

# +/- 1.74 Acres Retail Pad Site For Sale

108 and 112 E. Interstate 20, Weatherford, TX, TX 76087



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# Property Summary



## PROPERTY 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.

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.74 Acres
SQ Feet:	Approx. 76,000 SF
Zoning:	C2 Interstate
Market:	Dallas - Fort Worth
Submarket:	Weatherford



# Property Highlights



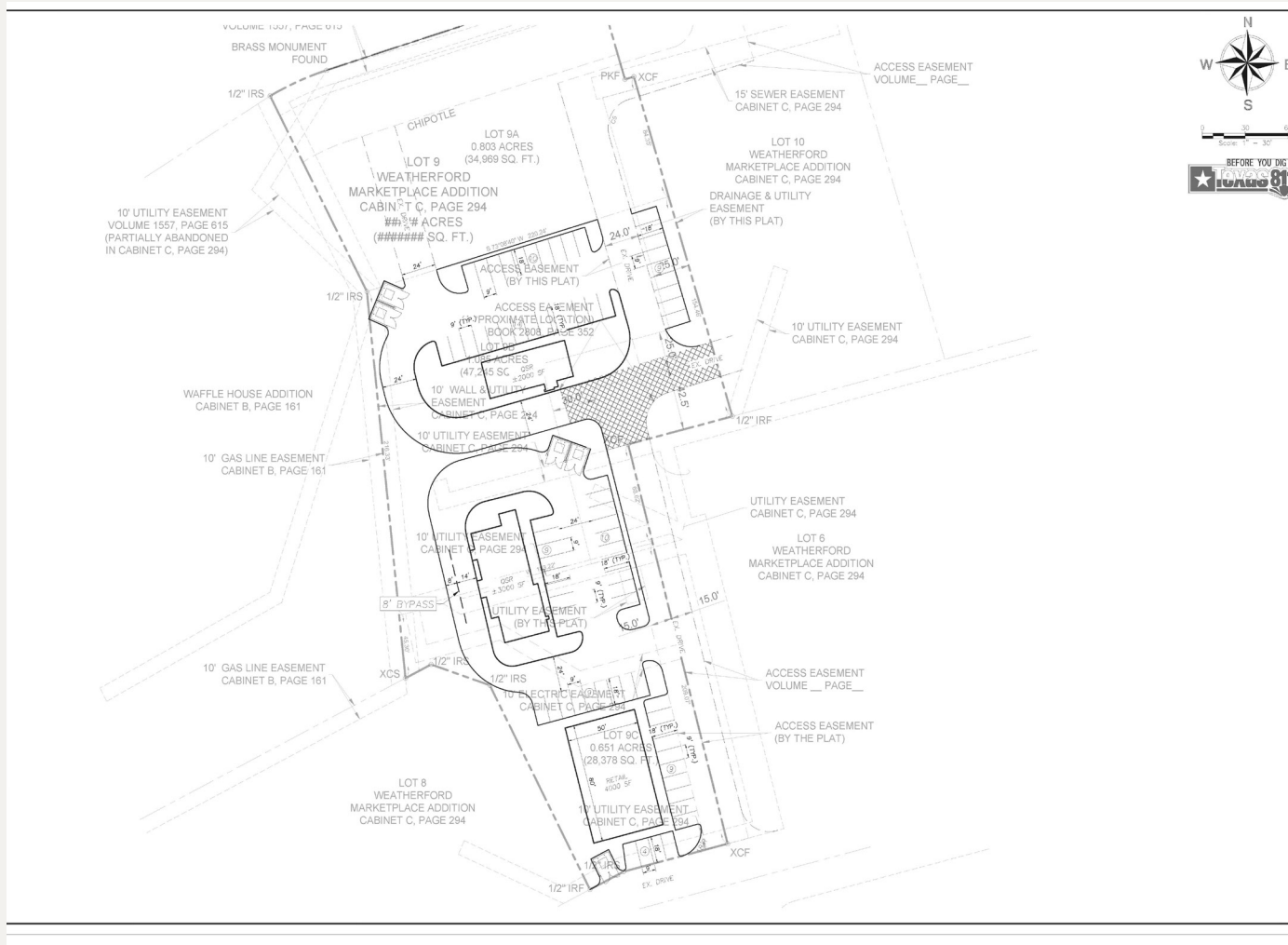
## PROPERTY HIGHLIGHTS

- Pad Sites Available for Sale, Ground Lease or Build to Suit
- Shadow Anchored by Target, Lowes, Best Buy and Kohls
- Area retailers include: Home Goods, PetSmart, Home Depot, Boot Barn, JCPenney, Bed Bath & Beyond, Michaels, Belk, TJ Maxx, Ross Dress for Less and Walmart Supercenter.
- Weatherford's Primary Retail Corridor; 2,000,000 SF of Retail GLA with National Retailers and Restaurants.
- Highly Visible sitting on the corner of I-20 E & S. Main St.
- 3.5 Miles from Newly Confirmed Costco (NW Corner of I-20 and Center Point Rd)
- High Traffic Count: 64,546 VPD
- Weatherford sits on I-20, which puts the nation's largest inland metropolitan area in easy reach.
- Utilities to site with drive through capability
- Large Pylon signage shared with Chipotle fronting I-20 frontage Rd.



# Property Highlights

SURVEY





# City of Weatherford, TX

## OVERVIEW



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

## HIGHLIGHTS

- 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).



# Demographics

3 MILE RADIUS





# Photos

## AERIAL MAPS





# Photos

## ADDITIONAL PHOTOS





# Retail Aerial





# Nearby Businesses



Target  
0.3 mi



Lowe's  
0.2 mi



Best Buy  
0.3 mi



Kohl's  
0.3 mi



Ross Dress for Less  
0.4 mi



Boot Barn  
0.3 mi



PetSmart  
0.5 mi



HomeGoods  
0.3 mi





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