



PRIME FLEX/INDUSTRIAL OPPORTUNITY

3000 FM 51
Weatherford, TX 76085

LEASE RATE
CONTACT BROKER

AVAILABLE:
1,250 - 31,250 SF

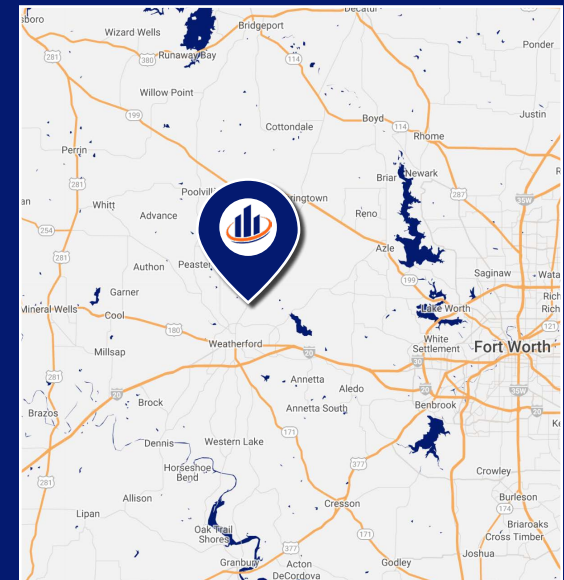
Discover Stagecoach Ranch, a brand-new flex/industrial property positioned just outside the city limits of Weatherford in Parker County—one of the fastest-growing regions in Texas. This versatile space is equipped with 3-phase power and optional AT&T fiber, ensuring seamless operations for a variety of industrial and commercial uses. With monument signage available, businesses can capitalize on high visibility from FM 51. Conveniently located near the heart of Weatherford, tenants will benefit from the area's booming economy and growing infrastructure.

FEATURES

Building SF: 35,000 SF
Year Built: 2025

HIGHLIGHTS

- » Located in high-growth area
- » 3 phase power
- » Monument signage available



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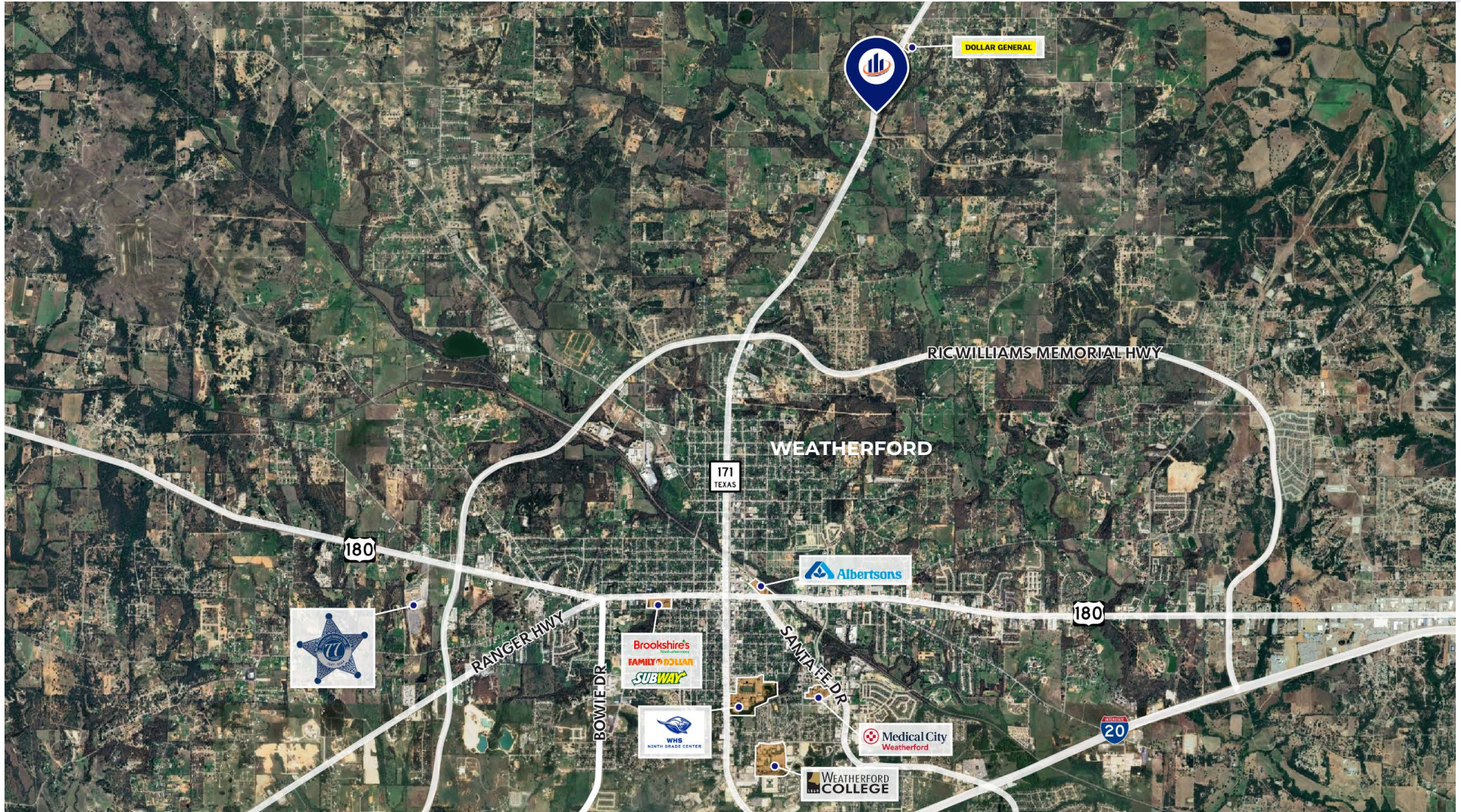
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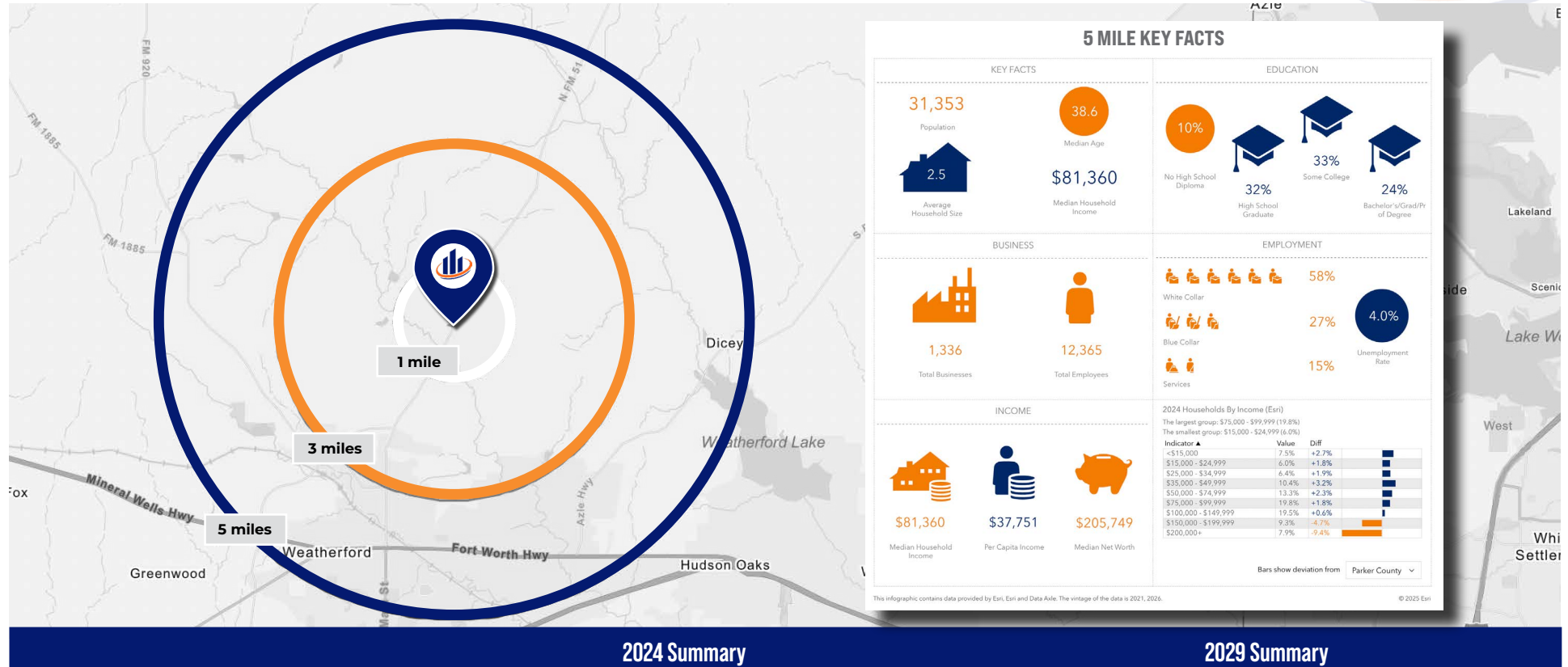
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Located along the high-traffic FM 51 corridor, Stagecoach Ranch is strategically positioned in one of the fastest-growing areas in Parker County. Just minutes from the heart of Weatherford, this location benefits from the area's explosive growth and expanding commercial landscape. With a mix of established businesses, new developments, and increasing demand for industrial and flex space, this property offers an ideal setting for businesses looking to establish a strong presence in a thriving economic hub.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	1,226	6,178	31,353	1,244	6,370	32,032
Households	446	2,313	11,983	453	2,388	12,265
Families	331	1,666	8,030	330	1,695	8,085
Average Household Size	2.75	2.65	2.55	2.74	2.65	2.54
Owner Occupied Housing Units	372	1,871	7,749	382	1,968	8,181
Renter Occupied Housing Units	74	442	4,234	71	420	4,084
Median Age	45.8	41.8	38.6	47.1	42.8	39.6
Median Household Income	\$90,085	\$86,953	\$81,360	\$101,560	\$95,961	\$87,785
Average Household Income	\$122,789	\$107,566	\$100,643	\$141,709	\$123,501	\$114,144



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.

11-2-2015



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date