

Flex/Industrial ★ SALE

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113 BENNETT HILLS DR, WEATHERFORD, TX, 76088

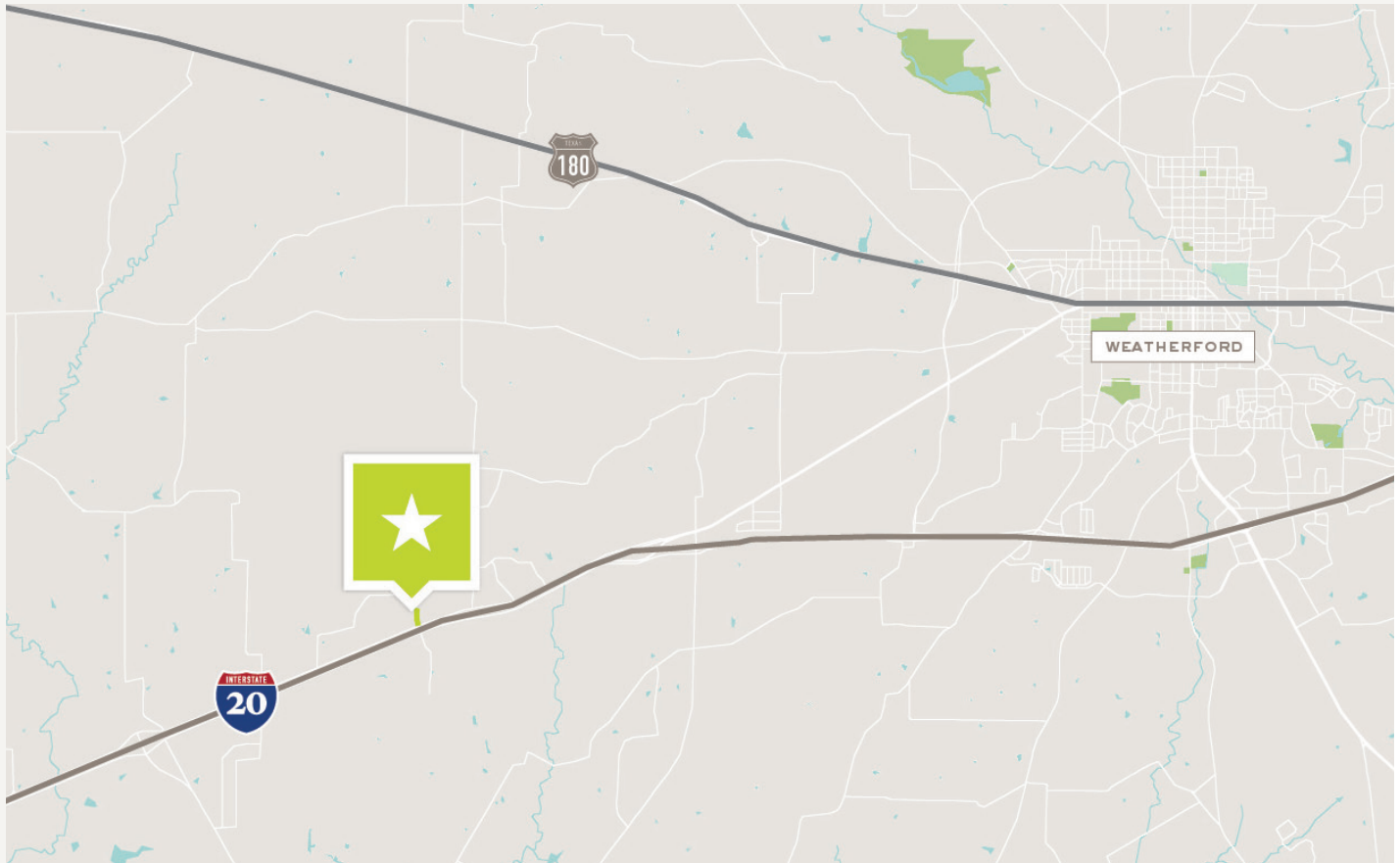
OWNER - USER OR INVESTMENT OPPORTUNITY



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PROPERTY FEATURES

- 12,000 SF across five 2,400 SF buildings on 3+ AC
- Each suite: 400 SF office with HVAC and restroom + 2,000 SF insulated warehouse
- New construction — built in 2024
- 16' clear height
- Fenced yard with remote access and designated outside storage
- Monument signage with strong I-20 visibility
- Opportunity to add additional suites on site
- Minutes to Downtown Weatherford and Ft. Worth

SALE PRICE

\$2,200,000

LOCATION OVERVIEW

Located just off I-20 near established industrial parks, the property benefits from strong highway visibility and access, with more than 47,000 vehicles per day. The site is in Parker County, currently one of the fastest-growing counties in Texas, and is supported by a strong local economy with an average household income of \$156,000.

INVESTMENT SNAPSHOT

- Asking Price: \$2,200,000 (\$183/SF)
- Current Income: \$10,000/month | \$120,000/year
- In-place Gross Cap: 5.45%
- Five-unit flex/industrial asset — occupy one suite and lease the remaining four, or hold as a multi-tenant investment
- Newer construction with limited deferred maintenance

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SITE PLAN

TYPICAL SUITE | +/- 2,400 SF

- Office: 400 SF with HVAC and restroom
- Warehouse: 2,000 SF insulated
- 16' clear height
- Fenced gravel yard
- Designated outside storage
- Available for owner-user occupancy or lease

UNITS 1- 5: +/- 2,400 SF EACH

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EXTERIOR



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INTERIOR



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