

EXCEPTIONAL FLEXIBILITY AND IMMEDIATE DEVELOPMENT POTENTIAL IN ONE OF TEXAS' FASTEST-GROWING REGIONS

DWG CAPITAL GROUP CRE BROKERAGE
 INVESTMENT SALES, CAPITAL MARKETS, DDM

FRONTAGE ALONG I-20, THIS SITE OFFERS MAXIMUM EXPOSURE TO OVER 70,000 VEHICLES DAILY

POSITIONED FOR INDUSTRIAL, RETAIL, OR RESIDENTIAL PROJECTS READY FOR IMMEDIATE DEVELOPMENT!

PRIME LOCATION DIRECTLY ACROSS FROM A THRIVING RETAIL CENTER AND CLOSE TO THE NEW COSTCO IN WEATHERFORD

MIXED-USE DEVELOPMENT PARCEL
\$14.17 PSF INDUSTRIAL, RETAIL, OR RESIDENTIAL
 POTENTIAL TO BUILD OVER ±100,000 SF OF COMMERCIAL SPACE WITH OUTDOOR STORAGE AND AMPLE PARKING

LAND AREA: ±5.67 AC
 MIXED-USE DEVELOPMENT PARCEL ZONED FOR INDUSTRIAL, RETAIL, OR RESIDENTIAL

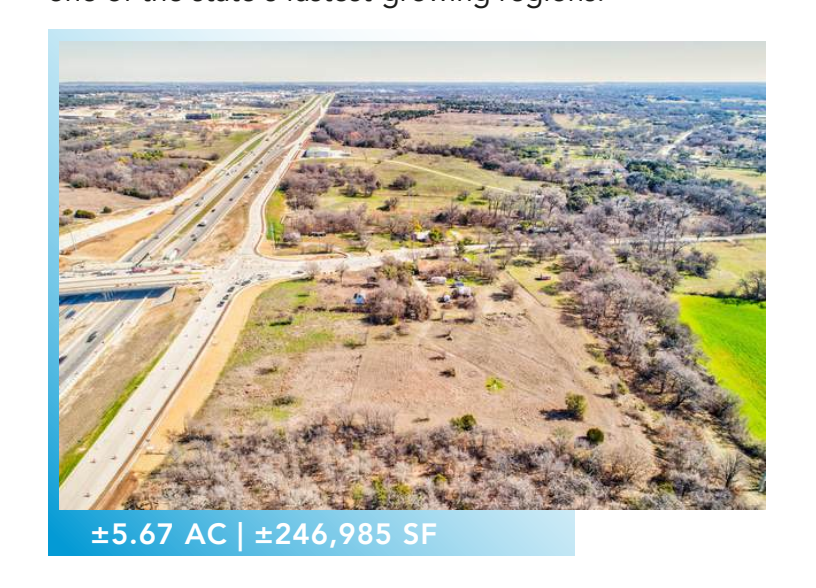
INTERSTATE ACCESS
 ±25 MILES FROM FORT WORTH
 ±30 MILES FROM ARLINGTON
 ±40 MILES FROM DALLAS

UNIQUE MIXED-USE LAND DEVELOPMENT OPPORTUNITY NEAR FORT WORTH, TX

THE PROPERTY - LAND DEVELOPMENT
ATTENTION SITE SELECTION REPRESENTATIVES, DEVELOPERS, INVESTORS OR LOCAL BUSINESS OWNERS:
 Just on market for the first time, this strategic foothold is positioned to build up to ±100,000 SF of commercial property on a ±246,985 SF parcel in one of Texas' most rapidly expanding markets. This prime ±5.67-acre land development opportunity is located at **3811 E. Bankhead Highway** in Hudson Oaks, TX and being offered at **±\$3,500,000**, featuring unparalleled development potential with prominent frontage along I-20. Its location provides exceptional flexibility for **industrial, retail, or residential projects**, making it an ideal candidate for mixed-use development. Positioned in the heart of the booming Hudson Oaks area and neighboring Weatherford, both part of the dynamic Dallas-Fort Worth-Arlington MSA, this site is perfectly situated to meet the surging demand for new growth in one of the state's fastest-growing regions.

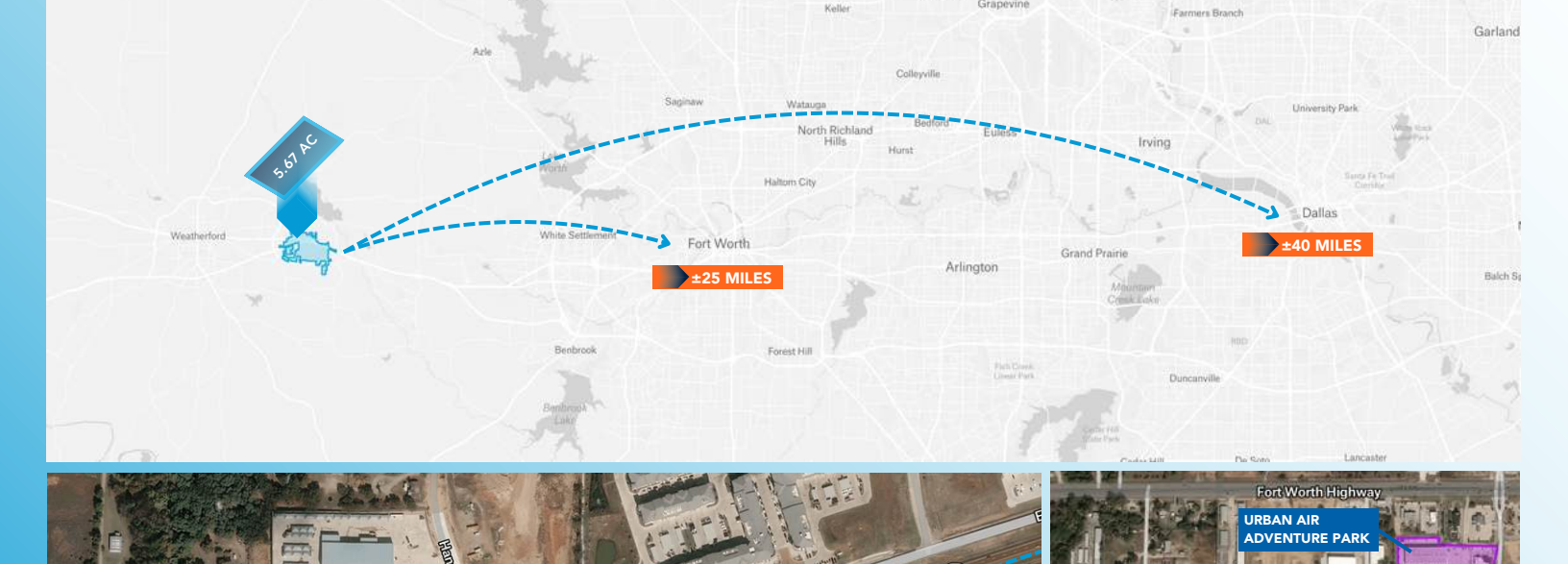
SUMMARY

FOR SALE	±\$3,500,000 \$14.17PSF
ADDRESS	3811 E. Bankhead Highway
CITY/STATE	Hudson Oaks, TX 76087
PROPERTY TYPE	Land Development
SUBTYPE	Industrial, Retail or Residential
PARCEL ID / APN	R000040887
ZONING	Flexible Multi-Use
LOT SIZE AC	±5.67 AC
LOT SIZE SF	±246,985 SF

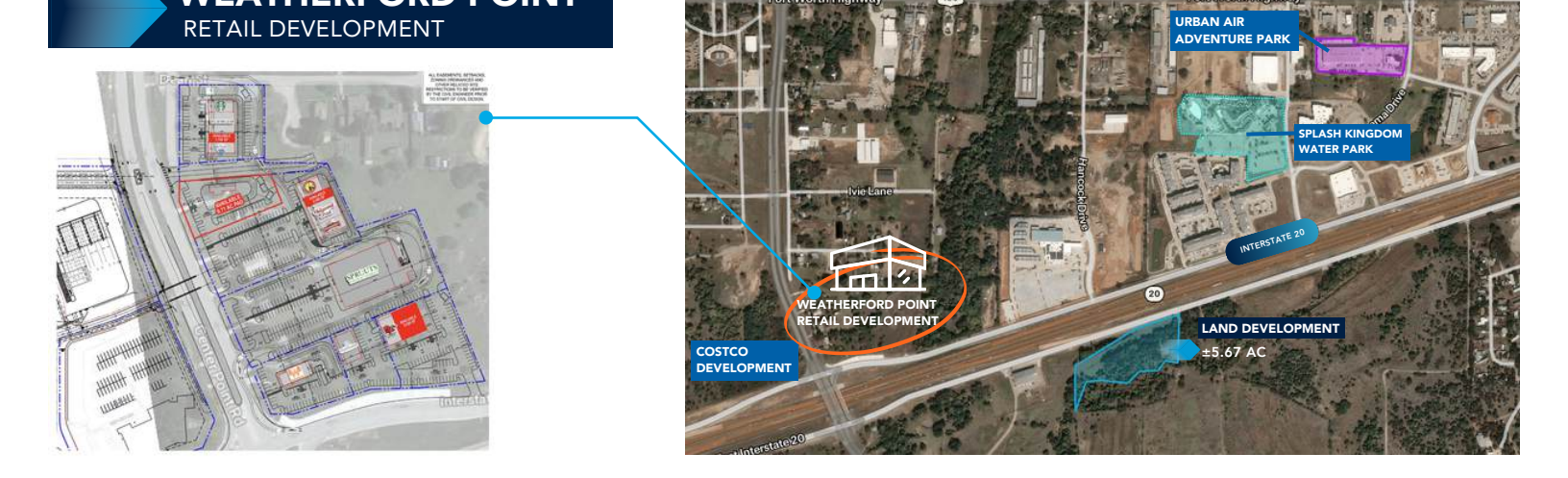


A PROSPEROUS LOCATION
 Situated within the Fort Worth-Dallas-Arlington MSA, this ±5.67-acre land development opportunity occupies a prime location along **Interstate 20**, within a dynamic Texas growth corridor. The property offers prominent **high-visibility frontage on I-20**, with exposure to **over 70,000 vehicles daily**, providing a unique opportunity for businesses seeking maximum signage visibility in a high-traffic area. Strategically positioned **across from a flourishing retail center and near the newly opened Costco in Weatherford**, the site benefits from consistent traffic flow and ongoing economic expansion, making it an ideal candidate for mixed-use development. The location also enjoys proximity to major employers such as Walmart Distribution Center, Lockheed Martin, and Texas Health Resources, contributing to long-term economic stability and sustained traffic. With its attractive natural terrain and mature tree cover, the site is highly suitable for immediate development across industrial, retail, or residential sectors, further enhancing its investment potential.

5.67 ACRE LAND DEVELOPMENT OPPORTUNITY IN A THRIVING MARKET >>> Prime Investment in Dallas-Fort Worth-Arlington MSA: Strategic Location in a booming economy with promising growth.



NEW RETAIL DEVELOPMENT DIRECTLY ACROSS THE I-20!



WEATHERFORD POINT: PROPOSED DEVELOPMENT PLAT AT I-20 AND CENTER POINT ROAD
 Proposed plat for Sprouts anchored Weatherford point at the NE corner of I-20 and Center Point Road. This is located directly across from the Costco currently being developed.
 TORCHY'S TACOS | WHATABURGER | STARBUCKS | CHICKEN SALAD CHICK | MOUNTAIN MIKE'S PIZZA | THE GREAT GREEK MEDITERRANEAN GRILL

A MARKET WORTH INVESTING IN

THE PROPERTY - LAND DEVELOPMENT
 The Hudson Oaks and Weatherford area represents a highly attractive investment prospect, driven by its robust growth trajectory and strategically advantageous location. This region is undergoing substantial and sustained expansion, creating an ideal environment for large-scale commercial and residential development. Positioned in close proximity to major national retailers, such as Costco, and adjacent to a thriving retail center, the property is primed to capture the benefits of continued retail and residential growth. The rapid pace of development in the area offers a broad range of investment opportunities, spanning industrial, retail, and residential sectors.

As both the local and regional economies continue to expand, investors stand to capitalize on the dynamic business landscape and population growth, positioning this market as not only a profitable investment but also a critical driver of the area's long-term economic vitality.

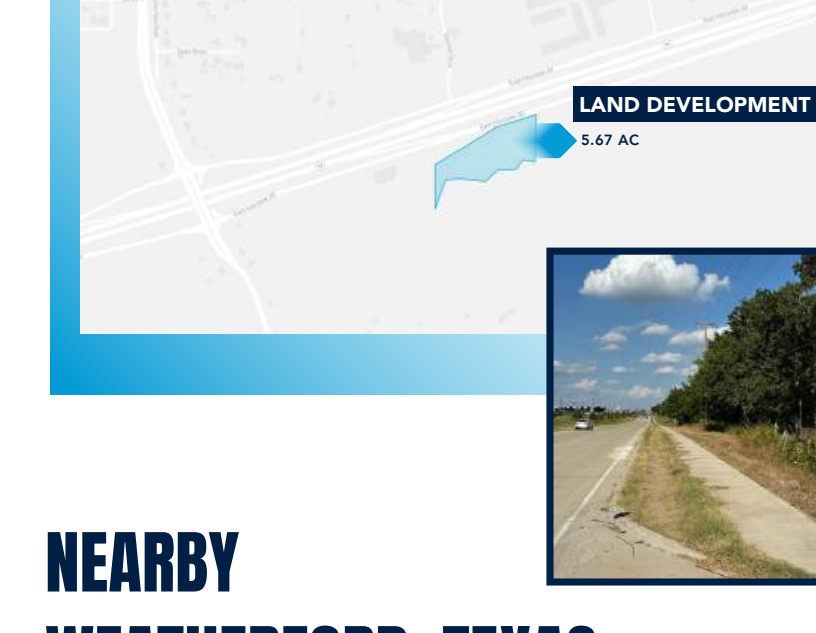
BUILD & GROW WITH TEXAS!
 DFW MSA | OVER 26% RISE IN POPULATION

- REGION ADDS 328 NEW RESIDENTS EACH DAY
- 38% NATURAL INCREASE
- 62% NET-MIGRATION



±100,000 SF OF COMMERCIAL DEVELOPMENT SPACE

SIZE AND EXPANSION



This prime property, with the capacity to support over ±100,000 square feet of commercial space, presents a rare institutional-grade investment opportunity in a high-growth corridor. Offering extensive outdoor storage and abundant parking, it is ideally suited for a wide range of industrial, retail, or residential developments. Positioned along the I-20 frontage road, the site boasts unparalleled visibility and high traffic exposure, enhancing the appeal of any project undertaken. Its versatility, combined with strategic access to key transportation routes, makes this property a standout choice for investors seeking to capitalize on diverse, high-demand development opportunities.

NEARBY WEATHERFORD, TEXAS



OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024
 DWG CAPITAL GROUP | JUDD DUNNING | 972.738.8586 | JUDD@DWG-RE.COM

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY
 OVER 15K UNITS SOLD | \$1B CLOSED LAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER