



114.86+/- ACRE DEVELOPMENT SITE
South Bowie Drive | Weatherford, TX

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase a 114.86+/- acre development site located along South Bowie Drive in Weatherford, TX (the “Site”). The Site is zoned for three separate uses in different sections allowing a Buyer the opportunity to develop a large-scale master planned community. Currently, 8+/- acres of the Site fronting South Bowie Drive is zoned for commercial development, 71.4+/- acres of the Site is zoned for single-family development (min. 75’x100’ lots), with the remaining 35.5+/- acres within the ETJ. The Site is less than a mile south of US-180 and the Ranger Highway, both being major throughfares in the City. Additionally, the Site is approximately 1-mile north of Interstate 20, allowing for seamless connectivity to the DFW Metroplex. **This deal is exceptionally priced at only \$43,967 per acre.**

A 2.5% Co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third-party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	114.86+/- Acres
Location	Along South Bowie Drive, Weatherford, TX (32.749116,-97.817295)
Access	Via South Bowie Drive
Frontage	Approximately 700+/- feet along South Bowie Drive
Utilities	Water: 12” Water Line along South Bowie Drive (City of Weatherford) Sewer: No Existing Connection – Off-site line will need to be constructed to lift station (City of Weatherford) Approximately 6,000 ft
Zoning	C-1 Commercial District – Approximately 8+/- Acres SF 7.5 Single-Family – Approximately 71.4+/- Acres ETJ – Approximately 35.5+/- Acres
Floodplain	None
Appraisal District Property IDs	115570, 88890, 18181, 40375, 18171, 88891, 18178
School District	Weatherford ISD (B Rating per Niche.com)

(1) Purchaser to confirm all information during due diligence.







PRICING	
Asking Price	\$5,050,000
Asking Price Per Acre	\$43,967

TAX INFORMATION	
Taxing Entity	Tax Rate
Parker County	0.235022
Weatherford ISD	1.034200
Lateral Road	0.050048
Parker County Hospital District	0.084070
Junior College District	0.106087
City of Weatherford	0.392246
Total Tax Rate	1.901673

*Please note this property is currently ag exempt. Please check appraisal district to confirm. Parcel #40375 has an even lower tax rate due to it being in the ETJ.

Weatherford, TX

2025 Demographics at a Glance

 33,990 Population	 38 yrs Median Age	 \$81,516 Median HH Income
 \$402,838 Median Home Value	 63.4% Homeownership	 +107% Growth Since 2000

SOURCES:

U.S. Census Bureau ACS (rel. Jan 2026) · GOBankingRates 2025
U.S. Census Bureau Pop. Estimate Jul 2025

114.86+/- ACRES
WEATHERFORD, TX



114.86+/- Acres

114.86+/- ACRES
WEATHERFORD, TX



Weatherford High School

DR Horton Ranches West Homes for Sale up to \$410K

Impression Homes Montclair Homes up to \$379K

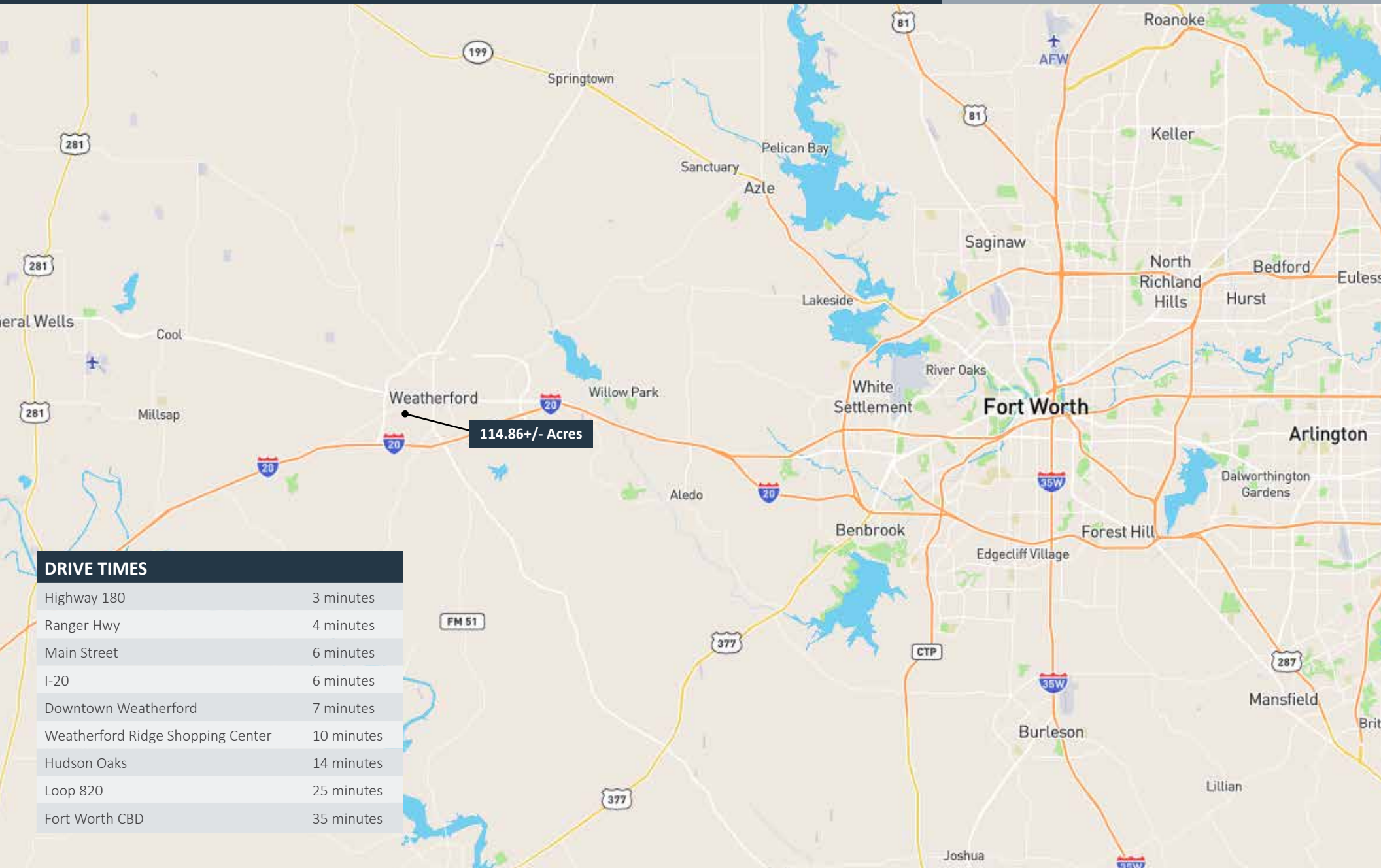
Weatherford Public Library

Parkers Draw Skytop Homes Up to \$410K

Shirley Hall Middle School

114.86+/- Acres

114.86+/- ACRES
WEATHERFORD, TX



DRIVE TIMES

Highway 180	3 minutes
Ranger Hwy	4 minutes
Main Street	6 minutes
I-20	6 minutes
Downtown Weatherford	7 minutes
Weatherford Ridge Shopping Center	10 minutes
Hudson Oaks	14 minutes
Loop 820	25 minutes
Fort Worth CBD	35 minutes

INVESTMENT HIGHLIGHTS



Strategic Location

- Situated approximately 34 miles west of Fort Worth via I-20, this 114.86+/- acre tract sits at the western gateway of the Dallas–Fort Worth metroplex — one of the nation’s largest and most economically dynamic urban regions — offering the ideal blend of small-town charm and big-city accessibility.
- Prominently positioned along South Bowie Drive, near Ranger Highway and US-180, the Property is within one of Weatherford’s primary commercial and growth corridors connecting the city center to the broader region via Interstate 20.
- Near Soldier Springs Park and surrounded by an established mix of residential neighborhoods, educational institutions, and commercial uses, this infill location is primed for a wide range of development concepts in the heart of a rapidly expanding community.



Zoning

- The Property is zoned for various uses. Approximately 8+/- acres of the Site is zoned C-1 Commercial District, which permits a multitude of retail/commercial oriented uses fronting South Bowie Drive. The remainder of the Site, less approximately 35.5+/- acres on the southwest side of the Site within the ETJ, is zoned SF 7.5. This single-family residential district allows for lots with minimum dimensions of 75’x100’. *See zoning exhibit on page 5.*
- *Buyer to verify any zoning or county restrictions.*



Population and Demographics

- Weatherford’s population has grown nearly 40% since the 2020 Census, reaching an estimated 43,506 in 2026 at a current annual growth rate of approximately 5% — outpacing the vast majority of similarly sized Texas cities and creating surging demand for housing, retail, and services per Word Population Review.
- Parker County’s 2025 projected population stands at 186,066, reflecting a 3.5% annual rate of change per Texas Demographics — a steady, sustained growth trajectory that is attracting developers, retailers, and investors looking to get ahead of the next wave of DFW suburban expansion.
- The median household income in Weatherford (2024) is \$81,516, with a median age of 38 years, reflecting a mature, working-age population with strong purchasing power and growing household formation — the ideal demographic profile for residential and mixed-use development.



AREA HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$800 billion in 2024. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poising DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Parker County, where the site is located, is witnessing demographic shifts and has an estimated 2024 population of 191,991, representing rapid growth with a 3.3% annual increase according to US Census Data.

The Site is located in Weatherford and Parker County, TX, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Parker County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN
PRODUCT**
\$800 Billion



**DFW POPULATION
GROWTH**
3.14% (2021-2023)



**DFW ESTIMATED
POPULATION**
8.3 Million



Parker County Courthouse



Dallas, TX

ECONOMIC OVERVIEW

The regional economy surrounding Weatherford is supported by a diverse mix of industries, including manufacturing, government, healthcare, retail, and construction. In Parker County, retail and healthcare alone account for nearly 20,000 jobs, reflecting strong population growth and increasing demand for services. Major employers in the area include Weatherford College, City of Weatherford, and regional healthcare providers such as Medical City Healthcare, along with national retailers including Walmart and Costco. The area also benefits from proximity to major employers in the broader Dallas–Fort Worth Metroplex, including Lockheed Martin and Weatherford International, which support regional employment and economic activity. Weatherford has experienced continued job growth, driven by its strategic location along Interstate 20 and proximity to the greater Dallas-Fort Worth Metroplex. Transportation access is further enhanced by connectivity to major regional corridors, including Interstate 30 and Interstate 35W, as well as access to the Dallas Fort Worth International Airport, expanding reach for both business activity and logistics throughout the region.



WEATHERFORD MAJOR EMPLOYERS

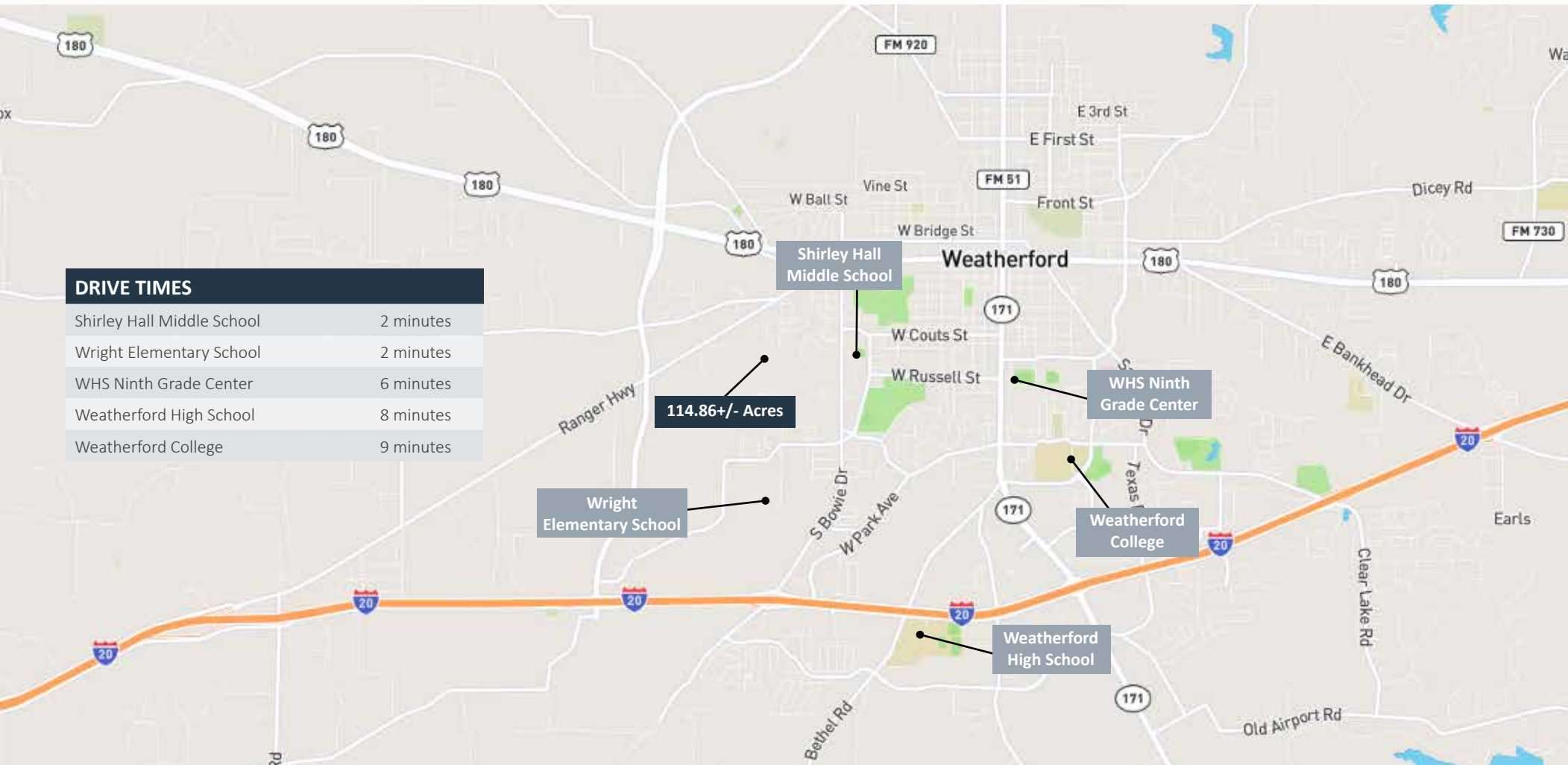
COMPANY NAME	EMPLOYEES
Weatherford ISD	1,125
1845 Oil Field Services	750
Weatherford College	570
Medical City Healthcare	400
City of Weatherford	350
Medical City Healthcare	350
Costco	235

Source: WSNCT Economic Data



EDUCATION OVERVIEW

The Weatherford Independent School District serves approximately 8,000 students across multiple campuses, including elementary, middle, and high schools, and plays a central role in supporting the area's growing population. The district has earned an overall "B" rating from Niche, reflecting solid performance across academics, teachers, and student experience. The area is also home to Weatherford College, which provides higher education opportunities and workforce training programs that support the local economy. Together, these institutions enhance the area's appeal for residents seeking access to quality educational resources at multiple levels.



AREA OVERVIEW

Located just west of the Dallas-Fort Worth metroplex in the center of Parker County, Weatherford offers rural charm while also providing accessibility to the larger Dallas-Fort Worth area. The area is enhanced by nearby recreational activities, including Lake Weatherford, which offers boating, fishing, and outdoor activities that contribute to the area's appeal. The town sits at the intersections of US Highway 80 and US Highway 180 within the Dallas-Fort Worth MSA and benefits from continued regional growth driven by manufacturing, logistics, tourism, and lake-related activities.

HOUSING OVERVIEW

The median home sale price in Weatherford was approximately \$444,999 over the past 12 months, reflecting a 6% increase year-over-year, according to recent market data per Realtor.com. Current listing activity indicates continued growth in the local housing market, with median listing prices reaching approximately \$525,000 as of February 2026. New construction homes along Lake Weatherford are trending higher, with recently built properties listed up to \$1 million.

TRANSPORTATION



Air: Mineral Wells Regional Airport, located approximately 14 miles west of Weatherford, supports regional air travel and private flights, while Dallas-Fort Worth International Airport, approximately 45 miles east, provides access to national and international destinations.



Highway: The Site is strategically located near key highways that enhance its accessibility and connectivity. Interstate 20 serves as a primary east-west thoroughfare, linking Weatherford to the Dallas-Fort Worth Metroplex. U.S. Highway 180 provides an additional east-west route, offering convenient access to Fort Worth and the broader Metroplex.

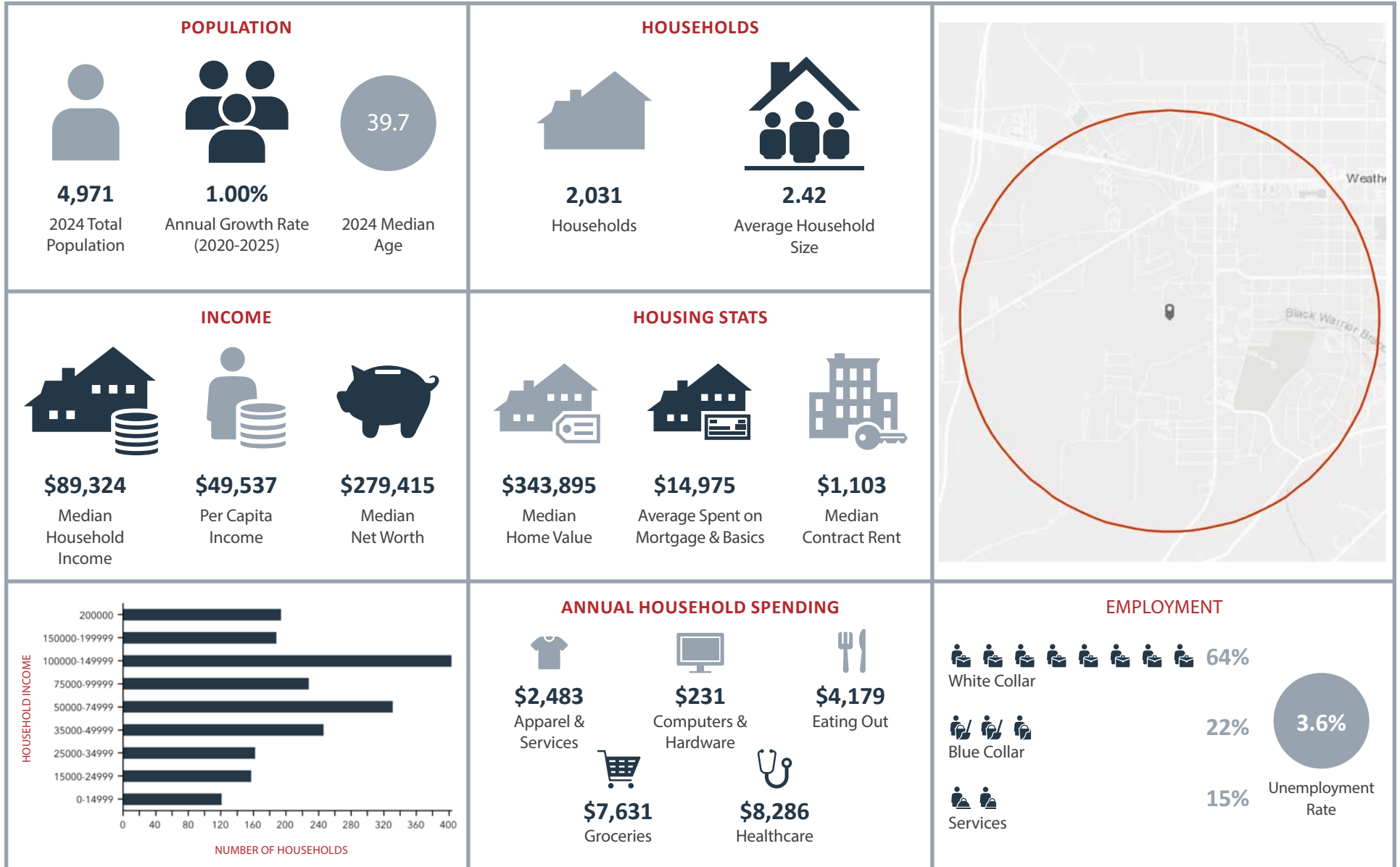


Lake Weatherford

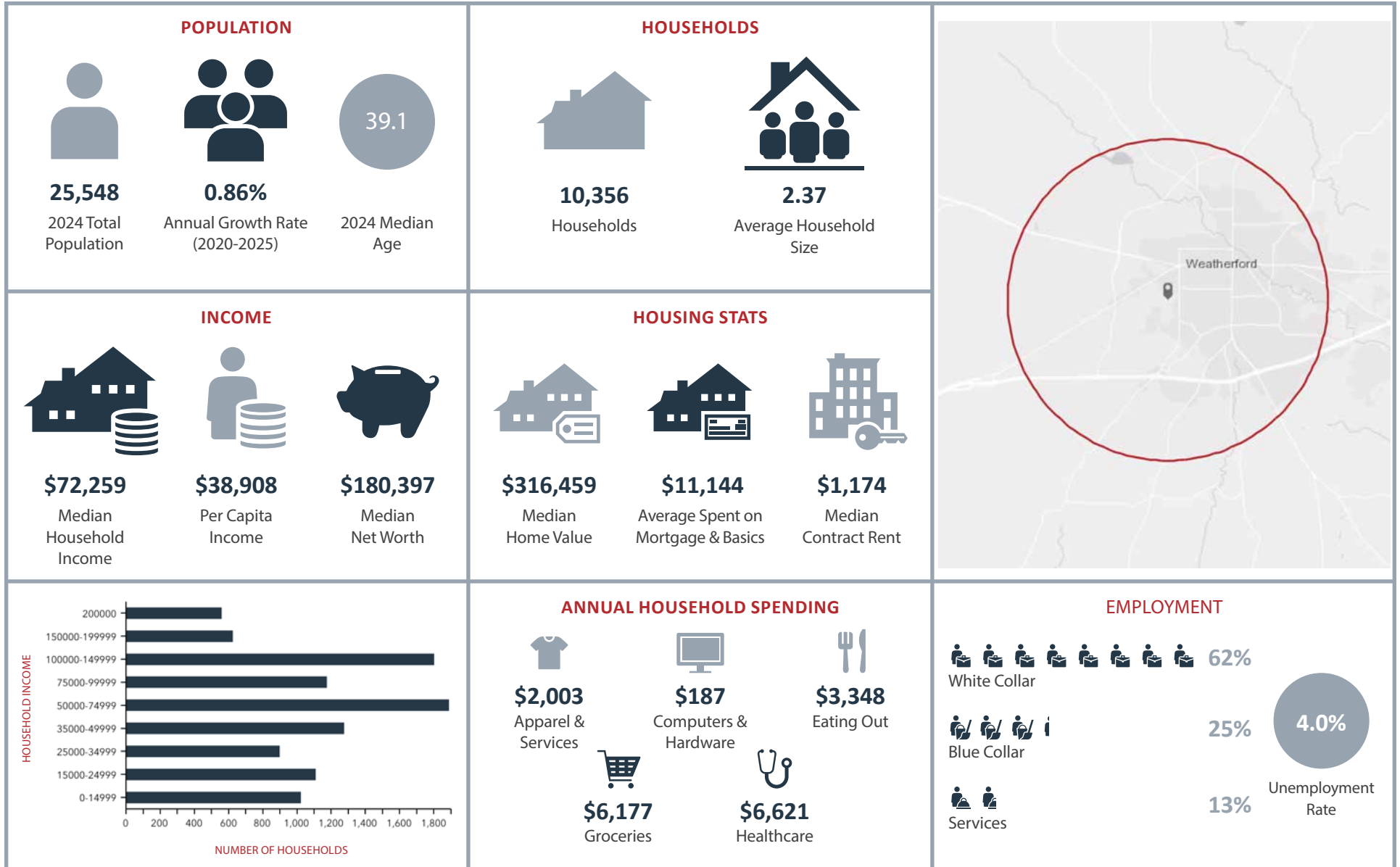


DFW International Airport

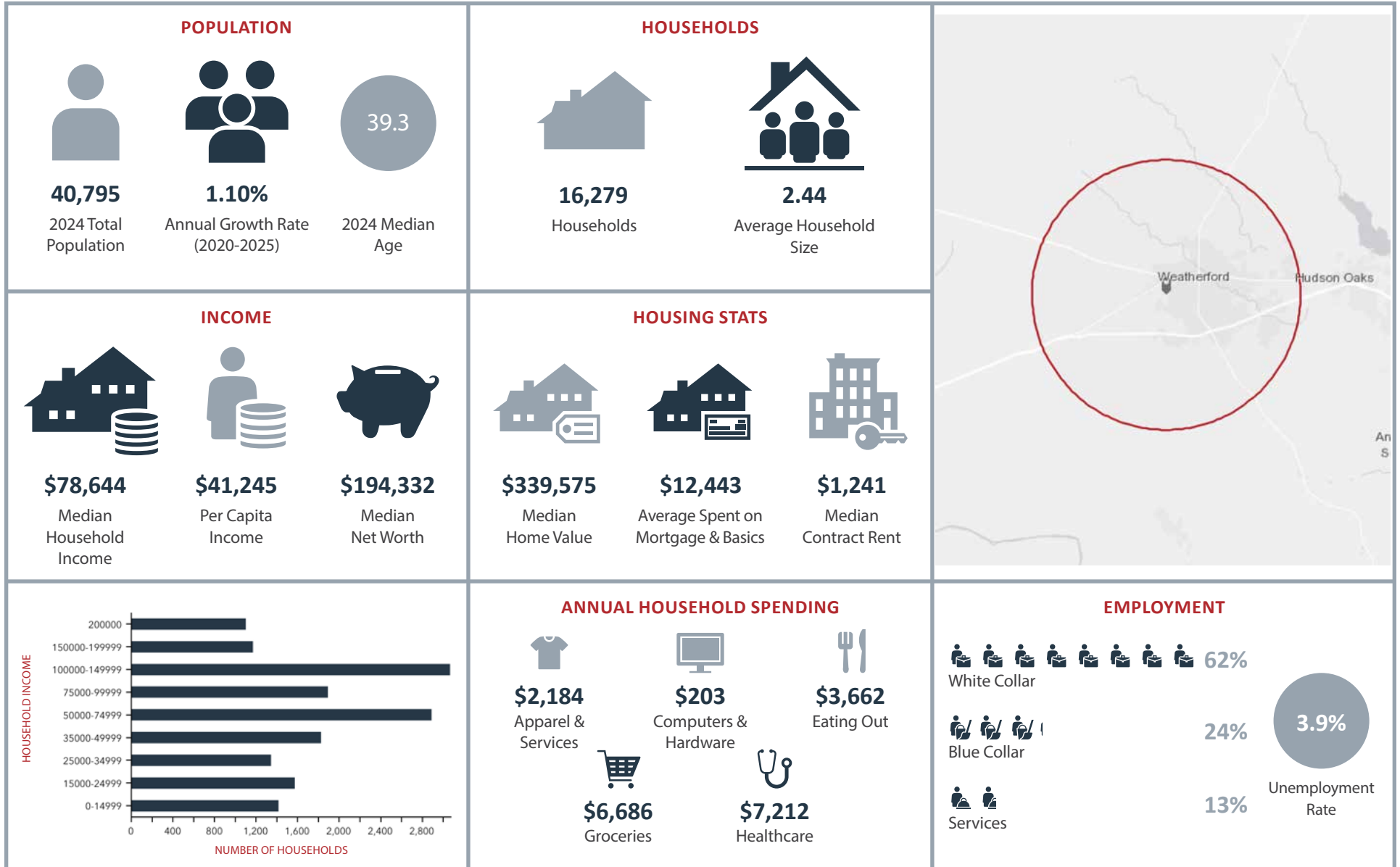
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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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Disclaimer: Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

114.86+/- Acres | South Bowie Drive | Weatherford, Texas



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