



PRIME COMMERCIAL LAND

FLEXIBLE C1 ZONING WITH STRONG TRAFFIC EXPOSURE & GROWTH POTENTIAL

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INVESTMENT SUMMARY

Located in the heart of rapidly expanding **Parker County**, this 5+ acre commercial tract presents a rare opportunity to secure highly versatile development land with exceptional accessibility and strong long-term growth potential. Featuring broad C1 zoning, this property accommodates a wide variety of commercial applications, allowing developers, investors, and business owners the flexibility to bring multiple concepts to life.

Positioned with convenient access to both **Interstate 20 and U.S. Highway 180**, the site benefits from excellent regional connectivity and consistent daily traffic exposure exceeding 6,800+ vehicles per day. As surrounding residential and commercial development continues to accelerate, demand for quality commercial services and business infrastructure in the area continues to rise.

Utilities are available, helping streamline the development process and reducing barriers to entry for future construction. Whether intended for owner-user occupancy, **income-producing development**, or long-term investment hold, this property offers the visibility, flexibility, and location advantages needed for success in today's expanding North Texas market.



HIGHLIGHTS

Broad C1 Commercial Zoning allowing a diverse range of development opportunities

Strong visibility with over 6,800 vehicles per day passing nearby

Convenient access to Interstate 20 and U.S. HWY180

Located in one of North TX' fastest-growing regions

**Utilities available to support future development
Suitable for retail, office, medical, hospitality,
educational, civic, and service-oriented uses**

Excellent opportunity for investors, developers, or owner-users

Positioned to benefit from expanding residential growth and increased commercial demand

Flexible development potential for single-user or multi-tenant concepts

High-exposure location ideal for businesses seeking accessibility and visibility

TRAFFIC & ACCESSIBILITY

The site offers valuable daily visibility for businesses seeking strong exposure and brand presence. As surrounding communities continue to experience residential expansion and population growth, the corridor is seeing increased demand for commercial services, retail amenities, healthcare facilities, and office space.



SUBJECT PROPERTY

INTERSTATE 20 @ BOWIE
AADT 2024 - 49,955

**WEATHERFORD ISD
HALL MIDDLE SCHOOL**

S BOWIE ST
AADT 2024 - 6,856

**LOVE STREET PARK
PICKLE BALL COURTS**

SPUR 312
AADT 2024 - 6,431

HWY 180
AADT 2024 - 9,462

HWY 180
AADT 2024 - 14,062



POTENTIAL COMMERCIAL USES

Thanks to its flexible C1 zoning designation, this property is well-suited for a broad spectrum of commercial and community-oriented developments, including:

- Medical or Dental Offices
- Veterinary Clinics & Animal Services
- Professional Office Buildings
- Business or Office Parks
- Daycare & Child Development Centers
- Trade Schools or Educational Facilities
- Gym, Fitness, or Wellness Centers
- Rehabilitation or Assisted Living Facilities
- Community or Civic Centers
- Contractor Offices & Service Businesses
- Retail or Service-Based Commercial Concepts
- Hospitality Development Including Hotels or Motels
- Funeral Homes or Memorial Facilities
- Multi-Tenant Commercial Developments
- Investment Hold for Future Development Potential



The property's combination of accessibility, visibility, and zoning flexibility creates an exceptional opportunity for businesses and developers seeking to establish a presence within one of Parker County's expanding commercial corridors.



PROXIMITY TO LOCAL ATTRACTIONS

Downtown Weatherford - 5 minutes

Weatherford College - 5 minutes

Interstate 20 - immediate convenient access

U.S. HWY 180 - immediate convenient access

Historic Mineral Wells - 25 minutes

The Baker Hotel - 30 minutes

The Crazy Water Hotel - 30 minutes

Lake Mineral Wells State Park - 35 minutes

Downtown Fort Worth - 35-40 minutes

Fort Worth Zoo - 40 minutes

AT&T Stadium - 50 minutes

DFW International Airport - 55 minutes

Downtown Dallas - 1 hour 10 minutes

The surrounding area continues to benefit from expanding residential growth, increasing commercial demand, and rising regional traffic throughout North Texas.



WEATHERFORD ISD

**WEATHERFORD
PARKER COUNTY**



Warm Welcome, True Texas Style

Weatherford represents the ideal balance of Texas heritage, economic growth, and business opportunity. Located on the western edge of the Dallas-Fort Worth Metroplex, Weatherford offers companies strategic access to one of the nation's fastest-growing economic regions while maintaining the authentic character and strong community values that define "True Texas."

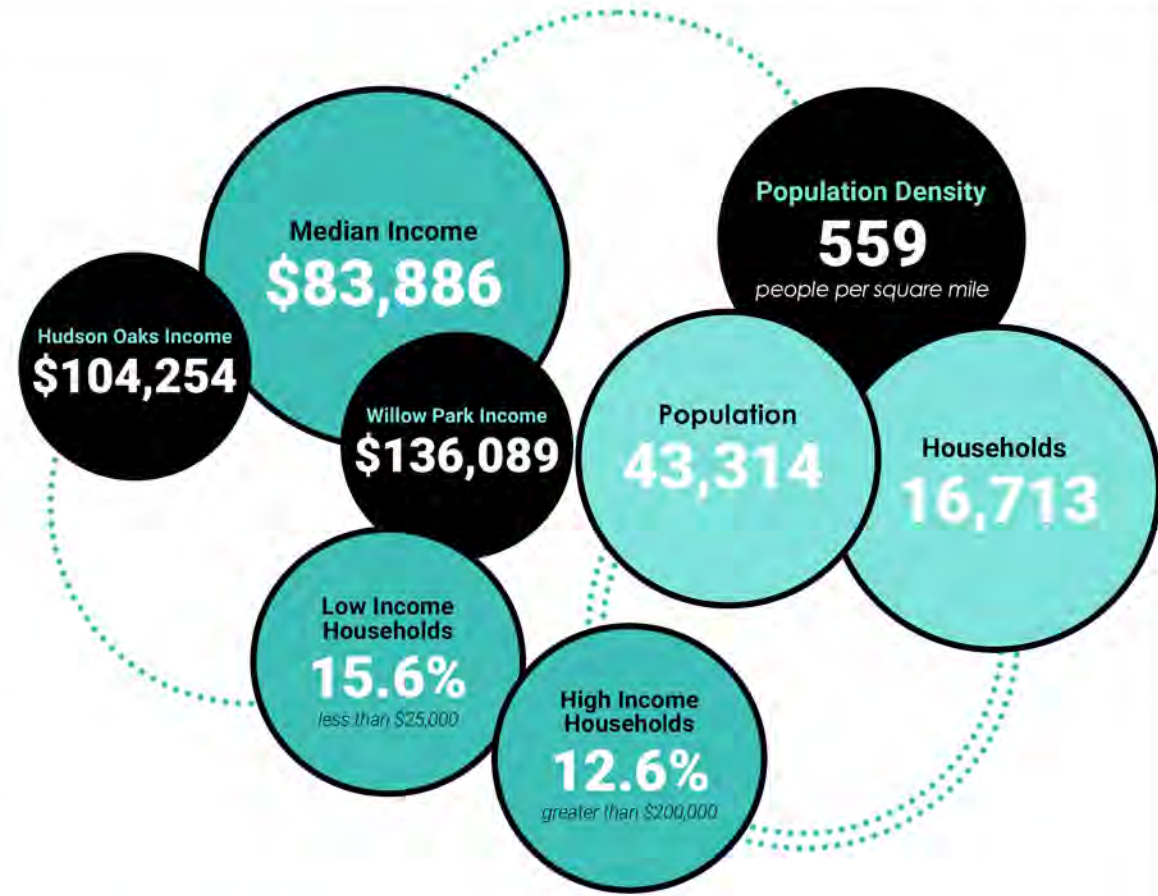
As Parker County continues to experience rapid residential and commercial expansion, businesses are increasingly drawn to the area for its pro-growth environment, expanding infrastructure, skilled workforce, and exceptional accessibility to major transportation corridors including I20 and HWY180.

Weatherford's business-friendly climate supports a wide range of industries, from healthcare and professional services to hospitality, retail, education, and industrial development. The area's continued population growth creates increasing demand for commercial services, making it an attractive location for both new development and long-term investment.

Beyond economics, Weatherford offers a unique quality of life that blends frontier spirit with modern convenience.

Businesses and residents alike benefit from a welcoming community atmosphere, historic charm, open spaces, and close proximity to the greater Dallas-Fort Worth Metroplex.

With a rich history and a future driven by growth and innovation, Weatherford continues to emerge as one of North Texas' most promising markets for commercial investment.



Parker County is the 5th fastest-growing county in the U.S.

Weatherford is home to a spectrum of businesses, from small enterprises to large corporations, creating a **dynamic job landscape** that caters to a wide range of skills & expertise.



DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

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THE LEGACY



The Lynch family has been providing real estate services for over 50 years in Parker County and North Texas. Team Leader and Broker Associate, Stacy Lynch, along with her daughter, Broker Associate and Agent Development Manager Dani Doak, she has created a team of over 55 agents who provide quality service through faith, integrity, honesty, and old-fashioned hard work.

The Lynch Legacy Realty Group has been named the #1 eXp Realty team in the Nation and also in the State multiple times. Just recently, the team was voted Best Brokerage in Parker County. The team has a dominant presence in commercial development in the area and is also responsible for the largest land sale in the county's history. Thanks to our many connections with local government, development council, Chambers of Commerce, school districts, business owners and developers, we have become the go-to local commercial group.

HIRE THE LOCAL LEGACY. WORK WITH THE LOCAL EXPERTS.