

NEW! FOR SALE | ±\$3.5M | ±5.67 AC VERSATILE DEVELOPMENT SITE | WEATHERFORD, TX

HIGH-GROWTH DALLAS-FORT WORTH-ARLINGTON MSA | 3811 E. BANKHEAD HIGHWAY, HUDSON OAKS, TX

EXCEPTIONAL FLEXIBILITY AND IMMEDIATE DEVELOPMENT POTENTIAL IN ONE OF TEXAS' FASTEST-GROWING REGIONS



FRONTAGE ALONG I-20, THIS SITE OFFERS MAXIMUM EXPOSURE TO OVER 70,000 VEHICLES DAILY

POSITIONED FOR INDUSTRIAL, RETAIL, OR RESIDENTIAL PROJECTS READY FOR IMMEDIATE DEVELOPMENT!

PRIME LOCATION DIRECTLY ACROSS FROM A THRIVING RETAIL CENTER AND CLOSE TO THE NEW COSTCO IN WEATHERFORD

MIXED-USE DEVELOPMENT PARCEL

\$14.17 PSF

INDUSTRIAL, RETAIL, OR RESIDENTIAL POTENTIAL TO BUILD OVER ±100,000 SF OF COMMERCIAL SPACE WITH OUTDOOR STORAGE AND AMPLE PARKING



LAND AREA: ±5.67 AC

MIXED-USE DEVELOPMENT PARCEL ZONED FOR INDUSTRIAL, RETAIL, OR RESIDENTIAL



INTERSTATE ACCESS

±25 MILES FROM FORT WORTH
±30 MILES FROM ARLINGTON
±40 MILES FROM DALLAS

UNIQUE MIXED-USE LAND DEVELOPMENT OPPORTUNITY NEAR FORT WORTH, TX

THE PROPERTY - LAND DEVELOPMENT

ATTENTION SITE SELECTION REPRESENTATIVES, DEVELOPERS, INVESTORS OR LOCAL BUSINESS OWNERS:

Just on market for the first time, this strategic foothold is positioned to build up to ±100,000 SF of commercial property on a ±246,985 SF parcel in one of Texas' most rapidly expanding markets. This prime ±5.67-acre land development opportunity is located at **3811 E. Bankhead Highway** in Hudson Oaks, TX and being offered at **±\$3,500,000**, featuring unparalleled development potential with prominent frontage along I-20. Its location provides exceptional flexibility for **industrial, retail, or residential projects**, making it an ideal candidate for mixed-use development. Positioned in the heart of the booming Hudson Oaks area and neighboring Weatherford, both part of the dynamic **Dallas-Fort Worth-Arlington MSA**, this site is perfectly situated to meet the surging demand for new growth in one of the state's fastest-growing regions.

SUMMARY

FOR SALE	±\$3,500,000 \$14.17PSF
ADDRESS	3811 E. Bankhead Highway
CITY/STATE	Hudson Oaks, TX 76087
PROPERTY TYPE	Land Development
SUBTYPE	Industrial, Retail or Residential
PARCEL ID / APN	R000040887
ZONING	Flexible Multi-Use
LOT SIZE AC	±5.67 AC
LOT SIZE SF	±246,985 SF





A PROSPEROUS LOCATION Situated within the Fort Worth-Dallas-Arlington MSA, this ±5.67-acre land development opportunity occupies a prime location along Interstate 20, within a dynamic Texas growth corridor. The property offers prominent high-visibility frontage on I-20, with exposure to over 70,000 vehicles daily, providing a unique opportunity for businesses seeking maximum signage visibility in a high-traffic area. Strategically positioned across from a flourishing retail center and near the

±25 MILES FROM FORT WORTH

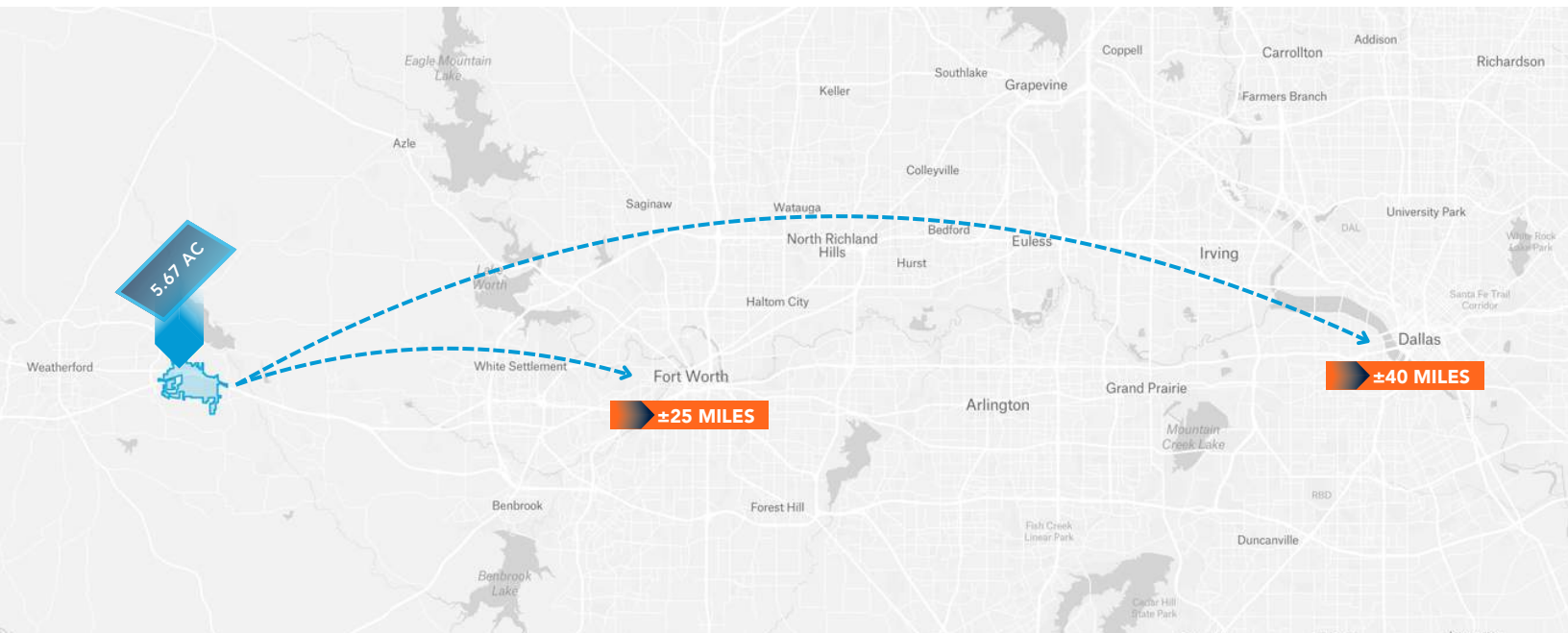
newly opened Costco in Weatherford, the site benefits from consistent

traffic flow and ongoing economic expansion, making it an ideal candidate for mixed-use development. The location also enjoys proximity to major employers such as Walmart Distribution Center, Lockheed Martin, and Texas Health Resources, contributing to long-term economic stability and sustained traffic. With its attractive natural terrain and mature tree cover, the site is highly suitable for immediate development across industrial, retail, or residential sectors, further enhancing its investment potential.



5.67 ACRE LAND DEVELOPMENT OPPORTUNITY IN A THRIVING MARKET

Prime Investment in Dallas-Fort Worth-Arlington MSA: Strategic Location in a booming economy with promising growth.





NEW RETAIL DEVELOPMENT DIRECTLY ACROSS THE I-20!

WEATHERFORD POINT RETAIL DEVELOPMENT



WEATHERFORD POINT: PROPOSED DEVELOPMENT PLAT AT I-20 AND CENTER POINT ROAD

Proposed plat for Sprouts anchored Weatherford Point at the NE corner of I-20 and Center Point Road. This is located directly across from the Costco currently being developed.

TORCHY'S TACOS | WHATABURGER | STARBUCKS | CHICKEN SALAD CHICK | MOUNTAIN MIKE'S PIZZA | THE GREAT GREEK MEDITERRANEAN GRILL

A MARKET WORTH INVESTING IN

READY TO BE DEVELOPED NOW

BUILD & GROW WITH TEXAS!
 DFW MSA | OVER 26% RISE IN POPULATION

REGION ADDS 328 NEW RESIDENTS EACH DAY

38% NATURAL INCREASE

62% NET-MIGRATION



RETAIL 



RESIDENTIAL 



INDUSTRIAL 

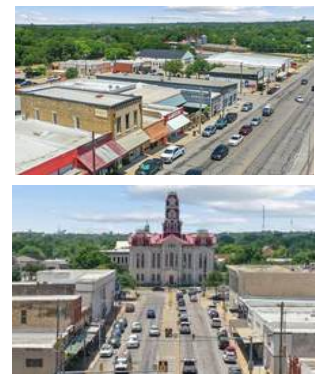
±100,000 SF OF COMMERCIAL DEVELOPMENT SPACE

SIZE AND EXPANSION

This prime property, with the capacity to support over ±100,000 square feet of commercial space, presents a rare institutional-grade investment opportunity in a high-growth corridor. Offering extensive outdoor storage and abundant parking, it is ideally suited for a wide range of industrial, retail, or residential developments. Positioned along the I-20 frontage road, the site boasts unparalleled visibility and high traffic exposure, enhancing the appeal of any project undertaken. Its versatility, combined with strategic access to key transportation routes, makes this property a standout choice for investors seeking to capitalize on diverse, high-demand development opportunities.



NEARBY WEATHERFORD, TEXAS



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OVER 15K UNITS SOLD | \$1B CLOSED LAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER



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