

2105 LUCAS ROAD  
3419 N. FM 51  
WEATHERFORD, TEXAS 76085

FOR SALE

**NAL** Robert Lynn



This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.

# CONTENTS



- 04 Property Summary
- 05 Photos
- 06 Aerial Photos
- 07 Map



# PROPERTY SUMMARY

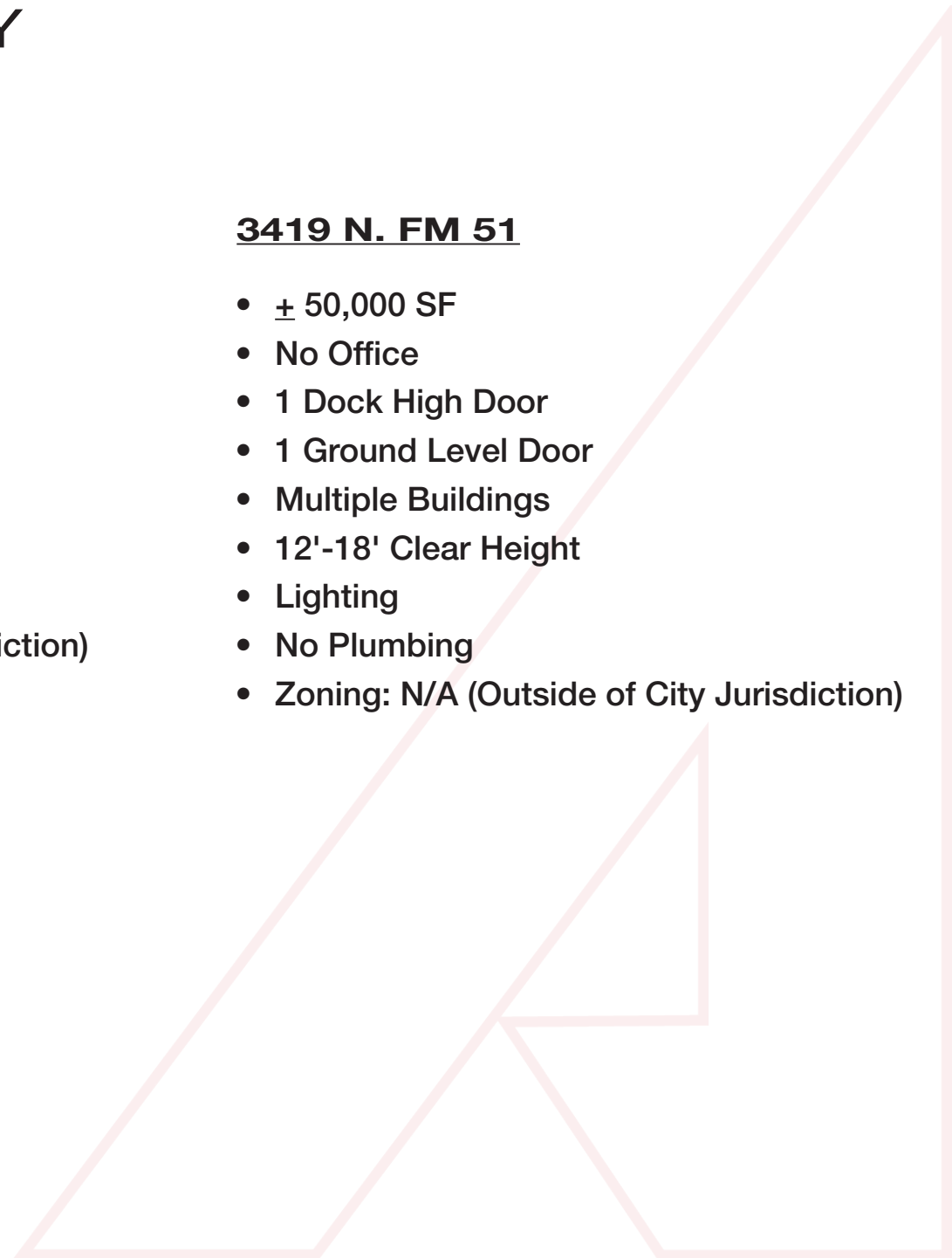
---

## 2105 Lucas Road

- ± 130,000 SF
- ± 2,000 SF Office
- Dock & Grade Level Loading
- Multiple Buildings
- Various Ages
- Various Clear Heights
- Heavy Power
- Zoning: N/A (Outside of City Jurisdiction)

## 3419 N. FM 51

- ± 50,000 SF
- No Office
- 1 Dock High Door
- 1 Ground Level Door
- Multiple Buildings
- 12'-18' Clear Height
- Lighting
- No Plumbing
- Zoning: N/A (Outside of City Jurisdiction)



# PHOTOS

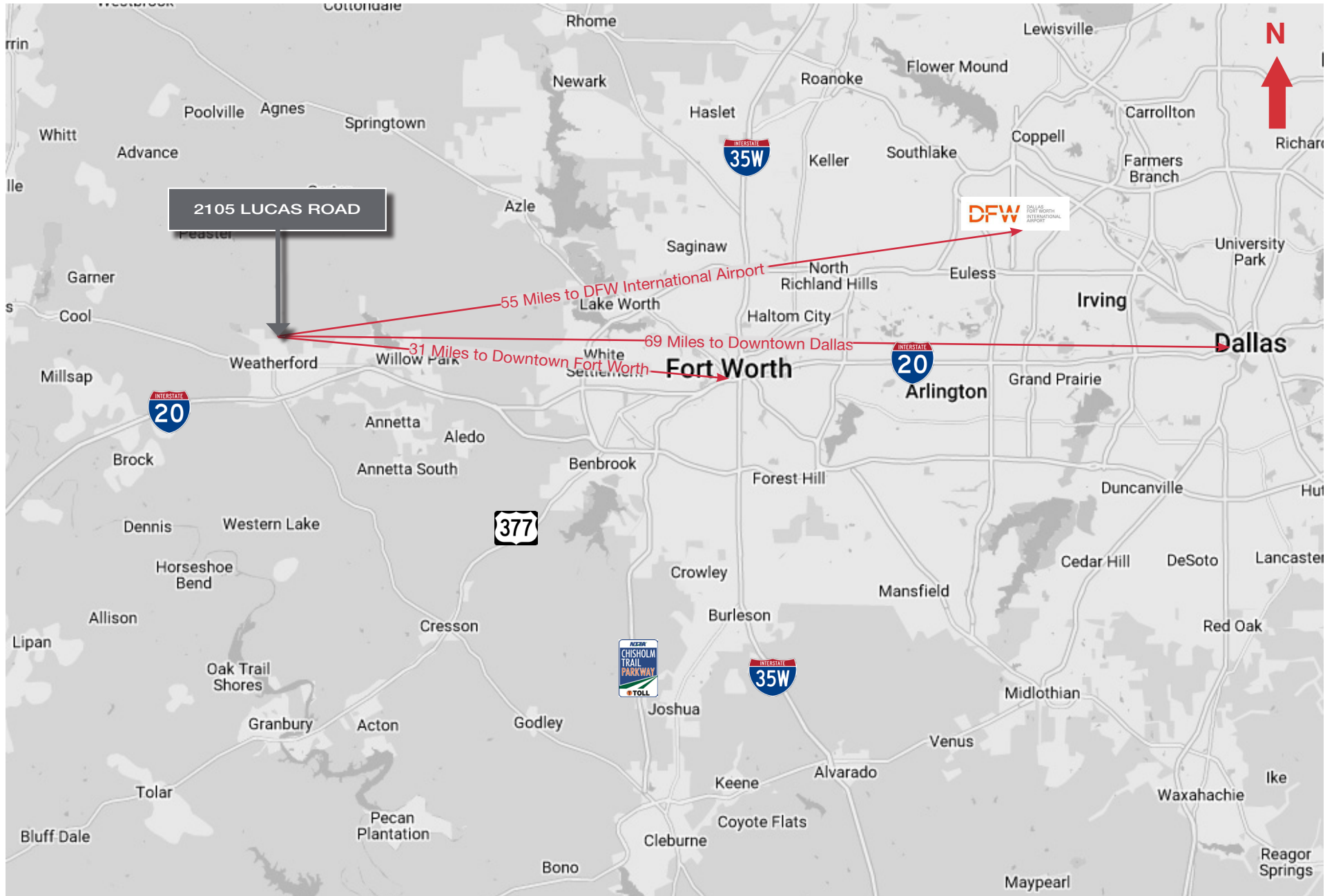


# AERIAL PHOTOS

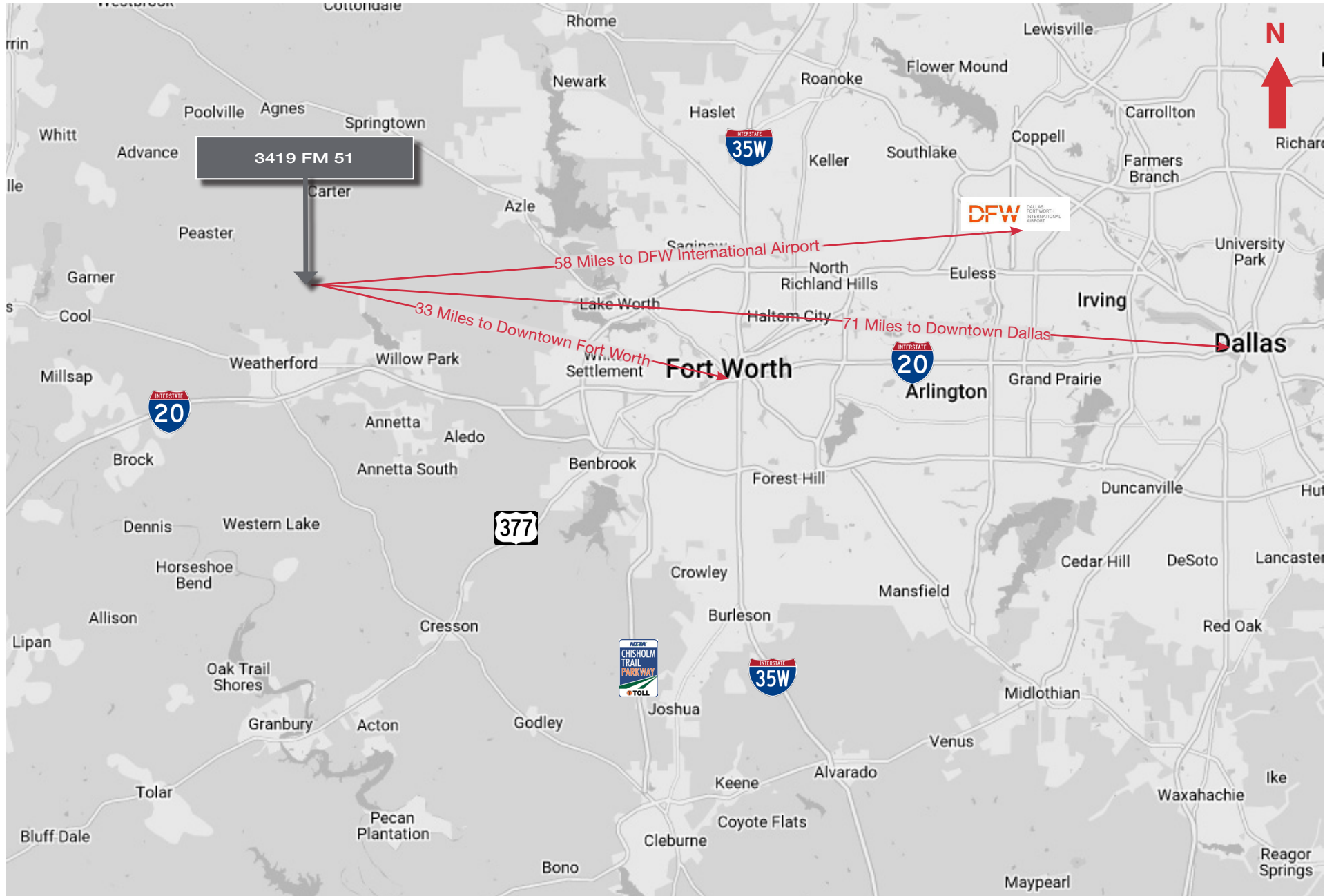
---




# MAP



# MAP







2105 LUCAS ROAD  
3419 N. FM 51  
WEATHERFORD, TEXAS 76085

FOR SALE



TODD HUBBARD, SIOR

817 872 3901  
thubbard@nairl.com



JEFF JACKSON, SIOR, CCIM

817 872 3910  
jjackson@nairl.com

**Nairl** Robert Lynn

1200 Summit Avenue Suite 800  
Fort Worth TX 76102  
817 885 8333  
nairl.com

