

NEWLY RENOVATED

2165 Ranger Hwy | Weatherford, TX
FOR LEASE



2,250 SF ASKING \$24 PSF GROSS

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LEAGUE Commercial

THE SPACE

Location	2165 Ranger Hwy Weatherford, TX 76088
Square Feet	2,250
Annual Rent PSF	\$24.00
Lease Type	Gross

Notes Rate Includes Utilities, Building Services and Property Expenses | 1-3 Year Term

HIGHLIGHTS

- Newly Renovated House Converted to Office
- Professional Office Building with 3 Offices and 2 Bathrooms, Kitchen, Detached 2 Car Garage with Storage Area and Detached 600 SF Work Shop with AC
- The building is suitable for a wide range of office and professional uses including counseling, legal, insurance, financial services, or general office.
- Features include ample on-site parking, efficient layout options, and easy ingress/egress for clients and staff.
- Year Built: 2002 | Year Renovated: 2025
- Main Office Building: 1,650 SF | Work Shop: 600 SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
616	14,265	34,726

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$133,454	\$119,748	\$107,054

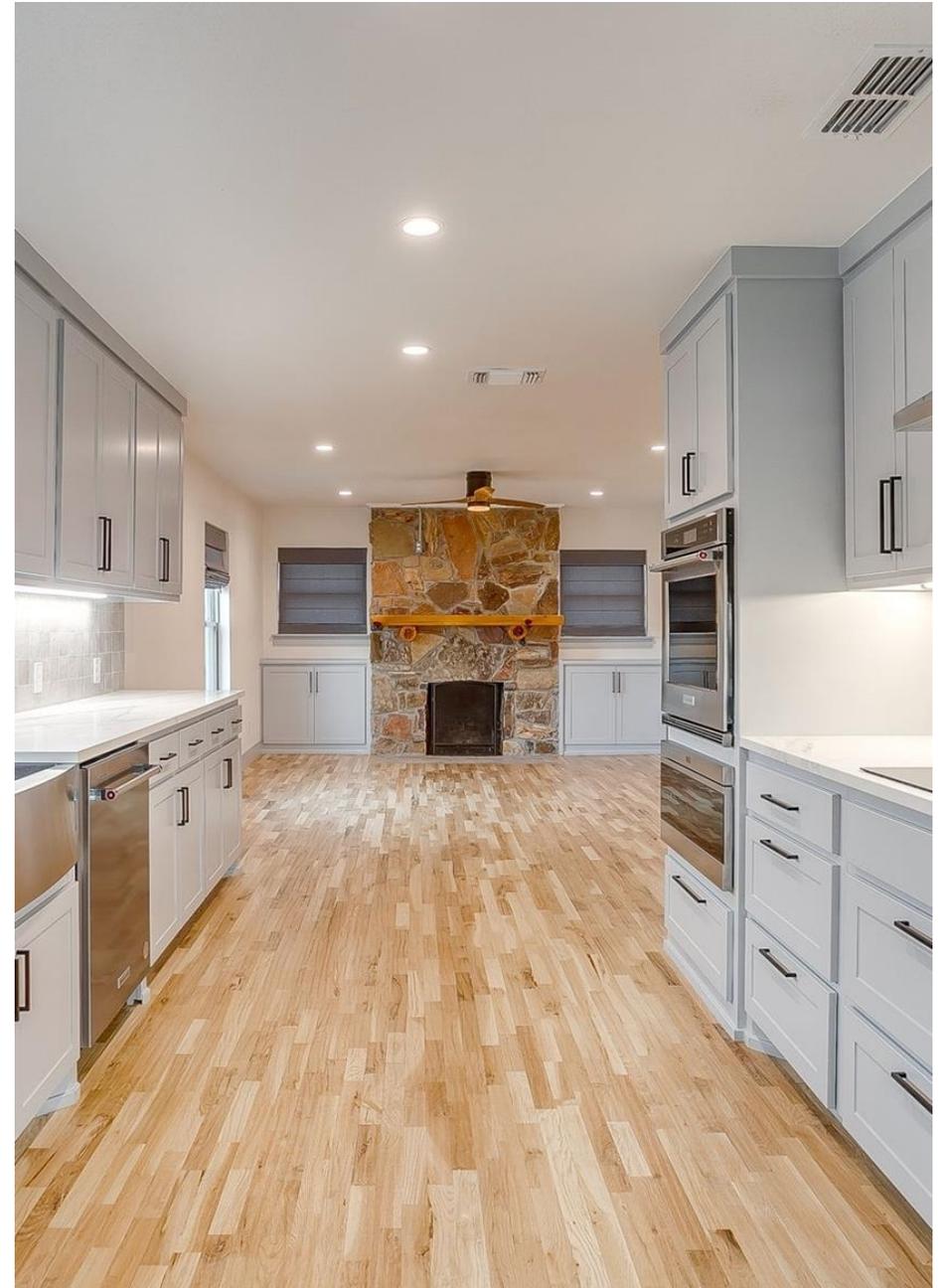
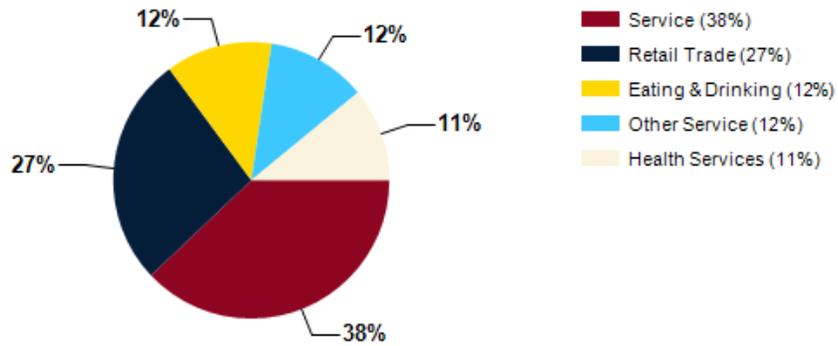
NUMBER OF HOUSEHOLDS

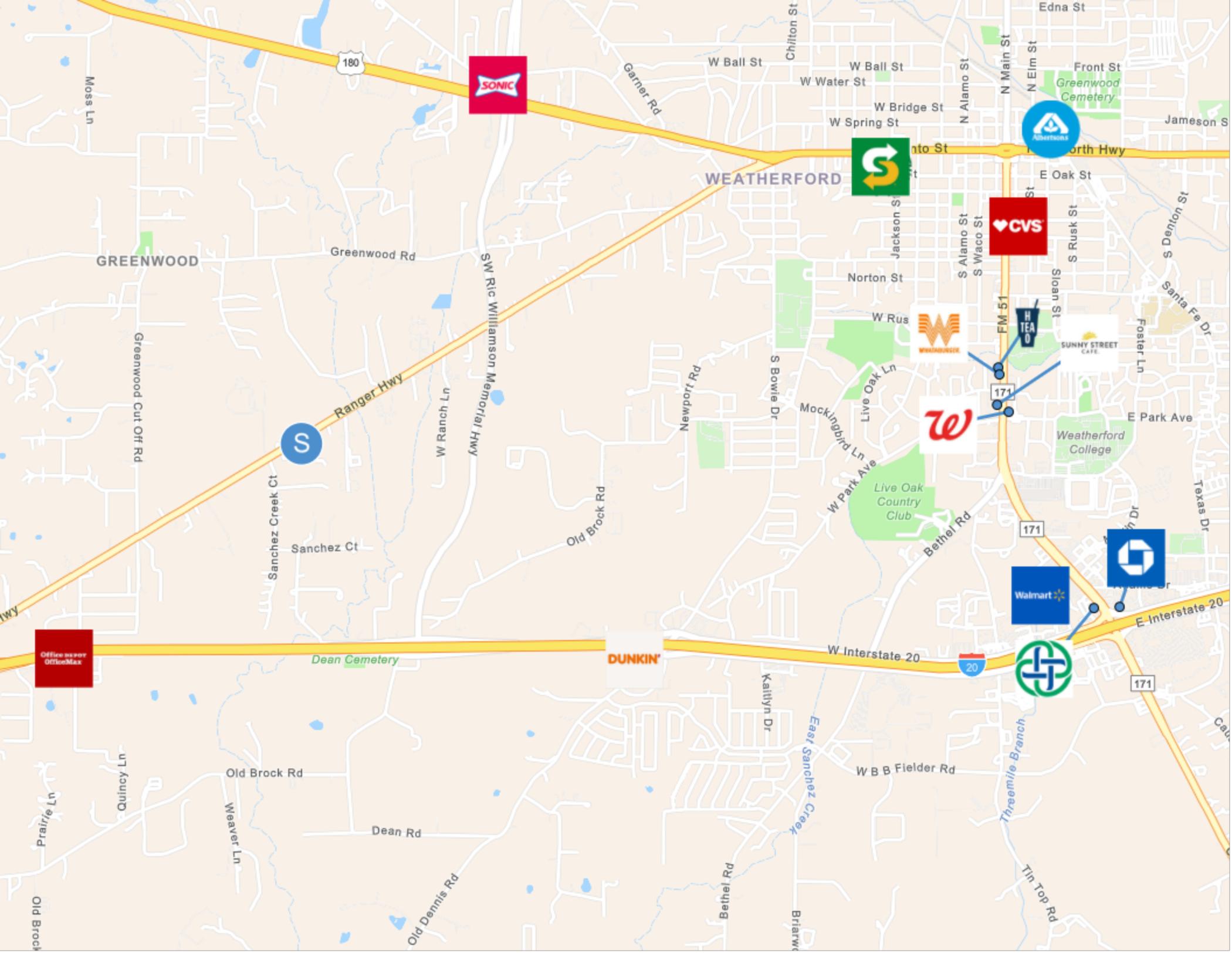
1.00 MILE	3.00 MILE	5.00 MILE
220	5,617	13,822

Location Summary

- Located along the high-visibility Ranger Highway Corridor in Weatherford, TX
- Situated minutes from downtown Weatherford and surrounded by retail, dining, and residential development, 2165 Ranger Highway presents an ideal opportunity for an owner-user or investor seeking a well-located office asset in the growing Parker County market.

Major Industries by Employee Count





GREENWOOD

WEATHERFORD

Ranger Hwy

W Interstate 20

171

171

180

20

Moss Ln

Sanchez Creek Ct

Sanchez Ct

Prairie Ln

Quincy Ln

Weaver Ln

Old Brock Rd

Dean Rd

Old Dennis Rd

Old Brock Rd

Newport Rd

Kaitlyn Dr

Bethel Rd

East Sanchez Creek

W B B Fielder Rd

Tin Top Rd

Greenwood Cut Off Rd

Greenwood Rd

W Ranch Ln

SW Ric Williamson Memorial Hwy

Garner Rd

W Ball St

W Water St

W Bridge St

W Spring St

Norton St

W Rus

Mockingbird Ln

Live Oak Ln

W Park Ave

Bethel Rd

N Alamo St

S Alamo St

S Waco St

Sloan St

S Rusk St

Weatherford College

Foster Ln

E Park Ave

Texas Dr

E-Interstate 20

Edna St

Jameson St

S Denton St

Front St

Greenwood Cemetery

Sunny Street Cafe

Live Oak Country Club

Dean Cemetery

Threemile Branch

W B B Fielder Rd

Briarwood Dr

W Ball St

W Water St

W Bridge St

W Spring St

Norton St

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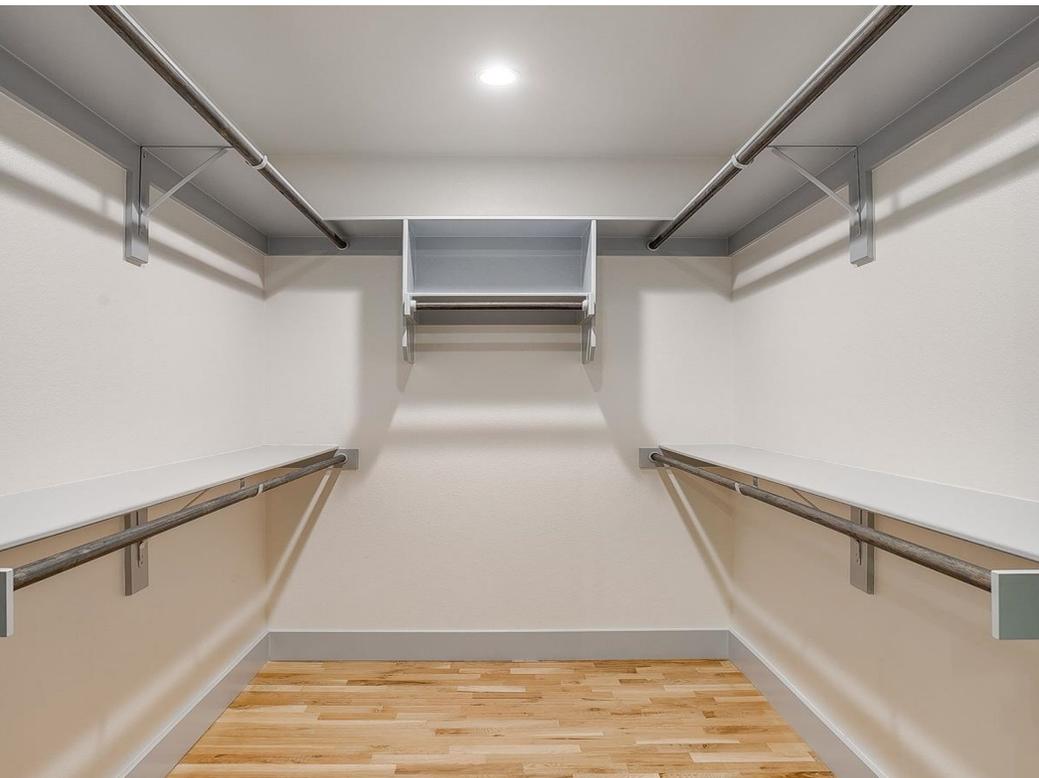
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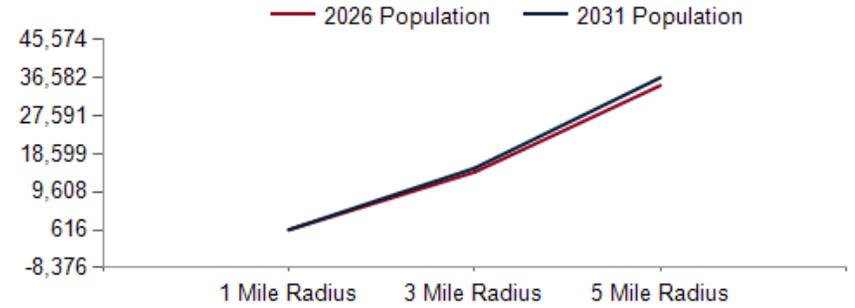




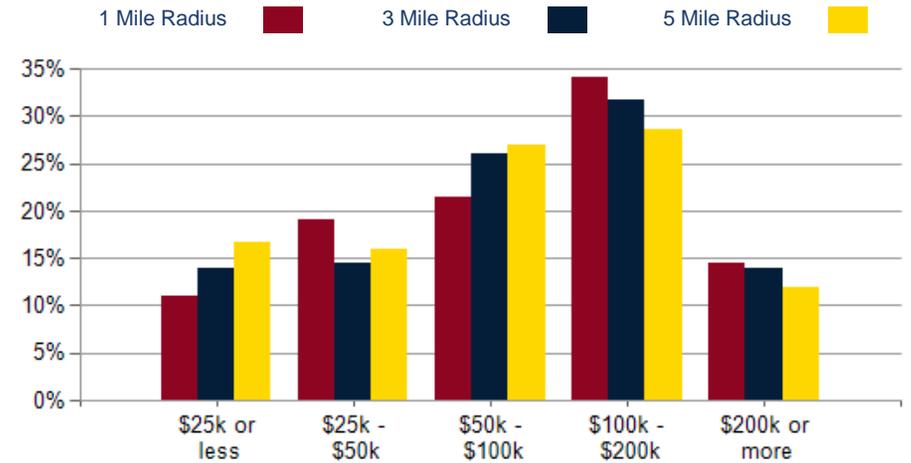


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	426	9,325	22,247
2010 Population	551	10,998	26,540
2026 Population	616	14,265	34,726
2031 Population	647	15,202	36,582
2026 African American	5	266	700
2026 American Indian	4	133	306
2026 Asian	2	78	339
2026 Hispanic	94	2,363	5,674
2026 Other Race	38	897	2,022
2026 White	503	11,362	27,621
2026 Multiracial	64	1,521	3,710

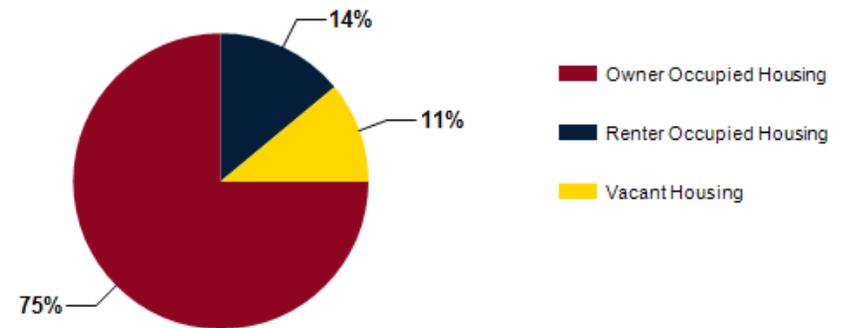
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	18	346	998
\$15,000-\$24,999	6	435	1,309
\$25,000-\$34,999	18	281	789
\$35,000-\$49,999	24	527	1,421
\$50,000-\$74,999	30	731	1,981
\$75,000-\$99,999	17	733	1,735
\$100,000-\$149,999	38	1,044	2,502
\$150,000-\$199,999	37	741	1,442
\$200,000 or greater	32	781	1,646
Median HH Income	\$94,748	\$90,196	\$79,791
Average HH Income	\$133,454	\$119,748	\$107,054



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

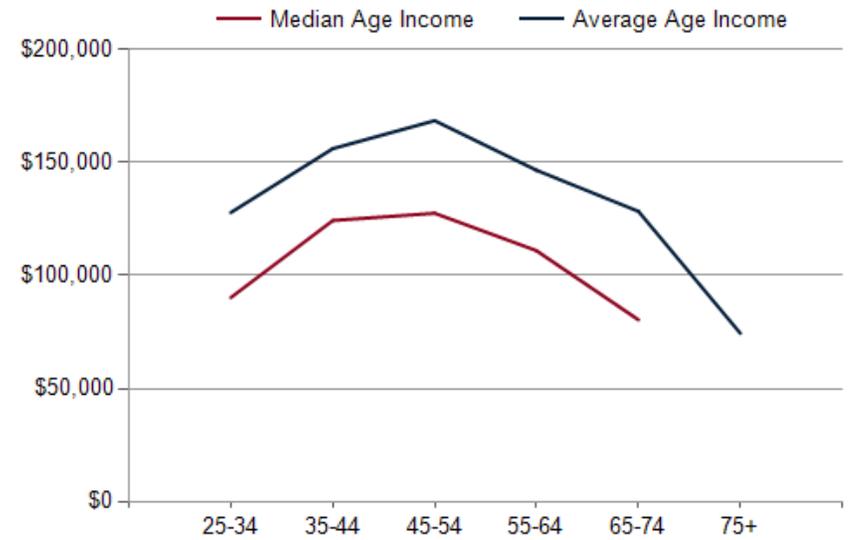
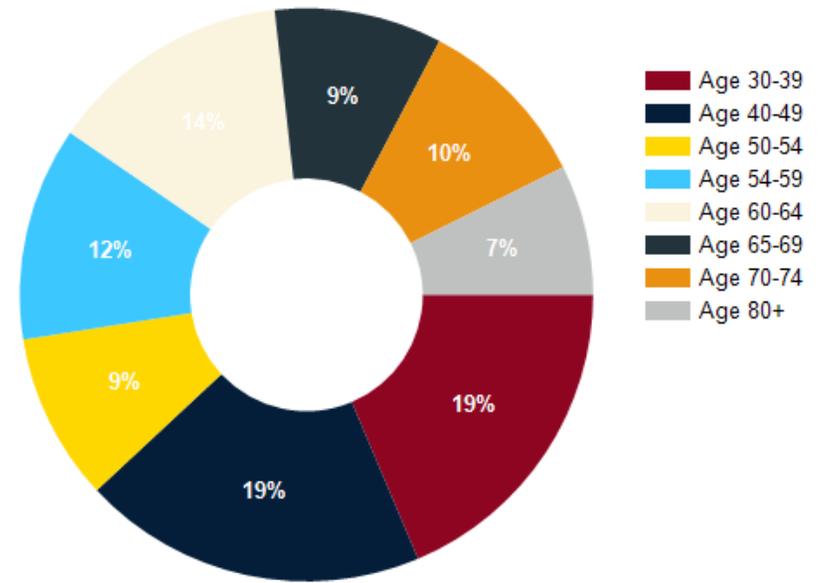


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	34	938	2,348
2026 Population Age 35-39	37	1,013	2,426
2026 Population Age 40-44	35	914	2,173
2026 Population Age 45-49	39	871	2,025
2026 Population Age 50-54	36	808	1,959
2026 Population Age 55-59	46	860	1,987
2026 Population Age 60-64	52	941	2,124
2026 Population Age 65-69	36	775	1,866
2026 Population Age 70-74	38	760	1,770
2026 Population Age 75-79	28	588	1,431
2026 Population Age 80-84	19	377	976
2026 Population Age 85+	10	267	892
2026 Population Age 18+	488	10,989	27,089
2026 Median Age	45	40	40
2031 Median Age	45	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,195	\$89,688	\$79,048
Average Household Income 25-34	\$127,858	\$113,665	\$100,054
Median Household Income 35-44	\$124,301	\$112,269	\$102,710
Average Household Income 35-44	\$156,130	\$141,458	\$128,605
Median Household Income 45-54	\$127,540	\$112,536	\$105,681
Average Household Income 45-54	\$168,524	\$145,401	\$134,599
Median Household Income 55-64	\$110,960	\$104,088	\$92,523
Average Household Income 55-64	\$146,580	\$132,184	\$120,191
Median Household Income 65-74	\$80,356	\$75,474	\$64,955
Average Household Income 65-74	\$128,376	\$108,649	\$94,838
Average Household Income 75+	\$74,381	\$73,440	\$65,185

Population By Age



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Exclusively Marketed by:



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