

LONE OAKS APARTMENT ADDITION, PHASE 2

1801-6 Fort Worth Highway | Weatherford, TX

OFFERING MEMORANDUM



Lot 3

1.9 acres

Lot 5

1.3 ac

Lot 6

1.5 ac

LOT 6, LONE OAKS ADDITION PHASE 2

TRINITY COUNTRY
REAL ESTATE

Lone Oaks Apartment Addition, Phase 2

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Exclusively Marketed by:

Matt Milligan

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mmranches@gmail.com

Lic: 0500456



trinitycountry.com

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LONE OAKS APARTMENT ADDITION, PHASE 2

01 Executive Summary

Investment Summary

Location Summary

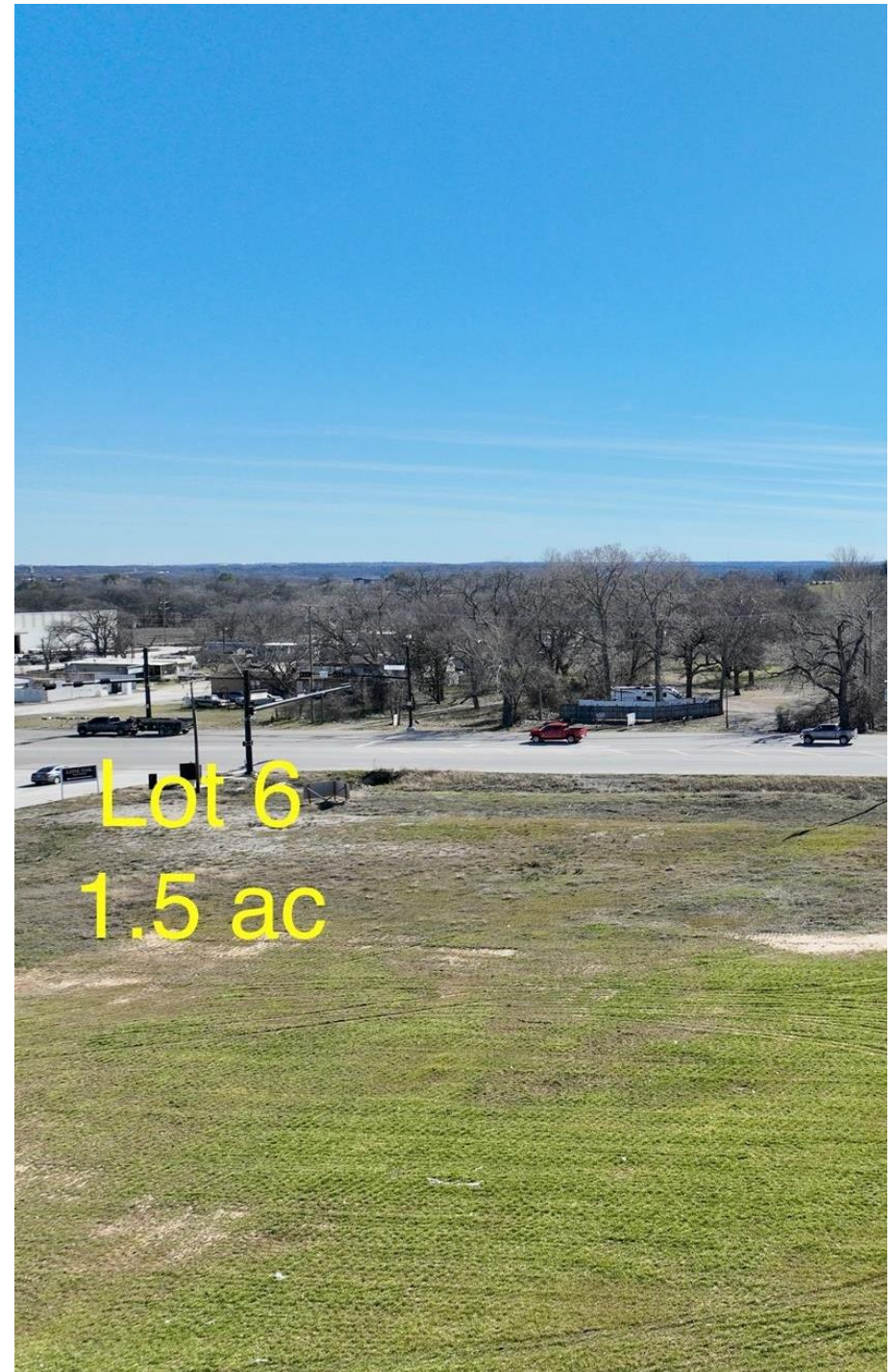
OFFERING SUMMARY

ADDRESS	1801-6 Fort Worth Highway Weatherford TX 76086
COUNTY	Parker
PRICE	\$723,532
PRICE PSF	\$11.00
LAND SF	65,775 SF
LAND ACRES	1.5
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-1
# OF PARCELS	1
APN	R000037247

[Property Video](#)

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
2023 Population	47,677	94,613	366,139
2023 Median HH Income	\$86,640	\$100,323	\$86,963
2023 Average HH Income	\$115,101	\$134,440	\$119,286

- Discover a lucrative investment opportunity in this prime commercial real estate at 1801-6 Fort Worth Highway, strategically situated in one of the fastest-growing counties. With a traffic count exceeding 20,000, this property offers high visibility and accessibility, making it an ideal location for a wide range of businesses seeking to capitalize on the area's rapid development.
- Adjacent to a thriving 400-plus unit apartment complex, this property presents an exceptional chance for investors looking to tap into a robust rental market. The proximity to this bustling residential community not only ensures a steady flow of potential customers but also enhances the property's appeal as a strategic commercial hub with built-in foot traffic.

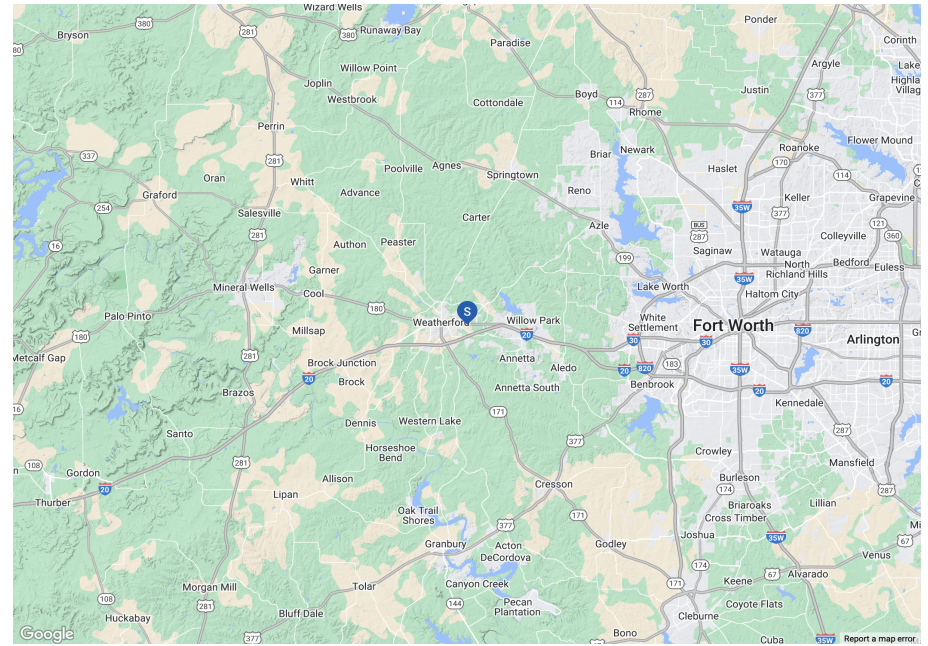


- Positioned on a hard corner with a traffic light, this property boasts a coveted location that maximizes exposure and convenience for both customers and tenants. The strategic placement at this bustling intersection not only guarantees a constant influx of passersby but also offers unparalleled visibility that is sure to attract businesses seeking a prime spot to establish their presence and drive ROI.
- Embrace the potential for growth in all directions with this exceptional investment opportunity. As a cornerstone of development in the area, this property is poised to benefit from the expanding commercial landscape, making it a promising prospect for investors keen on capitalizing on the region's upward trajectory and securing a solid return on investment.

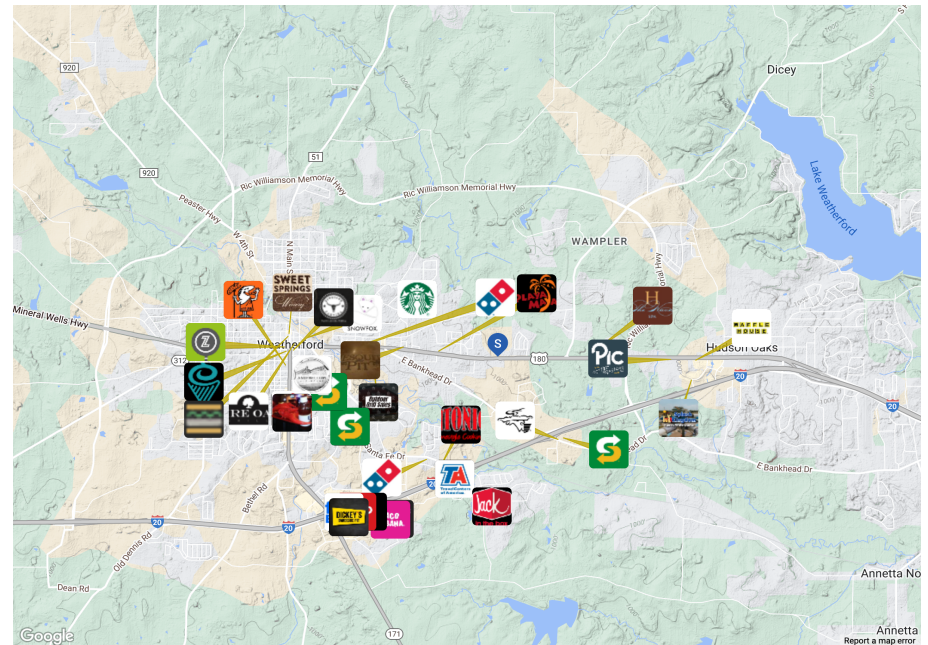
Location Location Location

- 1. Premium location in the thriving city of Weatherford, Texas, offering a lucrative opportunity for business expansion and growth.
- 2. Strategically positioned in a high-traffic area of Weatherford, ensuring maximum visibility and exposure to potential customers and clients.
- 3. Easy access to major highways such as I-20 and a well-connected road network, facilitating seamless transportation for employees, suppliers, and customers.
- 4. Surrounded by a vibrant community with a strong local economy, providing a solid foundation for sustainable business operations and profitability.
- 5. Proximity to downtown Weatherford and popular commercial hubs, offering a prime spot for businesses seeking a central and bustling location.
- 6. Adjacent to leading educational institutions and healthcare facilities, catering to diverse customer demographics and fostering partnerships with key stakeholders.
- 7. Close to recreational amenities and parks, creating an attractive environment for employees and visitors, enhancing work-life balance and well-being.
- 8. Located in a business-friendly environment with favorable zoning regulations, making it an ideal choice for various commercial ventures and development projects.
- 9. Within walking distance to hotels and accommodations, ideal for attracting out-of-town clients, investors, and professionals for meetings and events.
- 10. Enhanced by the charm and character of Weatherford, known for its rich history, cultural attractions, and welcoming community, creating a unique business setting.

Regional Map



Locator Map



02 Property Description

Property Features

Aerial Map

Plat

PROPERTY FEATURES

LAND SF	65,775
LAND ACRES	1.5
# OF PARCELS	1
ZONING TYPE	C-1
ELEVATION	C-1
LOCATION CLASS	AAA
LOT DIMENSION	200x300
CORNER LOCATION	Cutters Way & Fort Worth Hwy
TRAFFIC COUNTS	25,000

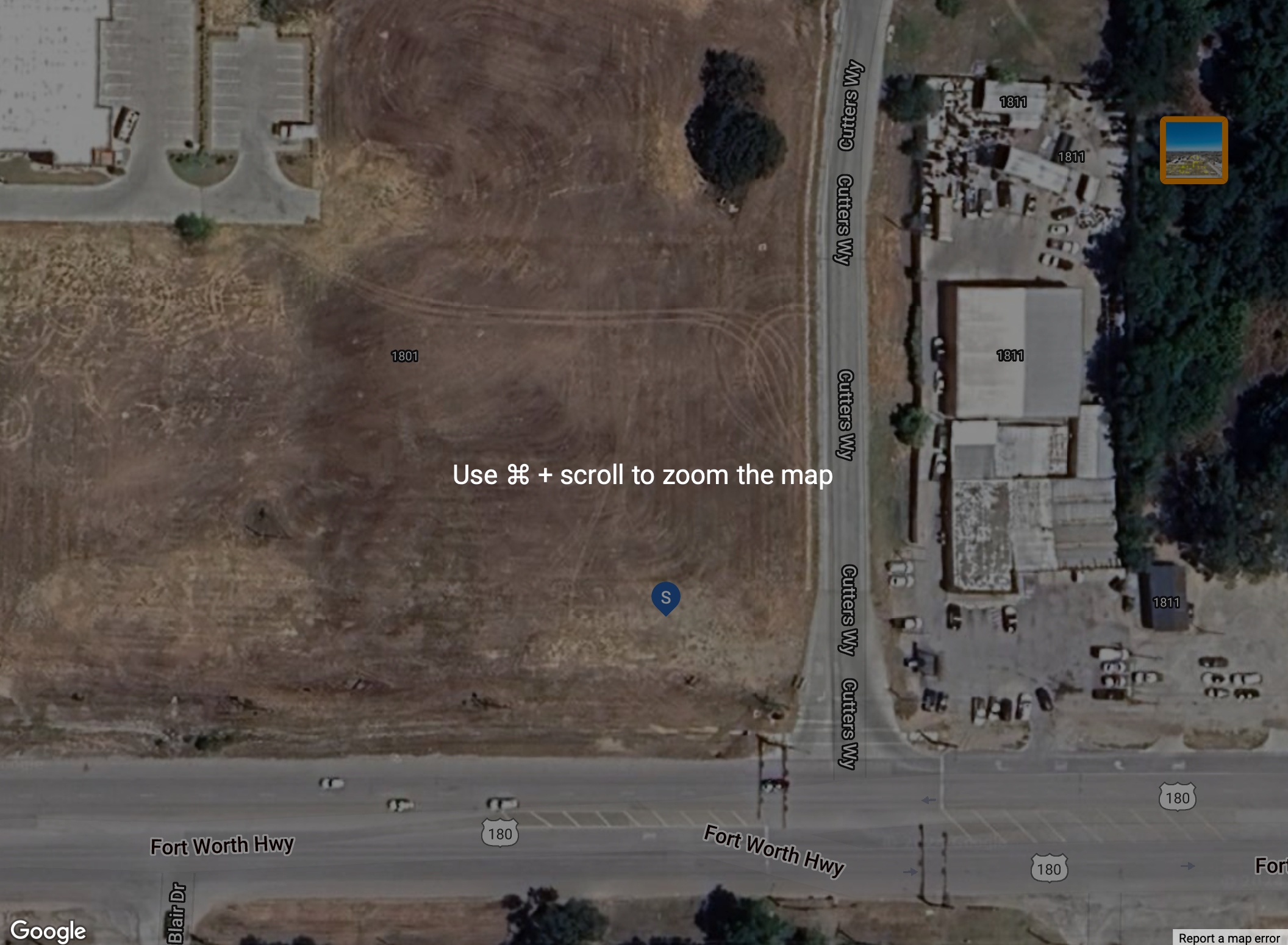
NEIGHBORING PROPERTIES

NORTH	400 Unit Apartment Complex
SOUTH	Commercial
EAST	Commercial/Auto Repair Tires
WEST	Commercial Land

UTILITIES

WATER	City of Weatherford
ELECTRICITY / POWER	City of Weatherford
GAS / PROPANE	City of Weatherford
CABLE	Spectrum





Use ⌘ + scroll to zoom the map

S

Fort Worth Hwy

180

Fort Worth Hwy

180

180

Blair Dr

Cutters Wy

Cutters Wy

Cutters Wy

Cutters Wy

Cutters Wy

1811

1811

1811

1811

Report a map error

State of Texas
County of Parker

Whereas FWN Apartments, LLC being the sole owner of a 8.322 acre tract of land out of the Elizabeth Crockett Survey, Abstract No. 214, Parker County, Texas; being a portion of that certain "Tract 1" described in Course & Range No. 207113191, Texas Property Records, Parker County, Texas and of Lot 2, Block 1, Lone Oaks Apartments Addition, to the plat recorded in Cabinet F, Slide 658 (the "Acres," Parker County, Texas; and being further described by its limits and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GCRS)

BEING, in a found 1/2" capped iron rod in the north line of the certain Drive Brooks least described in Volume 7150 Page 423, P.F.P.C.T., same being the south line of Lone Oak Road (a paved 60 foot right of way, and also being in the west line of said "Tract 1" and being the northwest corner of 5800 Lot E, Block 1, Lone Oaks Apartments Addition, from the northwest and backing corner of the tract, thence the Southeast corner of the Deskinde Dr., a Crur Survey, Abstract No. 223 is calculated to bear N 07°53'49" W 102°50'56" feet;

THENCE along the south line of said Lone Oak Road the following courses and distances:
East 209.99 feet, in a found 1/2" capped iron rod, for a corner of the tract;
Southeasterly along the arc of a curve to the left 178.78 feet, having a radius of 7100.00 feet, and whose chord bears S 04°08'25" E 201.06 feet, to a found 1/2" capped iron rod, for a corner of this tract;
Southeasterly along the arc of a curve to the left 181.87 feet, having a radius of 3000.00 feet, and whose chord bears S 42°32'24" E 85.33 feet, to a found 1/2" capped iron rod, for a corner of this tract;
S 78°53'51" E 55.43 feet, to a found 1/2" capped iron rod in the west line of Cutlers Way (a paved variable width right-of-way, for the northeast corner of the tract.

THENCE along the west line of said Cutlers Way the following courses and distances:
Southeasterly along the arc of a curve to the left 178.78 feet, having a radius of 10450.00 feet, and whose chord bears S 04°08'25" E 201.06 feet, to a found 1/2" capped iron rod, for a corner of this tract;
Southeasterly along the arc of a curve to the left 181.87 feet, having a radius of 3000.00 feet, and whose chord bears S 42°32'24" E 85.33 feet, to a found 1/2" capped iron rod, for a corner of this tract;
S 78°53'51" E 55.43 feet, to a found 1/2" capped iron rod in the west line of Cutlers Way (a paved variable width right-of-way, for the northeast corner of the tract.

THENCE S 89°16'20" W 606.36 feet along the common line of said "Tract 1" and said Fort Worth Highway to a 1/2" wood post at the southwest corner of said Butler Brooks tract, said being the southwest corner of said "Tract 1", for the southwest corner of this tract.

THENCE S 02°15'34" E 655.46 feet along the common line of said "Tract 1" and said Butler Brooks tract to the POINT OF BEGINNING.

Surveyor's Certificate
Know All Men By These Presents:

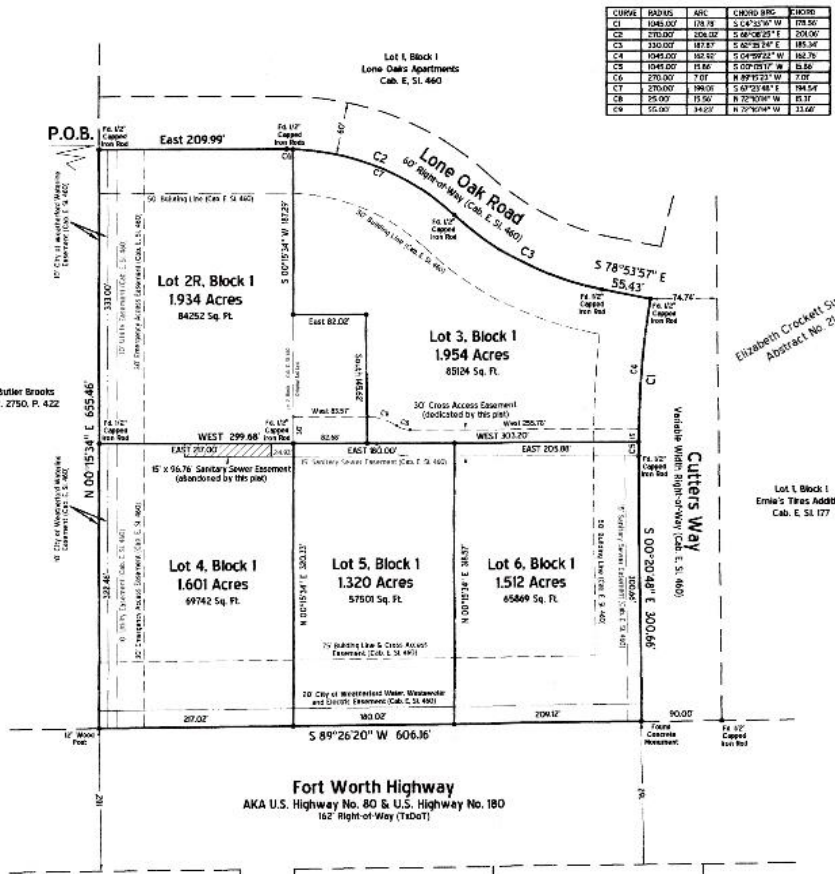
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "not" were properly placed under my personal supervision in accordance with the substantial evidence of the City of Weatherford.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: WRC2024-010
Field Date: October 4, 2023
Preparation Date: November 28, 2023



- 1. Currently this tract appears to be located within the limits of the following uses:
Other Areas of Flood Hazard, Zone "A" - Areas of minimal flood hazard
- 2. According to the 1:81.87 Contour Map Panel No. 16, 482020202, under Separation 20, 2008 for use to state flood hazard information along with the official F.U.A. website at FEMA.gov.
- 3. All corners are C.I.M.S. - 3/4" x 1/2" iron rod with plastic cap stamped TEXAS SURVEYING, INC. unless otherwise noted.
- 4. Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GCRS).
- 5. Underground utilities were not located during the survey. Call 811 and/or Utility Providers before excavation or construction.
- 6. The abstract of title or Easement recorded hereon, provided to the surveyor, record location and/or 899 Surveyor was made available for the purpose of determining the boundary of the property and of the adjoining parcels. There is no warranty other than these shows on this survey may exist and encumber the property.

- 1. All easements may be used for the intended use and encumbrances of all applicable uses, and use by public utilities being contained in the public use and the City of Weatherford may proceed. The City of Weatherford and public utilities shall have the right to install and keep running all or parts of any building, service, pipe, trench, or other infrastructure or growth which may be in violation with the construction, maintenance, or efficiency of such respective utilities in said easements. The City of Weatherford and public utility entities at all times have the right of access and egress to or from their respective easements, HEREON, for necessity at any time procuring permission from anyone.
- 2. Before construction, please consult all applicable ordinances regarding man & equipment, that may affect construction on this property, for additional current conditions, including easements, zoning, zoning areas, etc.
- 3. Special Notice: Selling a portion of this Addition by parcel and creates a division of City Ordinance and State Law, and is subject to their and applicability of utility and building permits.
- 4. All building setback lines shall conform to current zoning ordinance of the City of Weatherford.
- 5. The owner/tenant(s) shall be liable for all damage against the City of Weatherford sustained by the establishment of grades at the elevation of the surface at any portion of the plat, including, but not limited to, or in addition to, to conform to the grades established in the subdivision.
- 6. All pre-existing easements and/or dedications have been located or incorporated into the creation of this plat.
- 7. All deeds shown herein are subject to the public utility easement as recorded in Clerk's No. 2047860, R.P.A.L.C.T.



CURVA	HAZARD	ARC	CHORD BEG	CHORD
C1	1045.00'	178.78'	S 04°08'25" E	201.06'
C2	270.00'	206.00'	S 04°08'25" E	201.06'
C3	330.00'	181.87'	S 04°08'25" E	181.87'
C4	1045.00'	182.42'	S 04°08'25" E	182.42'
C5	1045.00'	18.66'	S 02°09'17" W	63.86'
C6	270.00'	7.77'	S 89°16'20" W	7.77'
C7	270.00'	180.00'	S 69°23'48" E	184.54'
C8	25.00'	15.50'	S 78°53'51" W	15.51'
C9	55.43'	43.65'	S 78°53'51" W	43.66'

Now, Therefore, Know All Men By These Presents:
FWN Apartments, LLC
I, Kyle Rucker, being duly sworn and qualified, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "not" were properly placed under my personal supervision in accordance with the substantial evidence of the City of Weatherford.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas
Witness my hand this 14th day of December, 2023.

By: [Signature]
FWN Apartments, LLC - Kyle Rucker (Surveyor)

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this 14th day of December, 2023, appeared Kyle Rucker, who being duly sworn and qualified, do hereby certify that he has executed the same for the purpose and consideration therein expressed, on behalf of said public and in the capacities stated.

Given under my hand and seal of office this 14th day of December, 2023.
[Signature]
Notary Public in and for the State of Texas

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.
Dated this 6th day of January, 2024.

By: [Signature]
Chairman

Attest:
[Signature]
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.
Dated this 12th day of December, 2023.

By: [Signature]

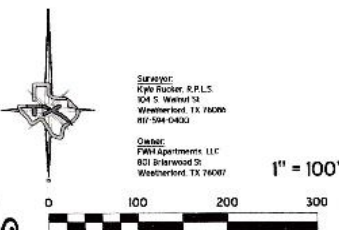
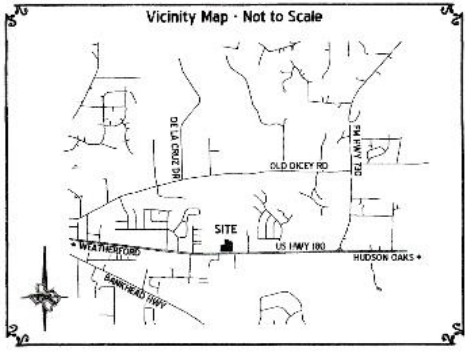
Attest:
[Signature]
Secretary

Final Plat
Lots 2R, 3, 4, 5 and 6, Block 1
Lone Oaks Apartments Addition, Phase 2
an addition to the City of Weatherford,
Parker County, Texas

Being a 8.322 acre tract out of the
Elizabeth Crockett Survey, Abstract No. 214,
Parker County, Texas
December 2023



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deable
202402101
01/26/2024 03:03 PM
File:
L11, Duval, County Clerk
Parker County, TX
PLAT



Plat Cabinet F Slide 658



03

Demographics

Demographics

Demographic Charts

POPULATION	5 MILE	10 MILE	20 MILE
2000 Population	28,378	49,024	225,687
2010 Population	36,504	66,502	278,468
2023 Population	47,677	94,613	366,139
2028 Population	49,313	104,677	400,420
2023 African American	939	1,528	19,695
2023 American Indian	427	781	3,291
2023 Asian	500	950	5,733
2023 Hispanic	7,647	14,071	74,576
2023 Other Race	2,794	4,898	26,195
2023 White	37,897	76,487	266,215
2023 Multiracial	5,067	9,868	44,586
2023-2028: Population: Growth Rate	3.40 %	10.20 %	9.05 %

2023 HOUSEHOLD INCOME	5 MILE	10 MILE	20 MILE
less than \$15,000	1,095	1,694	9,087
\$15,000-\$24,999	1,154	1,532	7,545
\$25,000-\$34,999	1,135	1,690	8,796
\$35,000-\$49,999	1,703	2,506	12,645
\$50,000-\$74,999	2,326	3,836	19,639
\$75,000-\$99,999	3,200	5,795	20,606
\$100,000-\$149,999	3,335	6,357	25,021
\$150,000-\$199,999	2,090	4,732	15,304
\$200,000 or greater	2,275	6,090	19,500
Median HH Income	\$86,640	\$100,323	\$86,963
Average HH Income	\$115,101	\$134,440	\$119,286

HOUSEHOLDS	5 MILE	10 MILE	20 MILE
2000 Total Housing	11,769	19,372	93,013
2010 Total Households	13,907	24,478	106,016
2023 Total Households	18,313	34,233	138,143
2028 Total Households	18,984	37,646	150,737
2023 Average Household Size	2.54	2.73	2.62
2000 Owner Occupied Housing	7,632	13,881	58,609
2000 Renter Occupied Housing	3,177	4,028	27,096
2023 Owner Occupied Housing	12,058	25,891	96,463
2023 Renter Occupied Housing	6,255	8,342	41,680
2023 Vacant Housing	1,326	2,157	10,014
2023 Total Housing	19,639	36,390	148,157
2028 Owner Occupied Housing	12,666	28,913	108,205
2028 Renter Occupied Housing	6,318	8,733	42,533
2028 Vacant Housing	1,420	2,319	10,716
2028 Total Housing	20,404	39,965	161,453
2023-2028: Households: Growth Rate	3.60 %	9.60 %	8.80 %



Source: esri

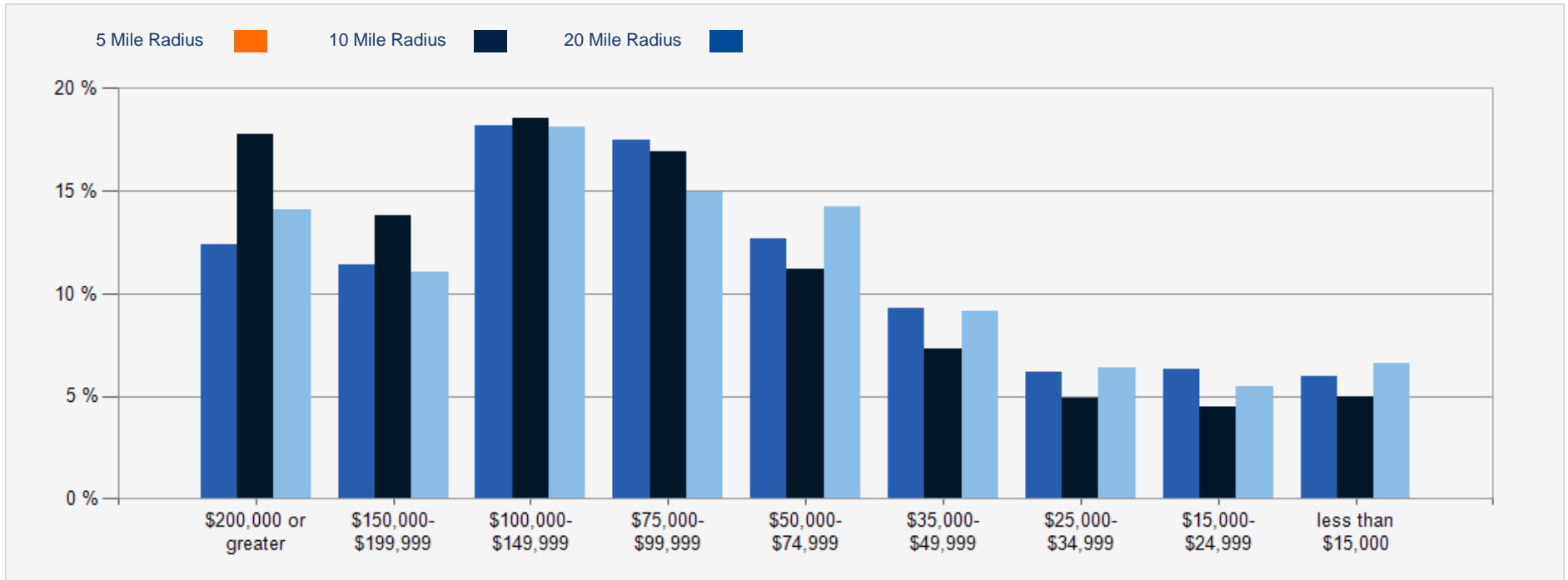
2023 POPULATION BY AGE	5 MILE	10 MILE	20 MILE
2023 Population Age 30-34	3,073	5,612	24,310
2023 Population Age 35-39	3,180	6,581	25,606
2023 Population Age 40-44	3,048	6,640	25,136
2023 Population Age 45-49	2,726	5,922	21,856
2023 Population Age 50-54	2,748	5,876	22,487
2023 Population Age 55-59	2,781	5,708	21,956
2023 Population Age 60-64	3,023	6,002	23,495
2023 Population Age 65-69	2,707	5,258	20,987
2023 Population Age 70-74	2,491	4,522	16,884
2023 Population Age 75-79	1,953	3,405	12,493
2023 Population Age 80-84	1,266	2,102	7,526
2023 Population Age 85+	1,173	1,724	6,227
2023 Population Age 18+	37,058	71,817	280,059
2023 Median Age	40	40	39

2023 INCOME BY AGE	5 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$82,294	\$94,602	\$80,970
Average Household Income 25-34	\$104,010	\$123,713	\$106,807
Median Household Income 35-44	\$101,972	\$124,293	\$106,850
Average Household Income 35-44	\$133,764	\$158,386	\$139,994
Median Household Income 45-54	\$107,742	\$128,949	\$107,494
Average Household Income 45-54	\$141,268	\$163,815	\$143,016
Median Household Income 55-64	\$98,479	\$111,485	\$95,908
Average Household Income 55-64	\$131,559	\$147,413	\$130,009
Median Household Income 65-74	\$79,959	\$86,532	\$78,420
Average Household Income 65-74	\$105,000	\$115,471	\$107,231
Average Household Income 75+	\$76,184	\$83,200	\$81,710

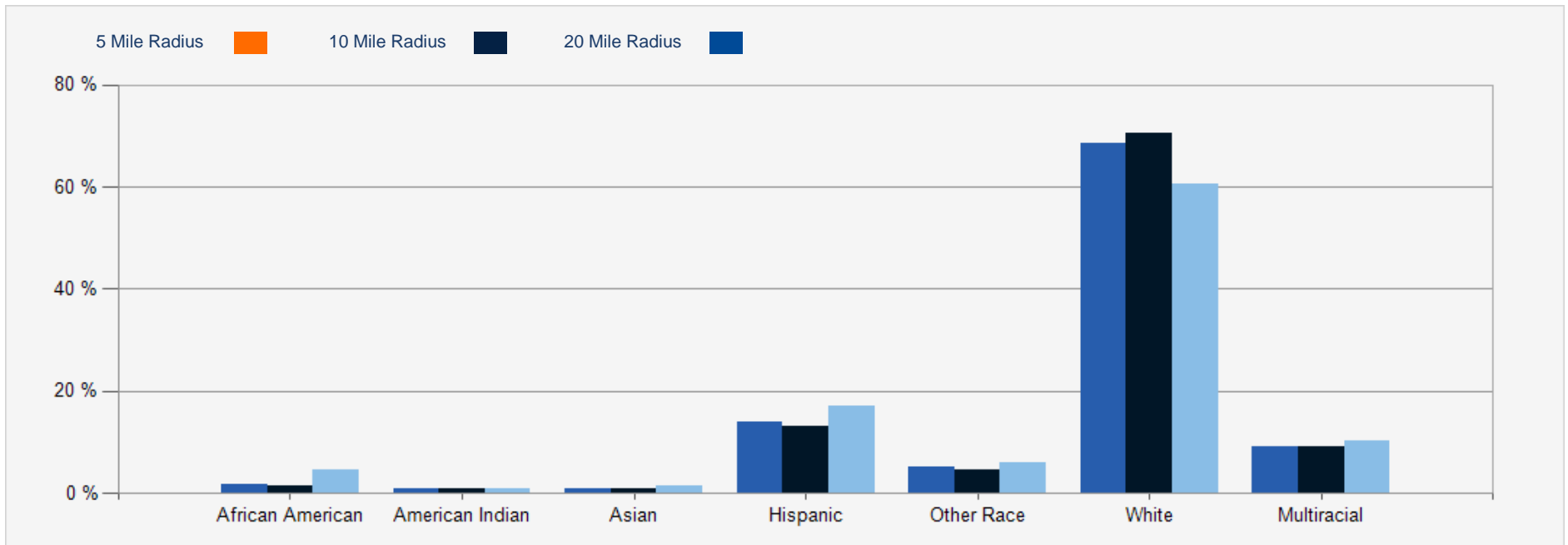
2028 POPULATION BY AGE	5 MILE	10 MILE	20 MILE
2028 Population Age 30-34	3,097	5,962	24,075
2028 Population Age 35-39	3,224	6,736	27,122
2028 Population Age 40-44	3,293	7,330	27,851
2028 Population Age 45-49	3,100	7,259	26,931
2028 Population Age 50-54	2,717	6,195	23,036
2028 Population Age 55-59	2,782	6,263	23,451
2028 Population Age 60-64	2,768	5,854	22,494
2028 Population Age 65-69	2,852	5,980	23,311
2028 Population Age 70-74	2,669	5,208	20,260
2028 Population Age 75-79	2,202	4,130	15,424
2028 Population Age 80-84	1,631	2,857	10,449
2028 Population Age 85+	1,400	2,201	7,962
2028 Population Age 18+	38,759	80,576	310,089
2028 Median Age	41	41	40

2028 INCOME BY AGE	5 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$91,709	\$108,489	\$94,618
Average Household Income 25-34	\$122,243	\$146,085	\$127,899
Median Household Income 35-44	\$107,355	\$134,201	\$116,124
Average Household Income 35-44	\$145,394	\$170,661	\$154,194
Median Household Income 45-54	\$118,975	\$147,284	\$121,979
Average Household Income 45-54	\$157,995	\$181,697	\$162,868
Median Household Income 55-64	\$108,645	\$127,038	\$110,524
Average Household Income 55-64	\$148,584	\$166,768	\$150,623
Median Household Income 65-74	\$88,724	\$96,733	\$89,025
Average Household Income 65-74	\$122,881	\$134,621	\$125,978
Average Household Income 75+	\$91,636	\$100,612	\$98,870

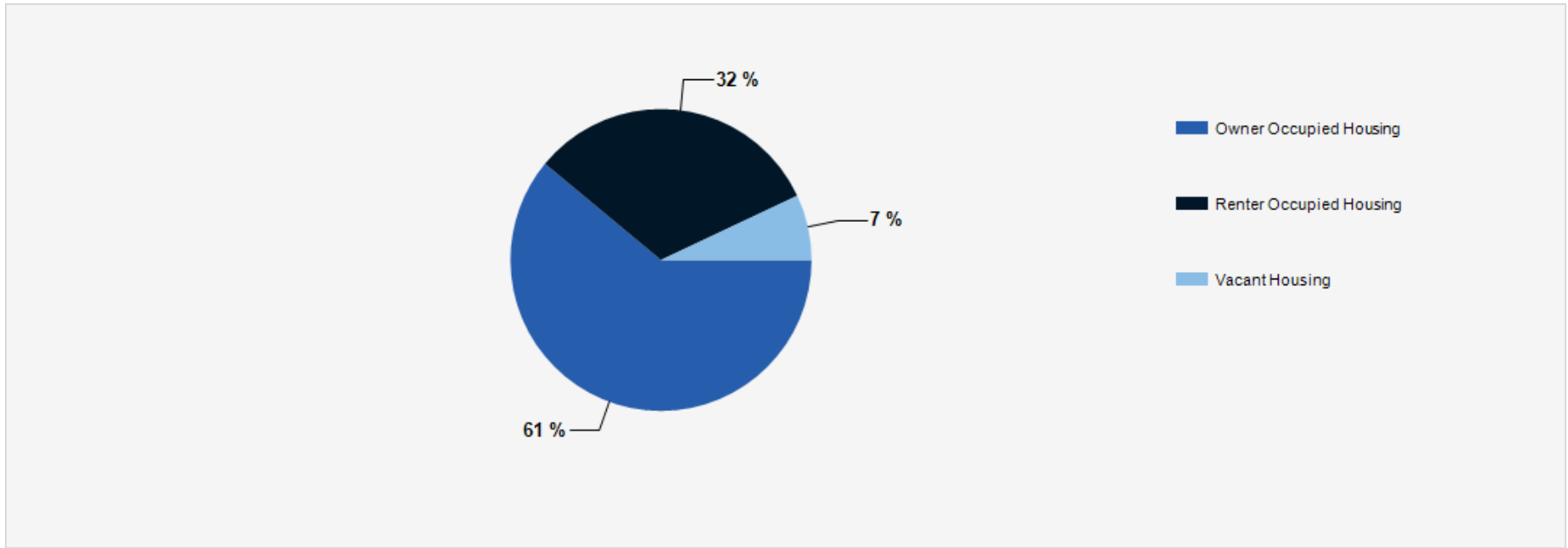
2023 Household Income



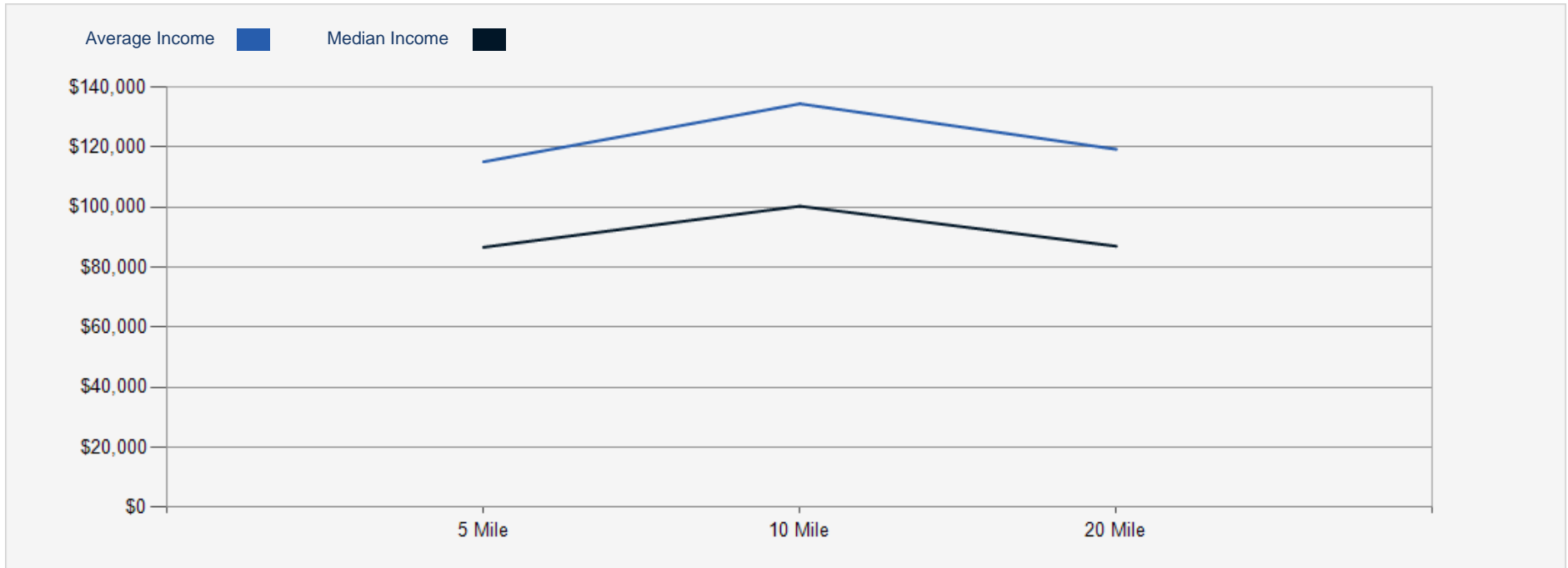
2023 Population by Race



2023 Household Occupancy - 5 Mile Radius



2023 Household Income Average and Median



04 Company Profile

Advisor Profile

04



Matt Milligan

Before settling in Weatherford, Texas, Matt attended the University of Kansas. He worked in land and ranch management after graduation and gained a great deal of knowledge concerning working properties, both commercial and recreational. This led to his interest in selling farm and ranch properties.

My real estate business has since branched out into estate acreage and urban commercial properties, giving me a diverse listing of acreage, pasture, farms, cattle ranches, horse properties, commercial acreage, and recreational land for sale throughout West Texas and North Texas. I have located and sold ranch properties both large and small and have been involved with some of the largest sales of horse property in Parker County. There can be many pitfalls to buying or selling land in West Texas, but I have handled almost every type of West Texas real estate transaction and am confident that my experience will serve you well.

Living in Weatherford, Texas for 26 years now, I have developed a deep appreciation for West Texas, its land and its people. Community is very important to me and when not spending time with my family of four, I am a member of the Parker County Sheriff Posse and participate in team roping. I have a passion for quail hunting that has given me the opportunity to visit some of the best ranches in North Texas, West Texas, and even across the nation. I take pride in my involvement with many commercial and land developments which have improved our growing community in Parker County and other West Texas locations.