



**WOODCREST**  
CAPITAL, LLC

# College Park Shopping Center

102 - 158 College Park Dr | Weatherford TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**up to 29,204 SF**  
**Restaurant:**  
**4,422 SF**



- 151,028 SF Center
- Parker County, Texas
- Large Parking Field w/ LED lights
- Across from Weatherford College
- Excellent Visibility & Access

Type	PSF
NNN's	\$ 3.57
Lease Rates	Call for Rates

Traffic Counts	
I-20	82,923 VPD
S Main St	29,025 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	5,194	32,205	45,293	652,325
Households	2,218	12,130	16,777	244,699
Average HH Income	\$73,869	\$76,257	\$82,809	\$92,818

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2022 dataset.

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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