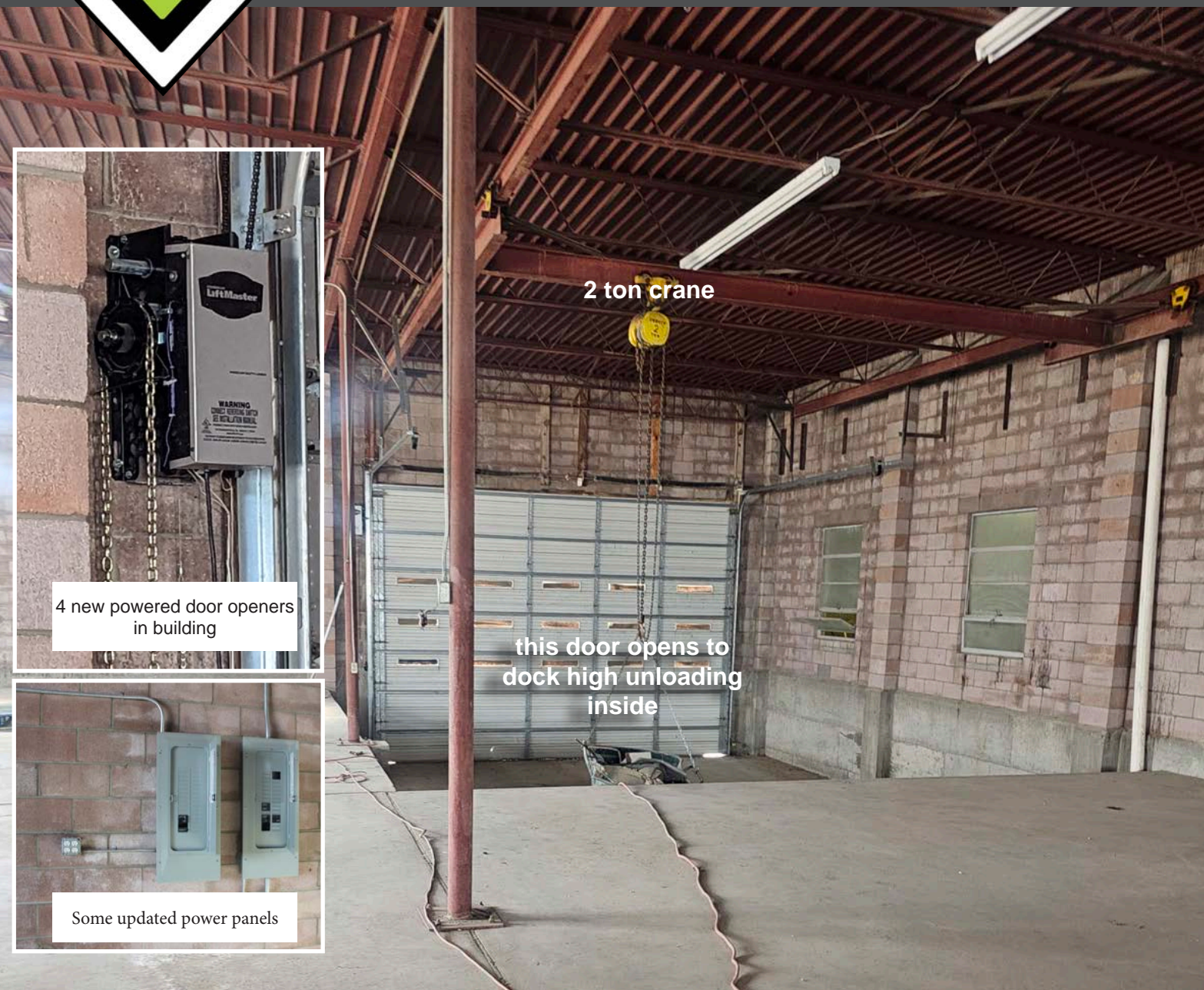
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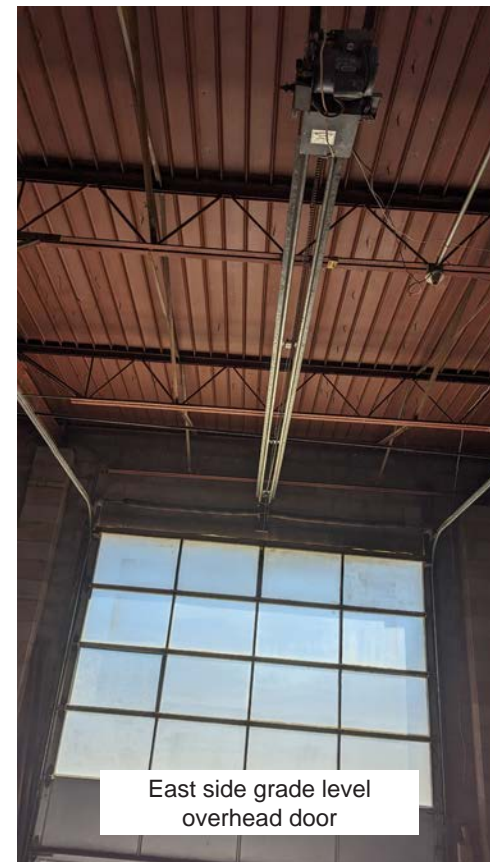
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4 new powered door openers in building

Some updated power panels



Middle warehouse section

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Back warehouse area
2500 sf

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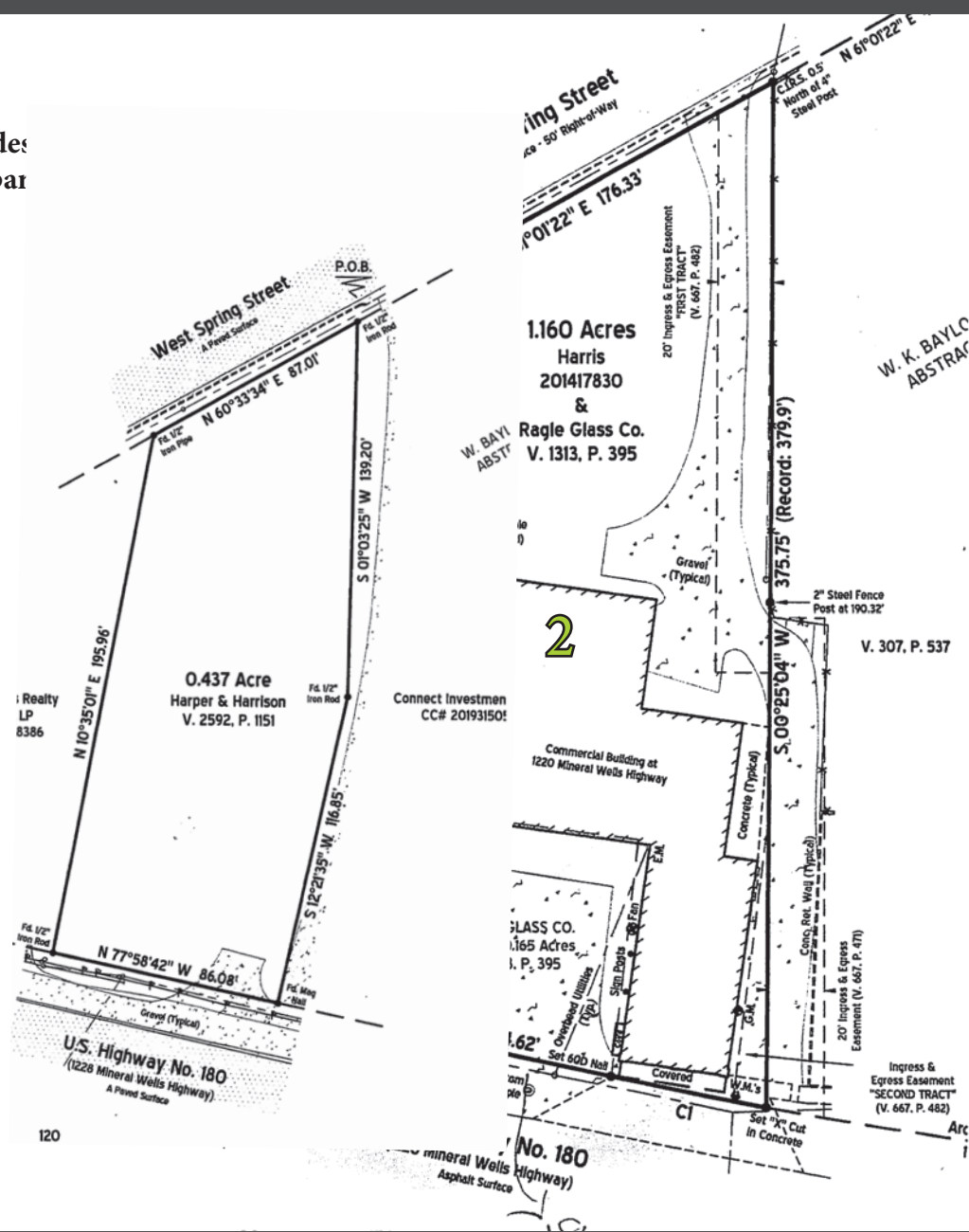
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Land includes
separ



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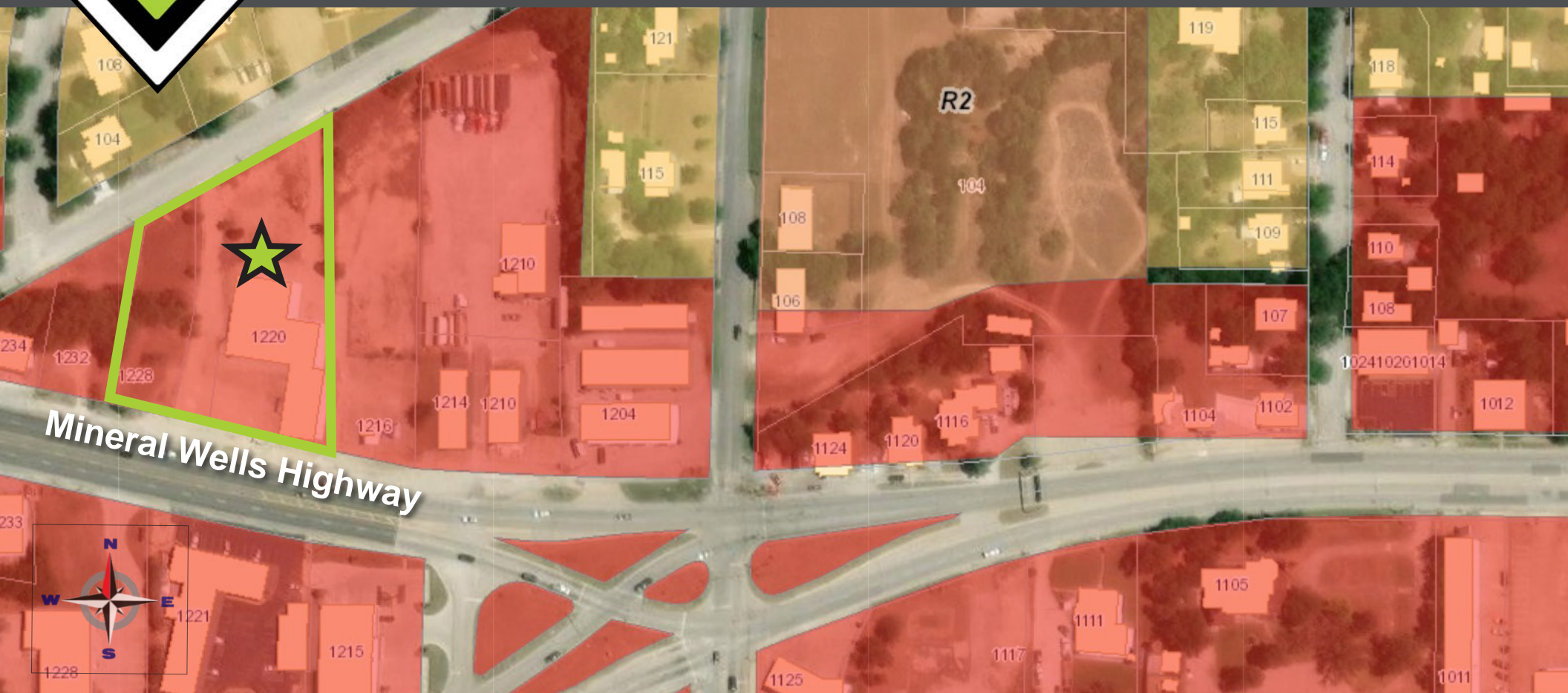
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ZONING IS "C1" GENERAL COMMERCIAL

The zoning and property conform to the area and allow a wide variety of business uses.

Full zoning ordinances: <https://weatherfordtx.gov/DocumentCenter/View/18494/Title-XII-Zoning-Ordinance->

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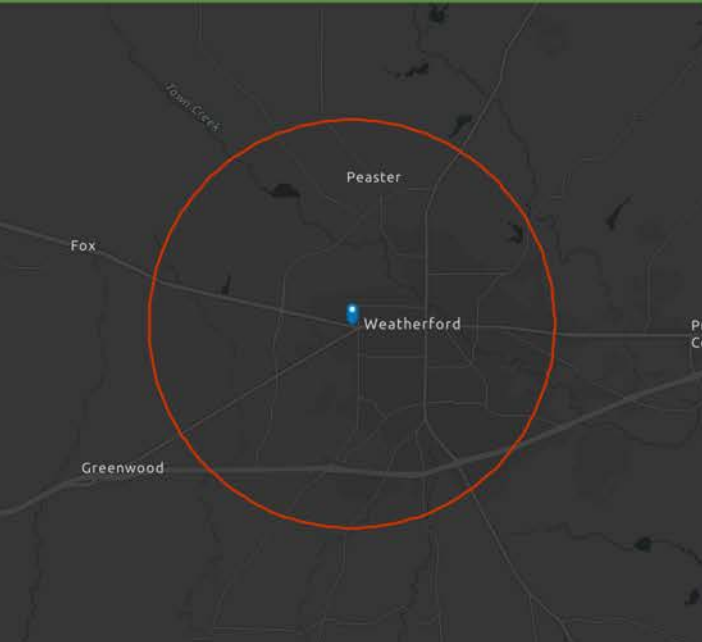
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DEMOGRAPHIC PROFILE

1220 Mineral Wells Hwy

Ring of 3 miles



This infographic contains data provided by Esri.
The vintage of the data is 2023, 2028

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EDUCATION



No High School Diploma



33%
High School Graduate



33%
Some College



24%
Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

58.5%

26.0%

15.6%

4.2%

Unemployment Rate

KEY FACTS

25,100

Population

39.5

Median Age

9,947

Households

\$54,337

Median Disposable Income

INCOME



\$63,137

Median Household Income



\$35,166

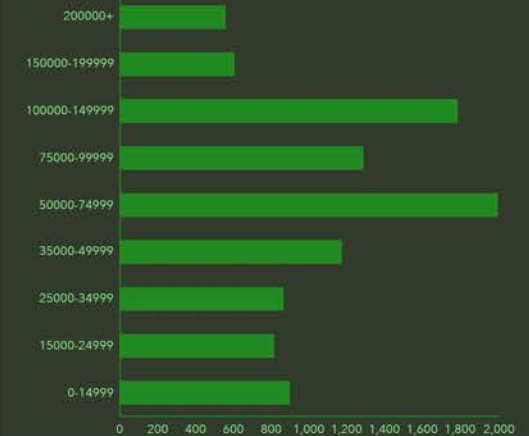
Per Capita Income



\$118,920

Median Net Worth

HOUSEHOLD INCOME (\$)



3 mile radius demographics

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DEMOGRAPHIC PROFILE

1220 Mineral Wells Hwy

Ring of 10 miles



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EDUCATION



No High School Diploma



29%
High School Graduate



30%
Some College



31%
Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar

62.7%



Blue Collar

21.7%



Services

15.6%

3.7%

Unemployment Rate

KEY FACTS

76,752

Population

41.0

Median Age

28,786

Households

\$66,441

Median Disposable Income

INCOME



\$78,744

Median Household Income



\$42,941

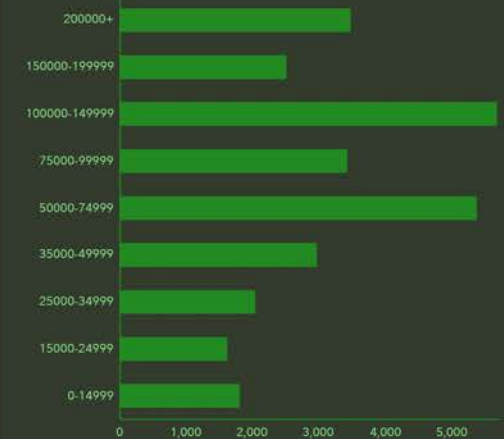
Per Capita Income



\$233,669

Median Net Worth

HOUSEHOLD INCOME (\$)



10 mile radius demographics, comprehensive demographics report available upon request

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Brian Scott, CCIM, is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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