

COMMERCIAL



106 Azle Highway | Weatherford, TX



14.468 ACRES

High Visibility Lighted Intersection

\$7,173,460

LINK
PROPERTIES
REAL BROKER, LLC

Exclusively listed by: JAKE LINK | Broker/Owner | Link Properties | Real Broker, LLC

PROPERTY DETAILS

Property located on high visibility lighted intersection of Fort Worth Hwy and FM 730. Water and Sewer is to the property. This property with over 1200 feet of frontage and traffic counts exceeding 33,395 vehicles per day is a great opportunity for a c-store, gas station, retail, multi family, or medical office. The back 12 acres is perfect for light industrial or Medical facility. No value was given to the improvements, Land only. Property located in the city limits of Weatherford. This property CAN be subdivided. Contact Agent to schedule a showing. Please do not access without prior permission

LIST PRICE	\$7,173,460
LOT SIZE	14.468 Acres
CITY	Weatherford
COUNTY	Parker
UTILITIES	Septic, City Water
DIRECTIONS	Corner of FM 730 and US HWY 180

Over 1,200' of Frontage
Traffic Counts Exceeding 33,395 Vehicles Per Day
Within the City Limits of Weatherford
No value to the Improvements, Land Only
Property Can be Subdivided

JAKE LINK, Broker/Owner



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PROPERTY PHOTOS



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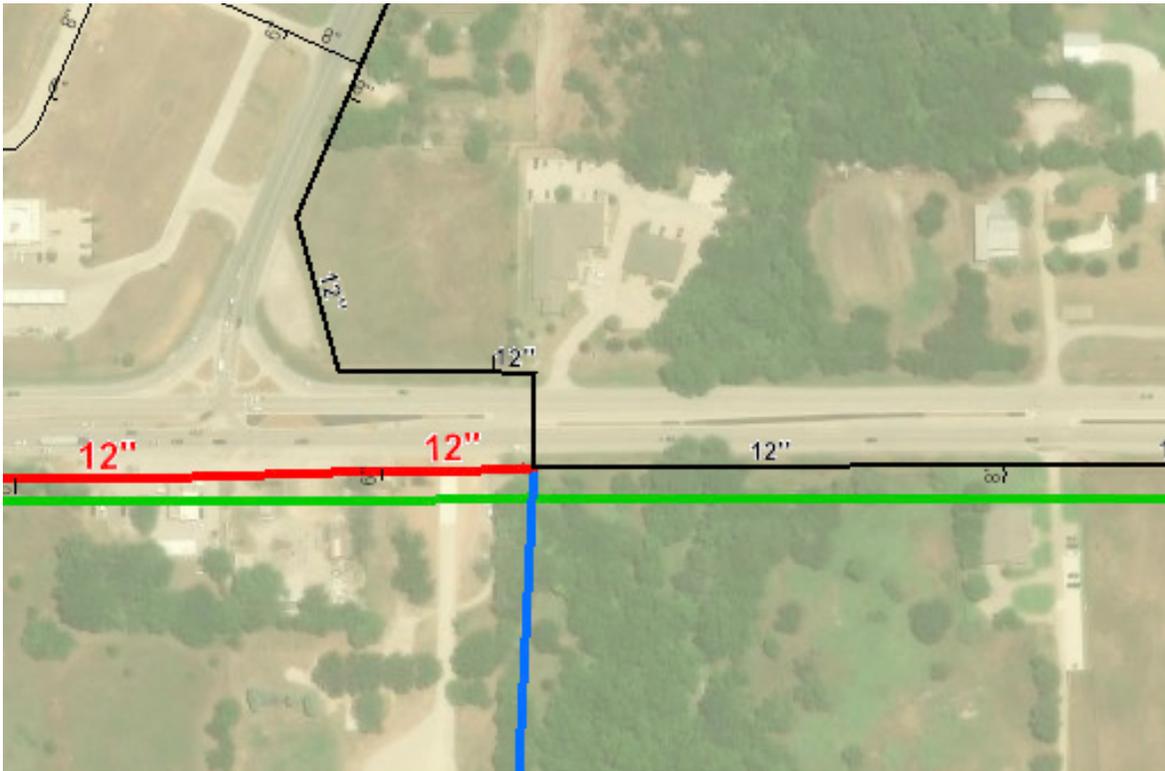
AERIAL



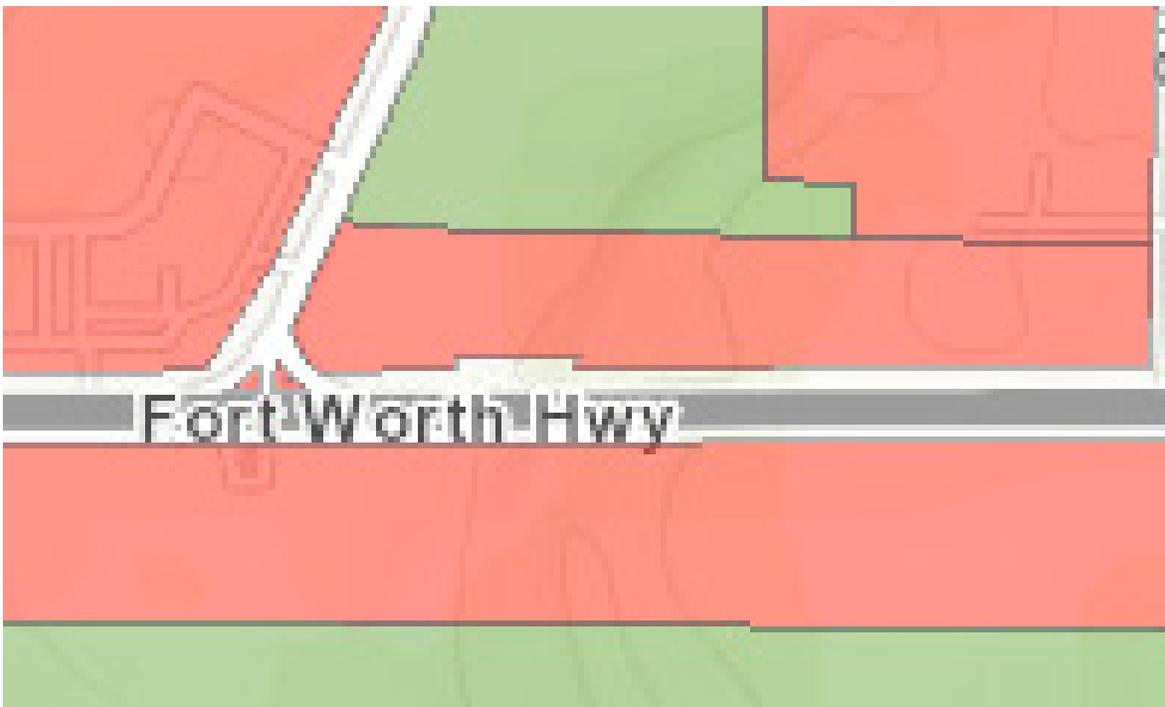
Legend
○ 106 Azle HWY

**14.468
Acres**

WATER INFORMATION



WATER ZONING



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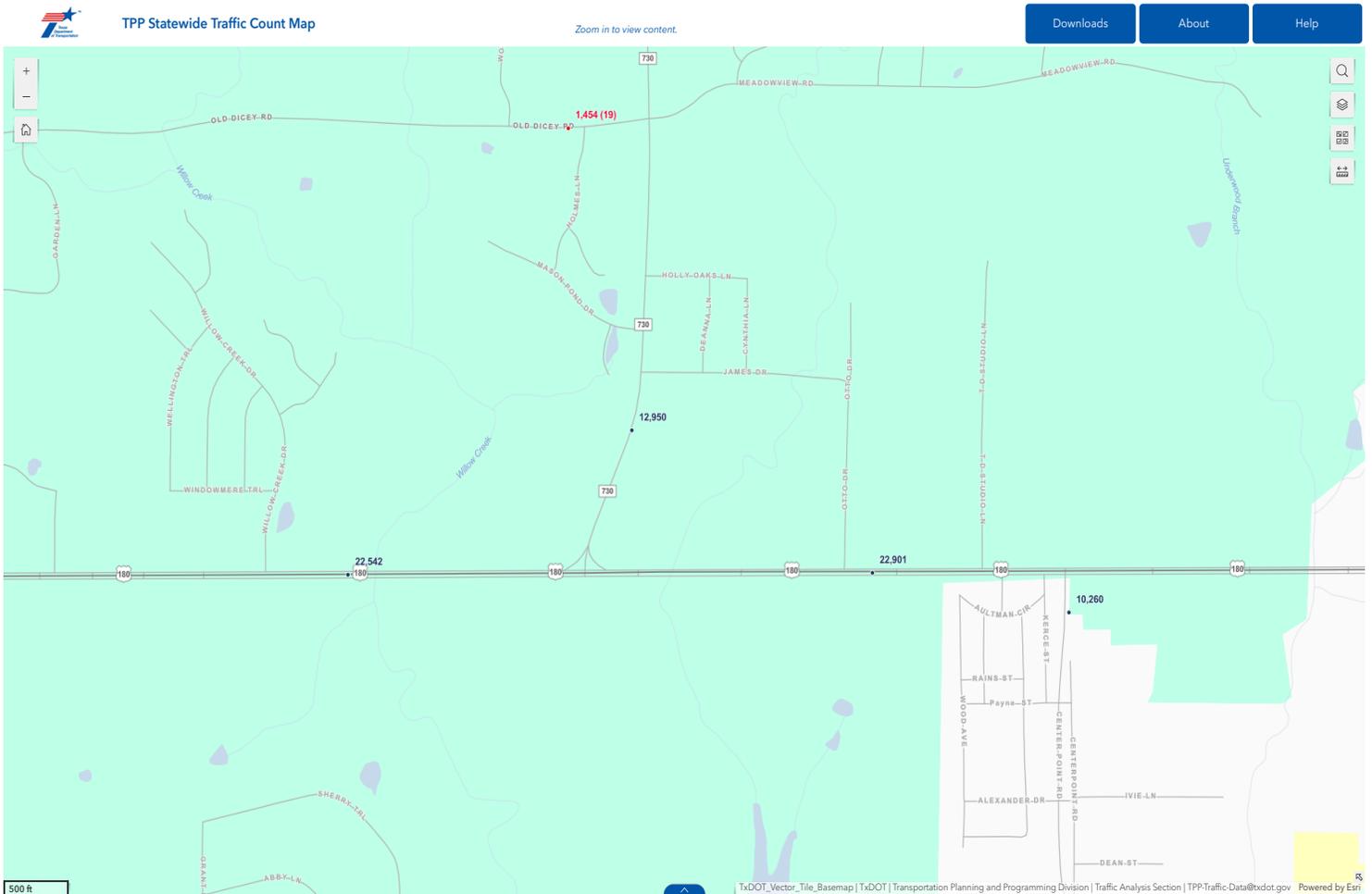


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TRAFFIC COUNT HWY 180



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PROJECT DETAILS

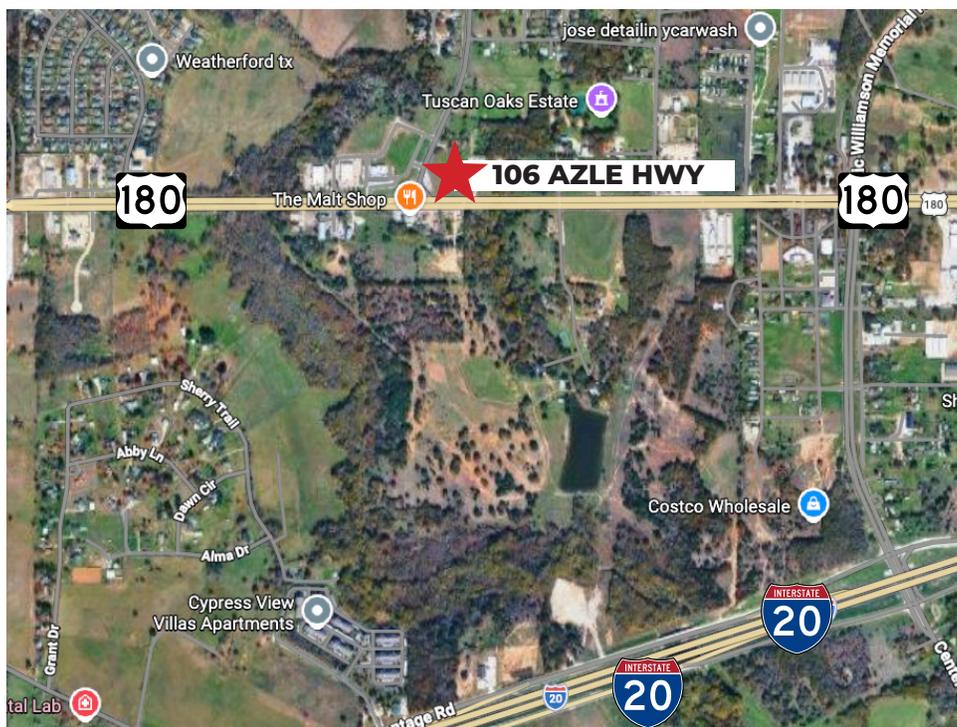
SCOPE: The Azle Highway extension will run approximately 4,900 feet (roughly 0.8 to 1.0 mile) from its current terminus at US 180 to the I-20 westbound frontage road.

DESIGN: It is planned as an urban 4-lane divided concrete roadway.

KEY FEATURES: The project includes the construction of a new bridge structure and major improvements to the intersection at US 180.

CURRENT STATUS: As of late 2024, the project moved into preliminary design services, which includes environmental clearance and drainage studies. In October 2025, county officials authorized an Advanced Funding Agreement (AFA) with TxDOT to further the project.

TIMELINE: While a specific completion date has not been finalized, some regional plans envision the full project being in place by 2040, though local bond passage may accelerate portions of the work.



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AREA DEMOGRAPHICS

WITHIN 10 MILES OF HWY 180 AZLE HWY



104-181

RESTAURANTS



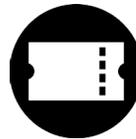
35+

SCHOOLS



15+

HEALTHCARE



10-12

AMUSEMENT



80+

CHURCHES



15-20

PARKS



AVERAGE HOUSEHOLD INCOMES

76087 (Willow Park/Hudson Oaks): \$141,911.

76088 (North/West Weatherford): \$130,767.

76085 (Northeast Weatherford): \$114,104.

76086 (Central/South Weatherford): \$79,368.

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AREA DEMOGRAPHICS

As of late 2025 and early 2026, the net absorption rate for the commercial market in the Weatherford/Parker County area is characterized by resilient demand, particularly in the retail and small-bay industrial sectors. While specific data for a 10-mile radius is typically proprietary to paid services like CoStar, broader market indicators for the Weatherford corridor show a healthy, growing environment.

1. RETAIL ABSORPTION

Weatherford is currently the primary retail hub for a five-county region, leading to a strong absorption of new space.

- DFW/Weatherford Trend: The Dallas-Fort Worth metroplex (including Weatherford) recorded the highest retail absorption in the country throughout 2024–2025, with millions of square feet being occupied.
- Pre-Leasing Levels: Over 65% of current retail construction in the region is pre-leased before completion, indicating that supply is being "absorbed" almost as soon as it hits the market.
- Vacancy: Retail vacancy in the area remains low (roughly 4.4% to 4.8%), well below the 20-year average, as demand from fitness, fast-casual dining, and specialty retail sectors continues to outpace new construction.

2. INDUSTRIAL & WAREHOUSE ABSORPTION

The industrial market in Weatherford is currently in a "neutral" state, balancing new deliveries with steady occupancy.

- Statewide Context: Texas is expected to see a net absorption rate of approximately 1.5% by the end of 2025.
- Small-Bay Advantage: While "big box" distribution centers are leasing more slowly, small-bay properties (often used by local contractors, automotive, and light manufacturing) have maintained very low vacancy rates near 6.5%, showing much faster absorption.
- Average Cap Rates: Industrial properties in the Weatherford area are currently seeing an average cap rate of 8.68%.

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