



1020-1026 FORT WORTH HIGHWAY



### SPECS

Zoning: C1  
Renovated in 2020  
Total Size: 19,600 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 **10,600 SF office/warehouse** occupied by a long-term tenant, accompanied by a 26,000 SF fenced yard. Improvements total 19,600 SF, situated on 2.158 acres, making it an **easy value-add investment**.

Total SF: 19,600 SF Mixed-Use property in excellent condition

Zoning: C1

Vacancy: 100% Occupied

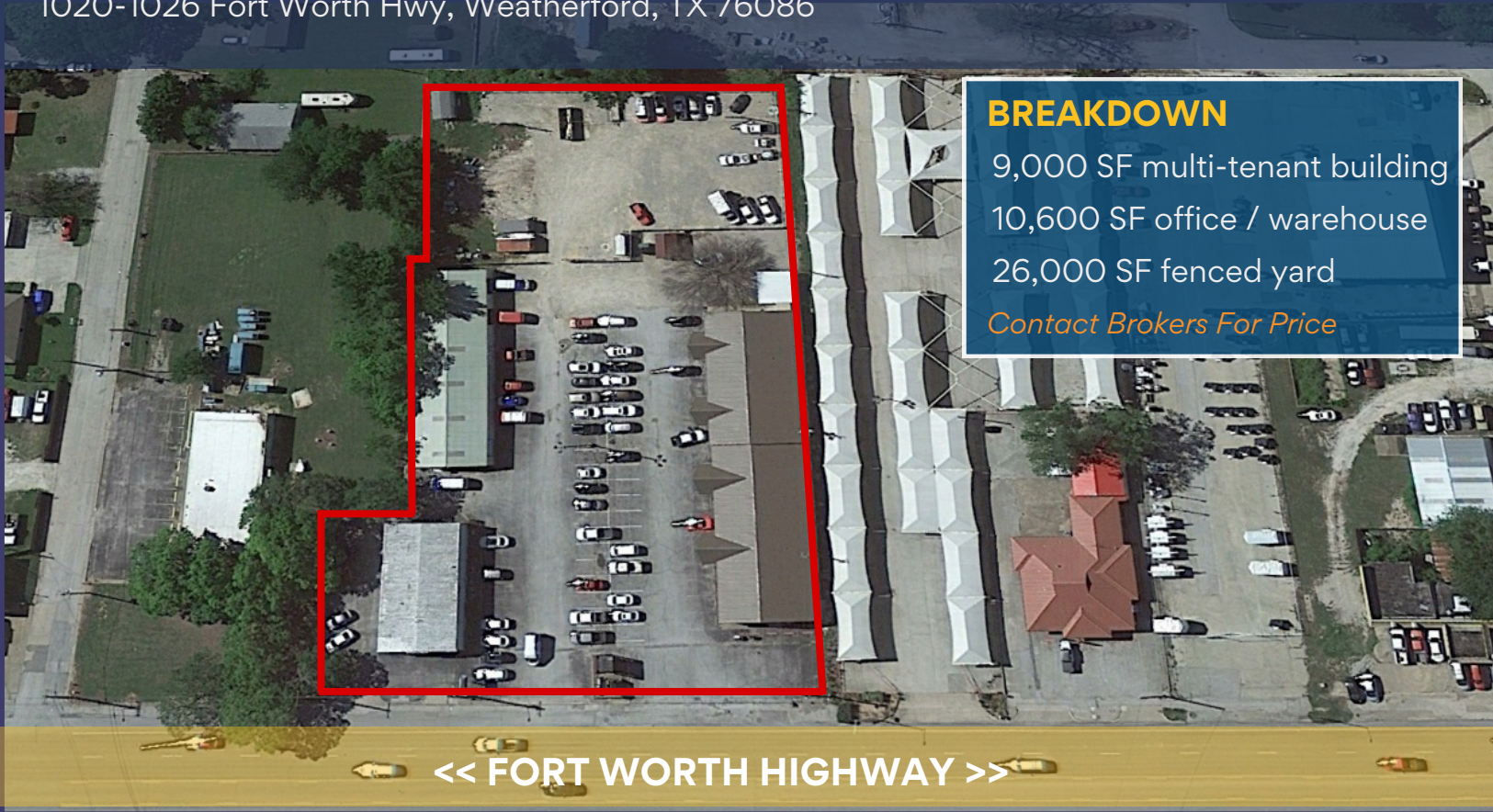
## PROPERTY HIGHLIGHTS:

- Built in 1996, renovated in 2020
- Current Monthly Revenue of \$17,225.00
- Fronts Fort Worth Highway, near downtown Weatherford with 22,000 VPD



# For Sale

1020-1026 Fort Worth Hwy, Weatherford, TX 76086



## DEMOGRAPHICS (3 MILE RADIUS)



Average Household Income: \$80,388



Projected Annual Growth 2024 - 2029: 5.9%



Population: 34,513



Median Age: 38.1



# 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

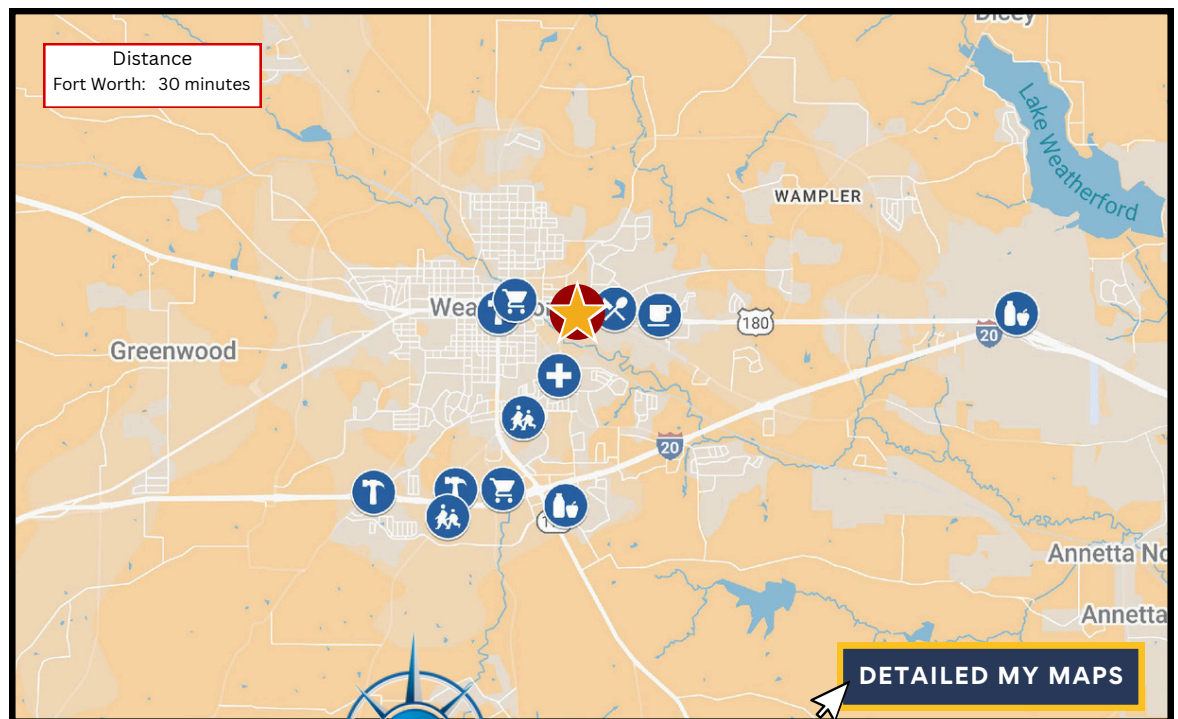
LEO at Bethel Place (Residential Development)

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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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |                               |  |                              |
|---|-------------------------------|--|------------------------------|
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date