



Source 1 Office building Cool, TX

Listing ID: 3333

Price	\$495,000	Gross Leasable Area	1885 SF
Property Type	Retail	Sale Conditions	Sale
Property Sub-	Office	No. Stories	1
Zoning	na	Year Built	Rem 2016
Sale Type	Investment/Occupant	Tenancy	Single
City water/sewer	Co-op/Septic	APN / Parcel ID	64097
Lot Size	0.99 AC		

Notes: Includes additional building to West of office



Description

Cool Tx. Is a small rural town with approximate population of 162. Located at the intersection of US 180 and FM 113 S Just north of Millsap. The town is set to expand as western Parker county is enjoying the population overflow from the Metroplex and Weatherford. Beautiful topography coupled with easy access to I-20 and and US 180 make this a perfect place logistically to relocate. The increasing residential population coupled with the proximity to both Weatherford and Mineral Wells make this an attractive commercial/retail location to expand your business.

SURROUNDING RETAIL & POINTS OF INTEREST

The subject property is well-positioned on US 180 and is within minutes of many major national and local tenants. National brands in the area include: Super Walmart, Burger King, Dollar Tree, Taco Bell, AutoZone, Walgreens, Save-a-lot, Jack-in-the-Box, Shell, Tractor Supply Co, McDonald's, and many others. This property is located 6 miles east of Mineral Wells and 13 miles West of Weatherford.

TRAFFIC COUNTS & DEMOGRAPHICS (see Below)

Located approximately 45 miles west of Fort Worth, the most typically Texan of all Texas cities, Fort Worth began as a tiny outpost on a lonely frontier. Today, this metropolitan area of more than 800,000 people blends its cattle and oil heritage seamlessly with an ever-growing, diverse array of new businesses and industries. It is the county seat of Tarrant County, covering nearly 350 square miles into four other counties: Denton, Johnson, Parker and Wise. Fort Worth is the 15th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming more than 9.1 million visitors annually. Comprised of eight primary entertainment districts, each district offers distinct dining, shopping, entertainment and cultural amenities. Fort Worth is home to the Van Cliburn International Piano Competition and several world-class museums designed by internationally known contemporary architects. The Kimbell Art Museum, considered to have one of the best collections in Texas, is housed in what is widely regarded as one of the state's foremost works of modern architecture, designed by Louis Kahn with an addition by Renzo Piano.

Highlights

This Location is on the hi-traffic Weatherford side commercial corridor of Mineral Wells, at the intersection of FM 113 S and US180 E(Mineral Wells HWY)

Traffic

Date: 8/17/2015 Source: Tx DOT	Count(vehs/day): 13,283
Roadway: US180 MINERAL WELLS From: FM113 City: Cool Location ID: 32128	Direction: Both To: FM113 County: Parker Latitude: 32.798316 Longitude: -97.988947
Traffic Counts at Location	
Date: 5/12/2014 Source: Tx DOT	Count(vehs/day): 12,329
Roadway: US 180 From: FM113 City: Cool Location ID: 792	Direction: Both To: US 180-FM 113 -EAST OF MINERAL WELLS County: Parker Latitude: 32.798209 Longitude: -97.988486

Buyer to verify all information to be current.