



LYNCH LEGACY

COMMERCIAL

2101 FORT WORTH HWY Parker County

INVESTMENT OPPORTUNITY

FOR SALE



- STRATEGIC LOCATION
- VERSATILE DEVELOPMENT POTENTIAL

exp
REALTY

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PROPERTY INFORMATION

This property, located at 2101 Fort Worth Highway represents a rare and lucrative opportunity for investors and developers proficient in navigating the complexities of property development and entitlement. Although the current owner has chosen not to divide or entitle the property themselves, this decision opens the door for a sophisticated buyer to unlock the full potential of this site.

The purchase of 2101 Fort Worth Highway is more than just an investment in a piece of land; it's an investment in future growth and development in one of the most dynamic areas. With its strategic positioning, development versatility, and significant interest from potential end users for its divided uses, this property stands as a beacon for savvy investors looking to leave their mark in a growing commercial landscape.

- **Strategic Location:** This property boasts significant traffic counts, providing optimal visibility and access for future commercial ventures.
- **Versatile Development Potential:** With a substantial parcel size, the property is ripe for a visionary redevelopment project. The front portion, spanning 2-4 acres, is ideally suited for a high-traffic convenience store, while the remaining acreage, featuring 950 feet of FM 730 frontage, presents a golden opportunity for retail development.
- **Comparative Market Analysis Insights:** The property's value is underscored by a detailed comparative market analysis:
 - Lot 1 Fort Worth Highway sold for \$4.78/sqft on 9/12/23
 - 1913 Fort Worth Highway sold for \$4.87/sqft on 3/29/23
 - 2311 Fort Worth Highway sold for \$7.96/sqft on 11/16/23
- **Zoning and Entitlements:** The corner portion of the property is currently zoned C-1, consistent with the surrounding properties, offering a streamlined path for various commercial developments, subject to the completion of the development and entitlement process.

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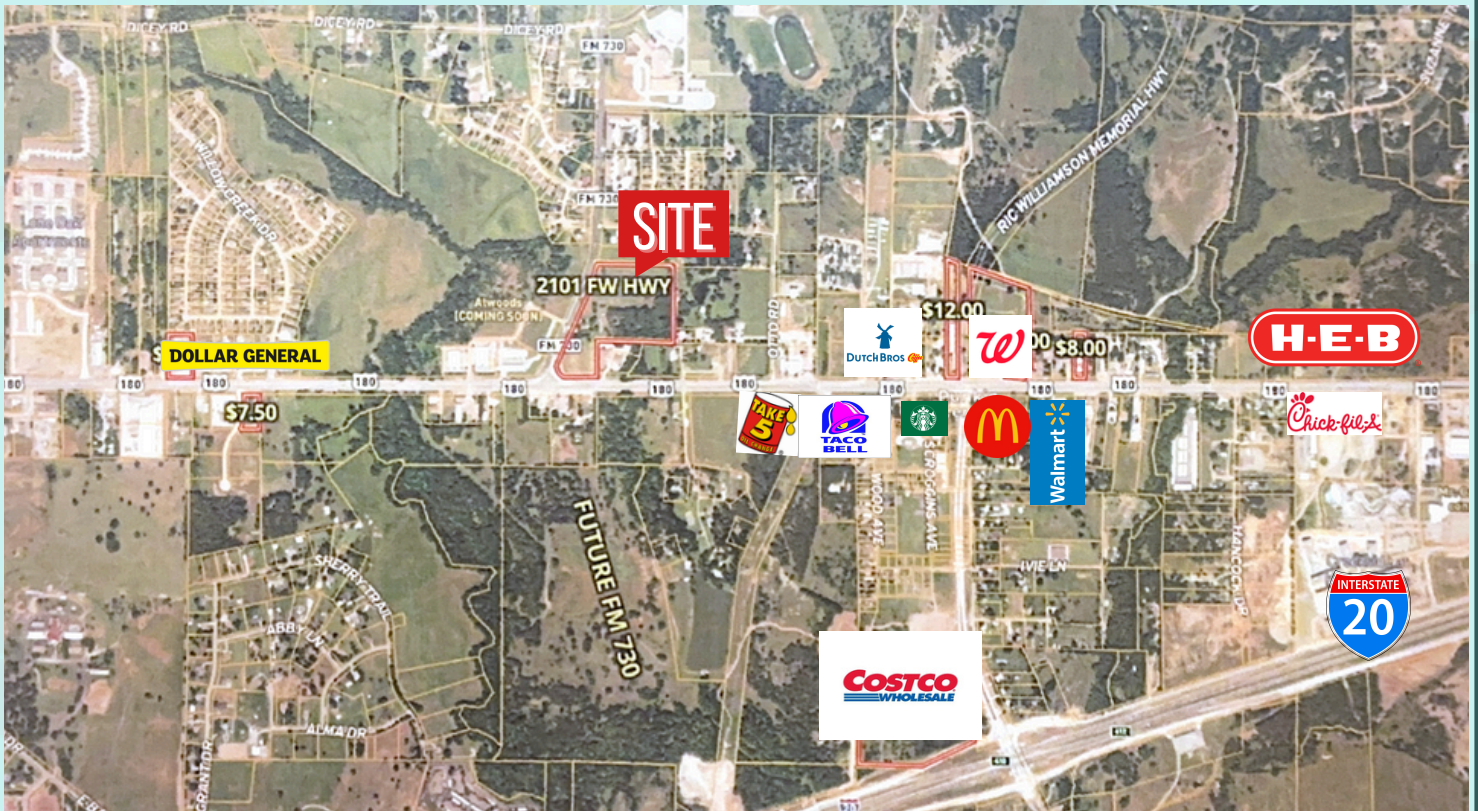
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PROPERTY LOCATION



Traffic Count: 33,395 Vehicles Per Day - Ft. Worth Hwy

PROXIMITIES

- 10 Minutes to Willow Park
- 20 Minutes to Fort Worth
- 30 Minutes to Alliance
- 40 Minutes to DFW Airport



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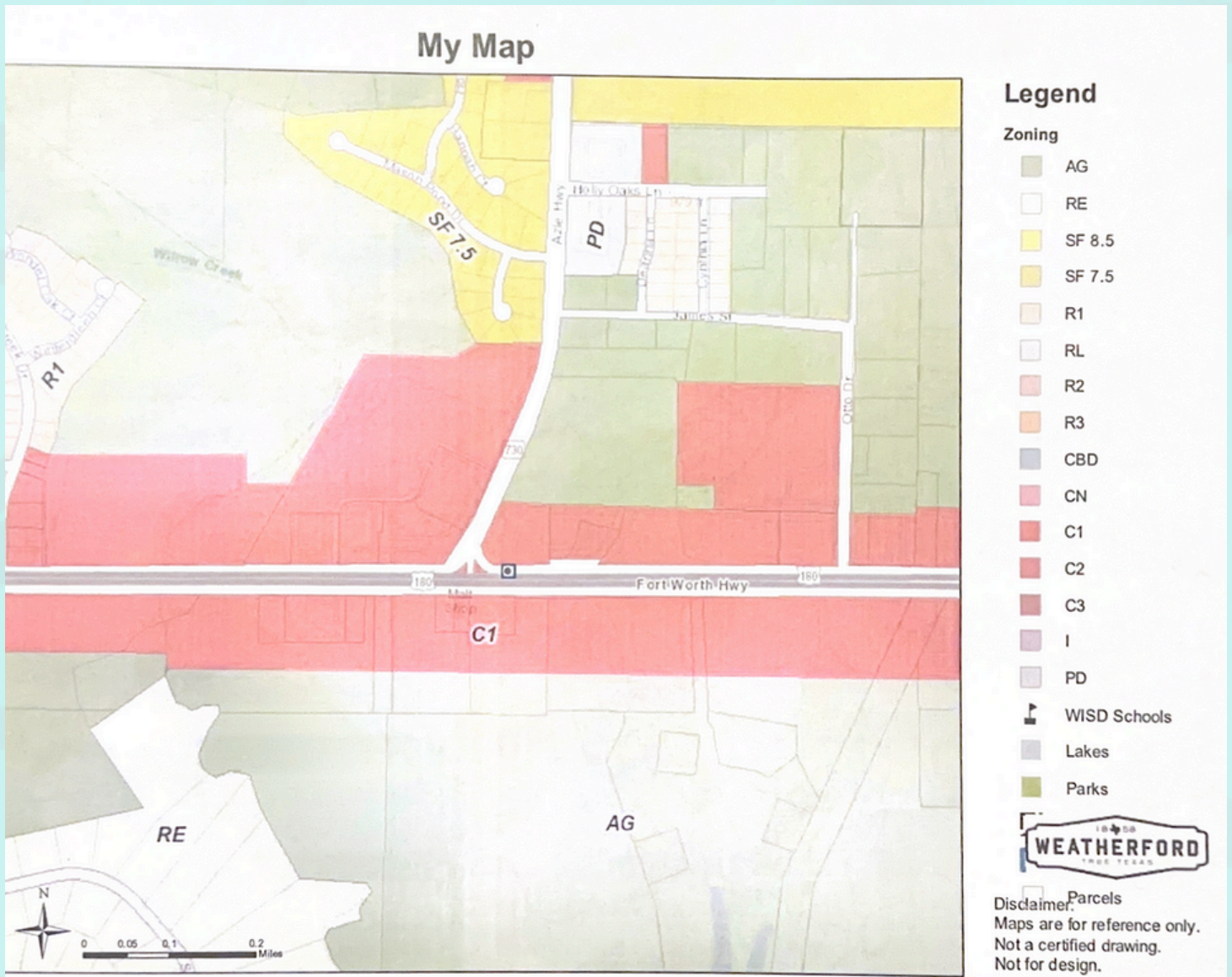
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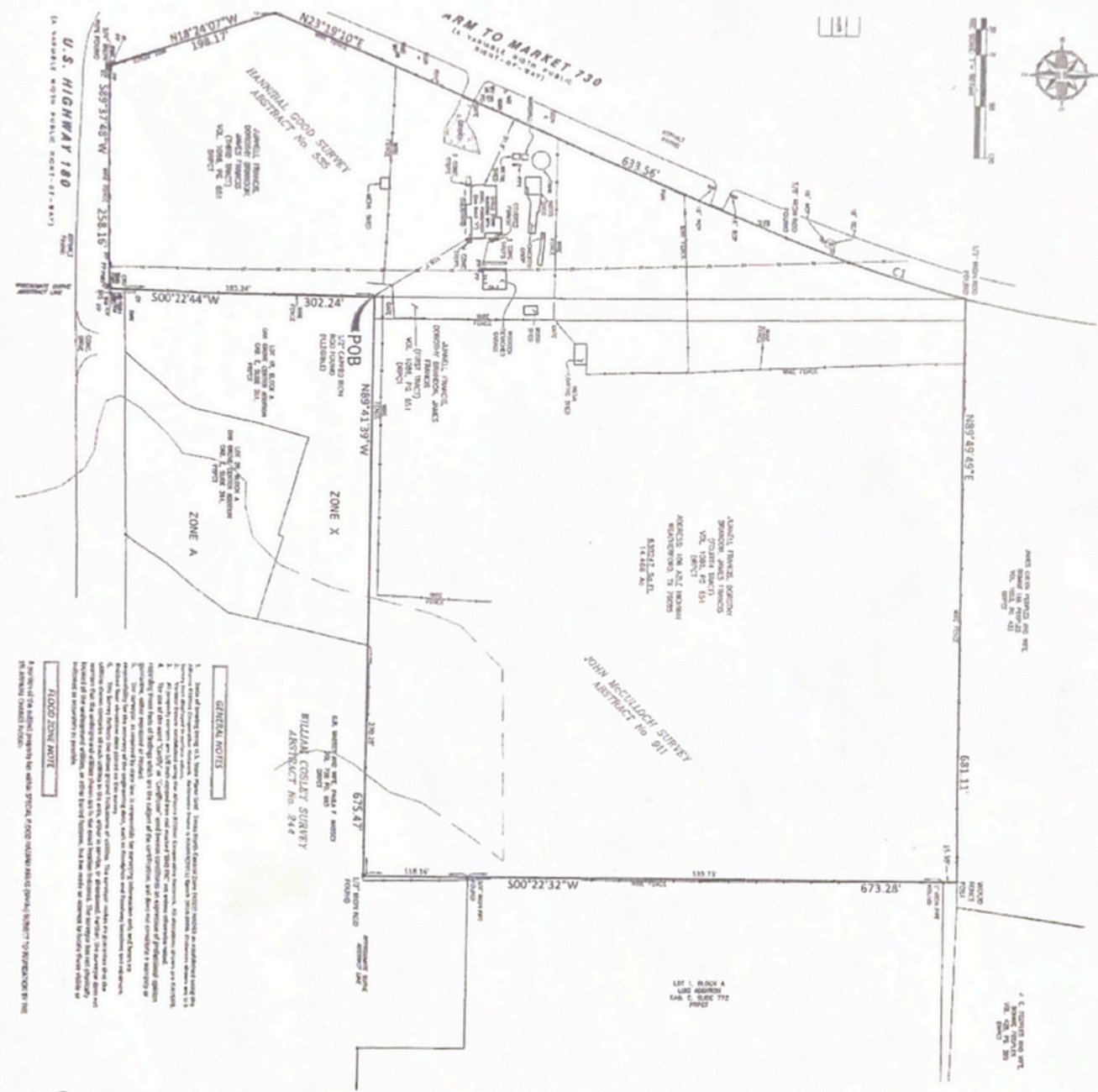
WEATHERFORD ZONING MAP



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GENERAL NOTES

1. This plat showing U.S. Survey Section 14448 shows the boundaries of additional land to be added to the original survey of Section 14448.
2. The original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.
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FLOOD ZONE NOTE

A portion of the subject property lies within Special Flood Hazard Areas (SFHA) designated as "Special Flood Hazard Areas" by the Federal Emergency Management Agency (FEMA).

ATLANSAS LAND TITLE SURVEY
 BEING A 14,448 ACRE TRACT OF LAND WITHIN
THE JOHN McCULLOCH SURVEY
 ABSTRACT NO. 911 & THE
 W. W. WATKINS & CO. SURVEY

[Signature]
 Registered Professional Land Surveyor
 No. 10,000
 State of Florida

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN McCULLOCH SURVEY
 ABSTRACT NO. 911 & THE
 W. W. WATKINS & CO. SURVEY

SECTION 8

Section 8 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 9

Section 9 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 10

Section 10 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 11

Section 11 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 12

Section 12 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 13

Section 13 of the original survey of Section 14448 was recorded in the Public Records of the State of Florida in Volume 10, Page 10.

SECTION 14

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SECTION 15

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SECTION 16

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