

# Industrial ★ LEASE

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OLD AIRPORT RD & HWY 171, WEATHERFORD, TX 76087

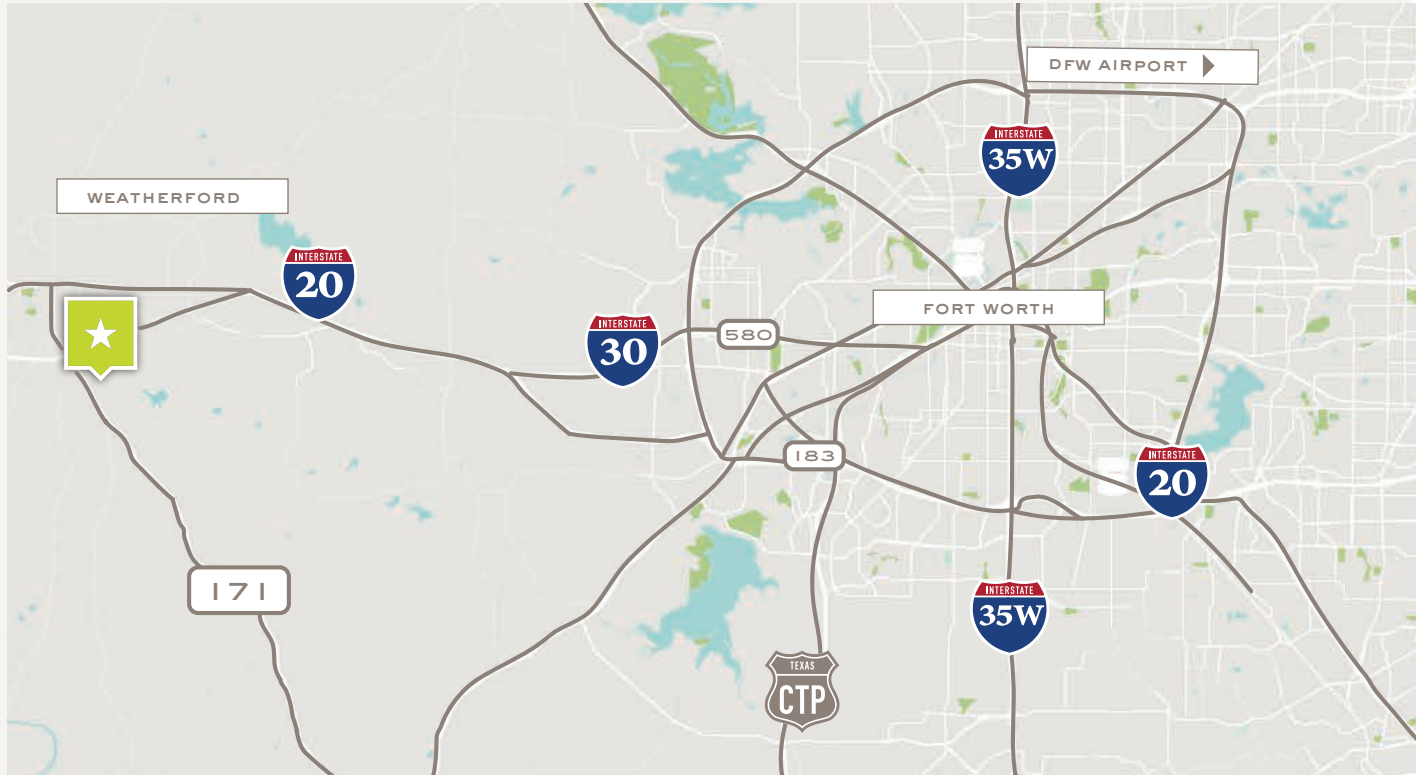
TWO(2) 40,500 SF BUILDINGS - LOT 1 & LOT 2



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## PROPERTY FEATURES

- Estimated Completion Q4 2026
- 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

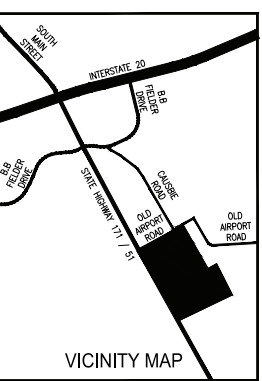
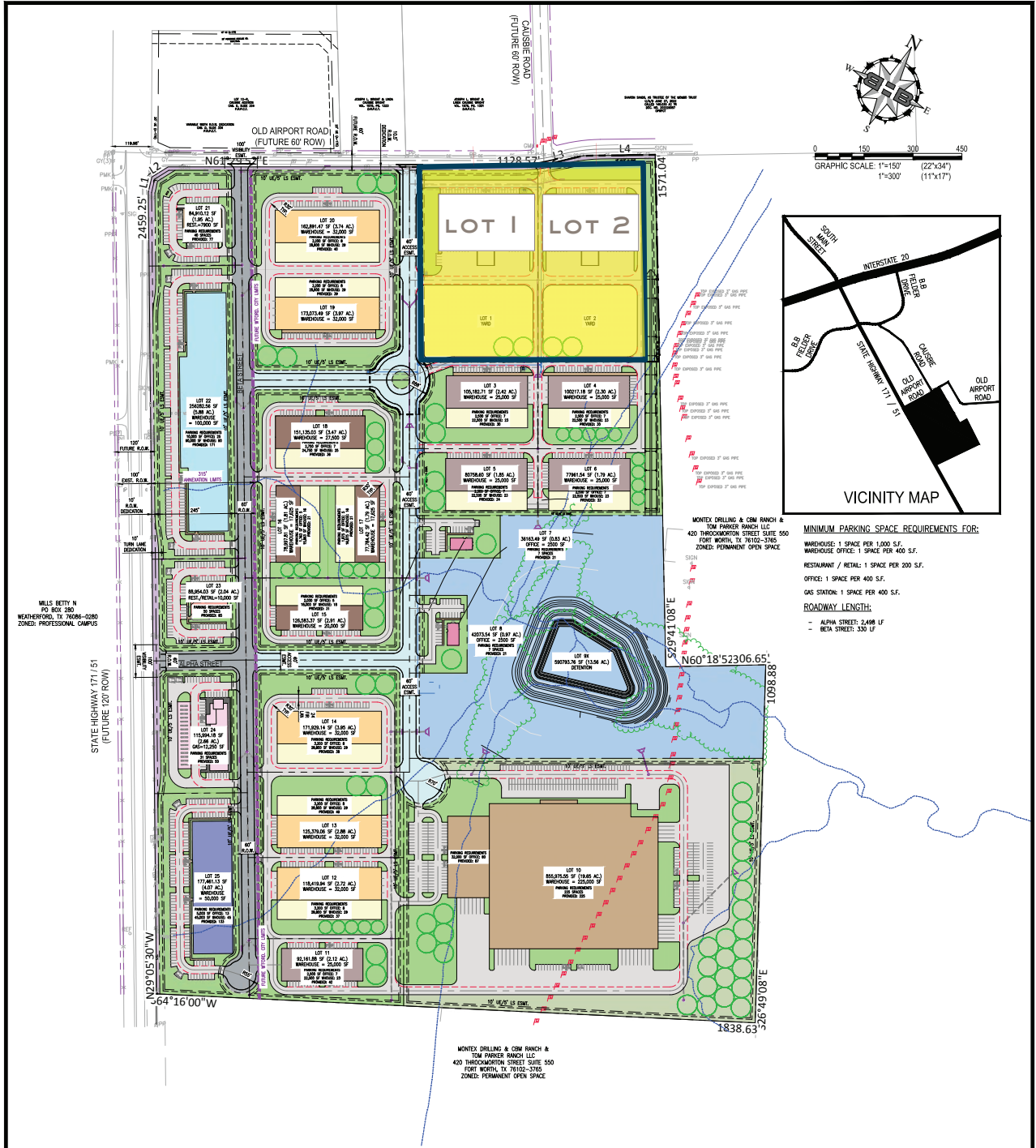


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## SITE PLAN



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

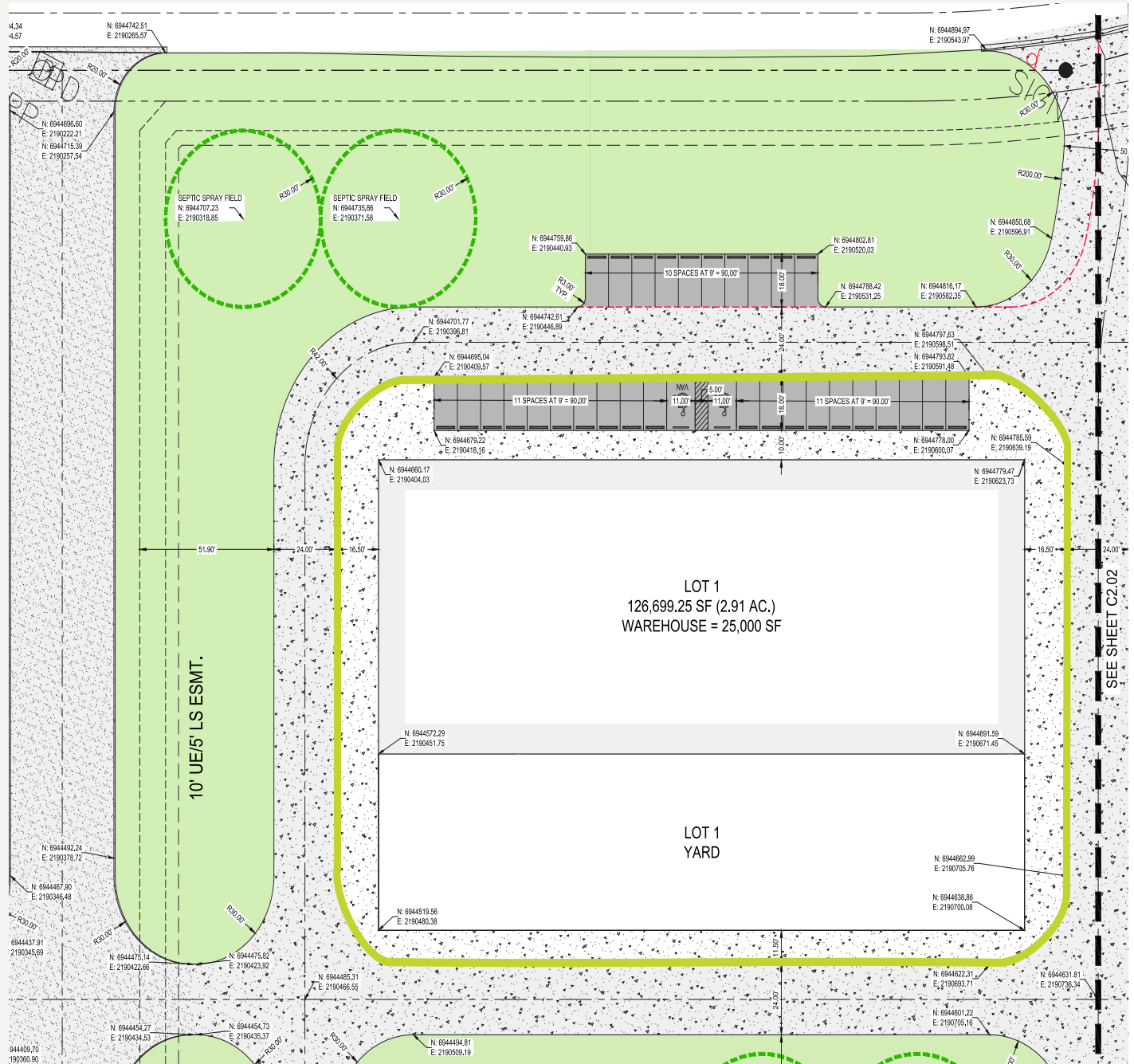
**CONCEPT PLAN FOR**  
**171 INDUSTRIAL PARK, LLC.**  
 BEING 100.00 ACRES TRACT SITUATED IN  
 THE T. WOOLEY SURVEY, ABSTRACT NUMBER 1674,  
 THE C. NORMAN SURVEY, ABSTRACT NUMBER 2241,  
 THE D. LIGON SURVEY, ABSTRACT NUMBER 2019, &  
 THE J. GRIFFITH SURVEY, ABSTRACT NUMBER 542

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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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