

For Sale or Lease

1110 N. Main Street | Weatherford, TX 76086



FOR SALE OR LEASE

CALL FOR PRICING

PROPERTY OVERVIEW

This commercially zoned 0.39-acre lot in Weatherford sits on N. Main Street with a 2,100 SF house currently on site. The existing home can be remodeled into a home-business office — well suited for a tax, insurance, or chiropractic practice — or the site can be cleared for new commercial development. Ownership will consider a sale, a lease, or a build-to-suit arrangement to fit the right user.

PROPERTY DETAILS

- **Address:** 1110 N. Main Street, Weatherford, TX
- **Zoning:** C-1, Commercial
- **Lot Size:** 0.39 Acres (17,175 SF)
- **Existing Improvement:** 2,100 SF house — office conversion or redevelopment candidate
- **Deal Type:** For Sale, For Lease, or Build-to-Suit
- **Price:** Call for Pricing

TRAFFIC COUNTS

Roadway	Volume
N. Main Street	25,000 VPD

DEMOGRAPHICS (5-MILE)

Metric	5-Mile
Population	50,284
Avg. HH Income	\$102,016

LOCATION

Located on N. Main Street in Weatherford, the Parker County seat, minutes from the historic downtown square and courthouse. Strong daily traffic counts and established residential neighborhoods surround the site.

Michael Roy

Woodcrest Capital, LLC

817-914-8102

michaelroy@woodcrestcapital.com

1110 N. Main Street

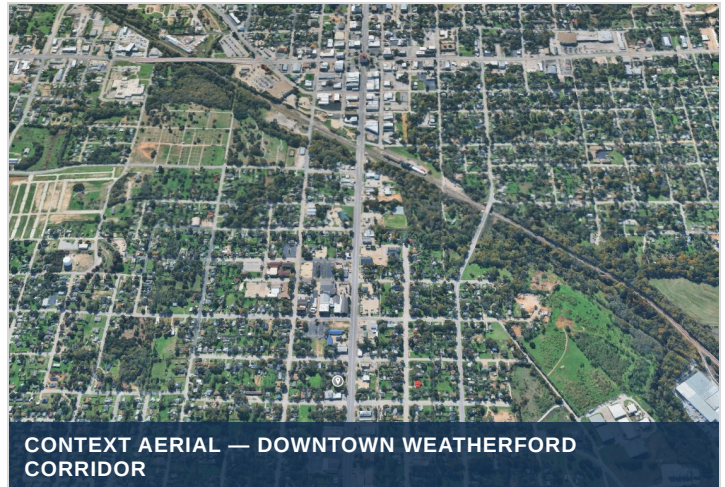
Weatherford, Parker County, TX 76086

LANDLORD REMODEL OPPORTUNITY AVAILABLE



Landlord is willing to materially renovate the property to fit the vision for your business!

AERIAL & SITE VIEWS



SITE HIGHLIGHTS

- **Frontage:** Direct frontage on N. Main Street
- **Traffic:** 25,000 VPD on N. Main Street
- **Flexibility:** Suitable for office conversion or ground-up redevelopment
- **Utilities:** Water, gas, and power available to the site
- **Access:** Minutes from downtown Weatherford square and courthouse

ABOUT THE AREA

Weatherford is the Parker County seat and one of the fastest-growing communities on the western edge of the Dallas-Fort Worth Metroplex. N. Main Street is a primary north-south corridor connecting downtown Weatherford to surrounding residential neighborhoods, carrying strong daily traffic and steady visibility for commercial users.