



CLARK
REAL ESTATE GROUP

2701 S MAIN ST

WEATHERFORD, TX 76087

PRIME WEATHERFORD COMMERCIAL LAND



PROPERTY INFORMATION:

- 5.94 ACRES
- PRIME SOUTH MAIN ST LOCATION
- HIGH VISIBILITY DEVELOPMENT SITE
- NEAR THE NEW QT TRAVEL CENTER
- EXCELLENT ACCESS TO I-20



SALE PRICE: \$3,900,000

TIM CLARK, CCIM
817.578.0609
LISA CATLIN
817.578.1805

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFO

Position your business for success at one of Weatherford's fastest-growing commercial corridors.

This 5.94-acre tract offers an outstanding opportunity for commercial development in a high-visibility location with strong traffic counts and excellent access. Situated just down the road from the newly constructed QuikTrip (QT) and surrounded by ongoing growth, this property is ideally positioned to capitalize on the continued expansion along South Main Street.

With nearly six acres of land, the site provides ample room for a wide variety of potential uses including retail, office, or mixed-use development. The level topography and generous frontage create flexibility for site planning and future improvements.

South Main Street serves as one of Weatherford's primary commercial locations, connecting local residents and visitors to major retailers, restaurants, and Interstate 20.

As Parker County continues to experience rapid population growth, opportunities like this are becoming increasingly rare.

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LOCATION MAP



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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	23,015	41,902	87,382
POPULATION GROWTH	2.39%	2.20%	2.63%
EMPLOYEES	15,224	20,526	35,274
MEDIAN HH INCOME	\$74,406	\$77,773	\$95,294

LOCAL MARKET PROFILE WITHIN 10 MILES OF SITE



230
RESTAURANTS



207
HOSPITALS &
HEALTHCARE FACILITIES



129
SPIRITUAL
CENTERS



51
FOOD &
BEVERAGE



67
SCHOOLS &
PLACES FOR EDUCATION



14
PARKS &
GARDENS



29
AMUSEMENT
DESTINATIONS



2
LIBRARIES



4
PLAYGROUNDS

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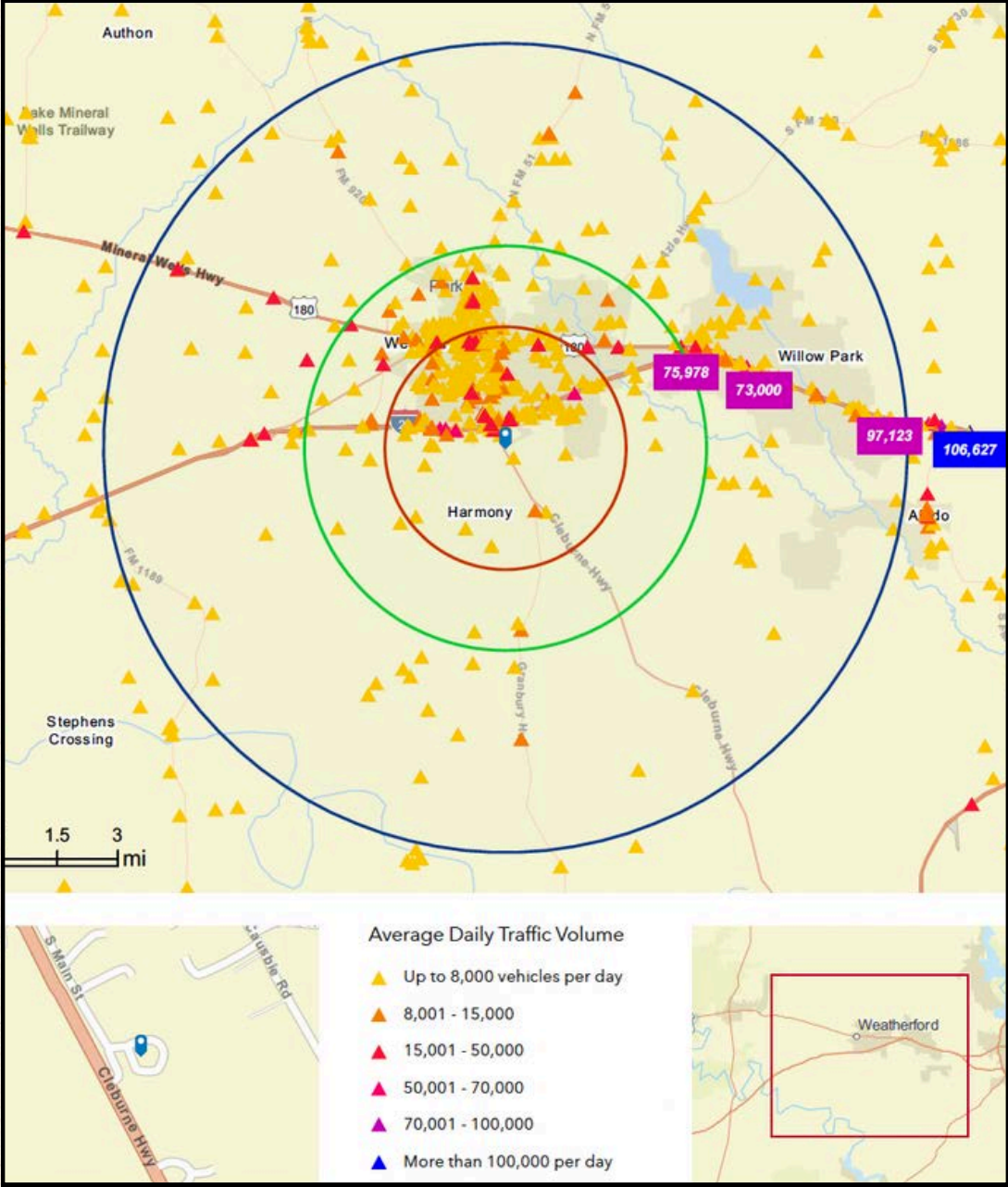


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TRAFFIC COUNT MAP



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Phone: 817-578-0609 Fax: 817-396-4544

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