



VALUE-ADD INDUSTRIAL PARK

Complete an NDA



For Sale

Lone Oak Business Park | 6 Buildings on ±5.947 Acres

121 Greenwood Cut Off Road, Weatherford, TX 76087

PROPERTY OVERVIEW

DESCRIPTION:

Discover the Future of Industrial Opportunity at Lone Oak Business Park.

Strategically positioned along Mineral Wells Highway (US 180), Lone Oak Business Park offers an exceptional investment opportunity with room for growth. Spread across **nearly 6 acres**, this industrial park boasts **six buildings** with **14,500 square feet** of rental space, all at below-market rates. Whether you're looking to expand or diversify your portfolio, this property offers **quick value-add potential** due to flexible leasing terms and **no city zoning restrictions**.

SALES CONTACT:

CASEY BORGERS
Vice President, Ft. Worth

817-813-5637

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Contact Broker for Price

HIGHLIGHTS:

- **Highway 180 Frontage** - Excellent visibility and accessibility
- **Expansion Potential** - 3 acres available for further development
- **Utilities** - Well and septic, Single-phase power
- **Zoning** - None (Unincorporated, outside city limits)
- **Additional Features**
Grade-level loading for easy access
Short-term / month-to-month leases, below market rates



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SPECS 6 Industrial Buildings | 14,500 rsf | ±5.947 acres

PHOTOS



Land



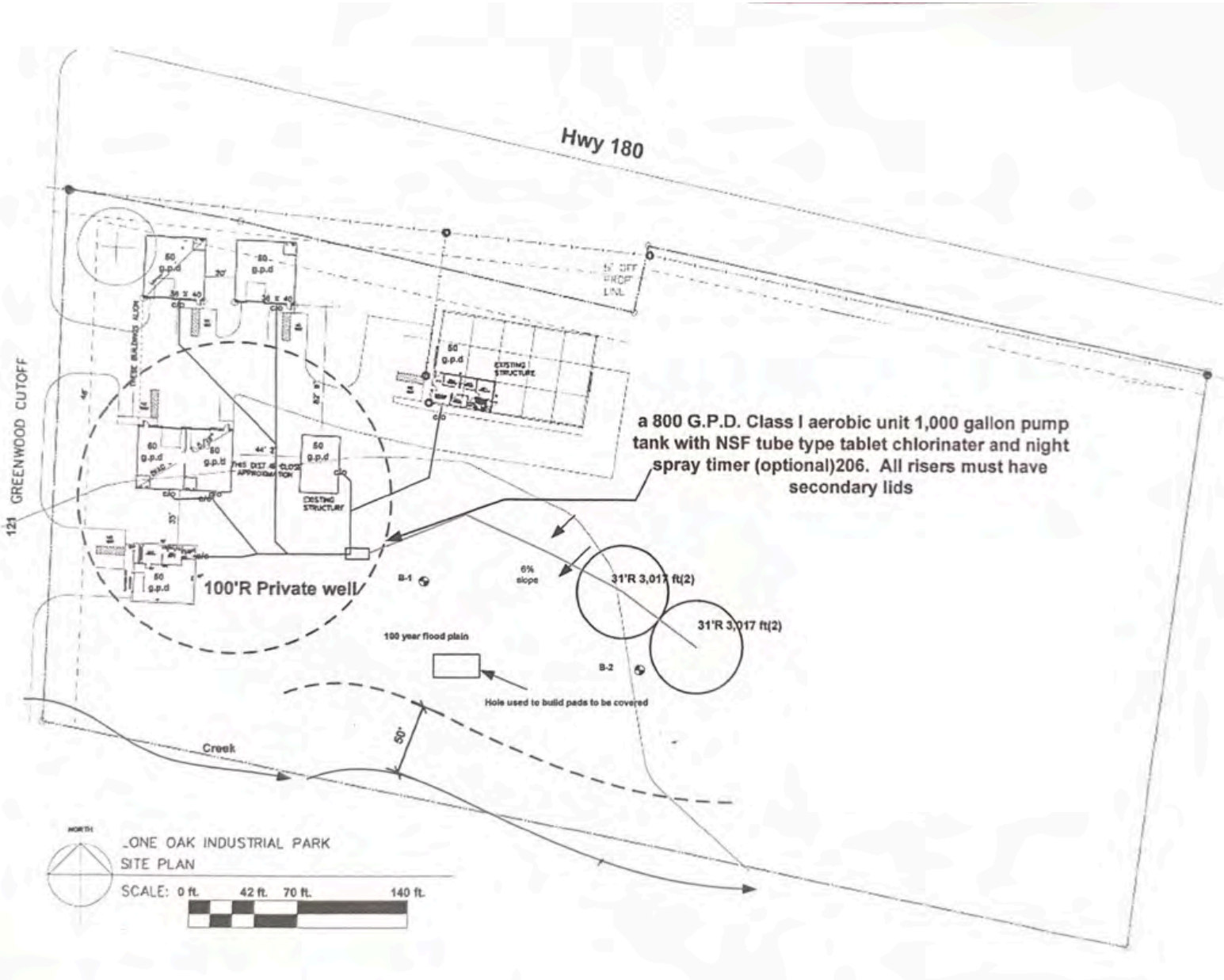
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SURVEY

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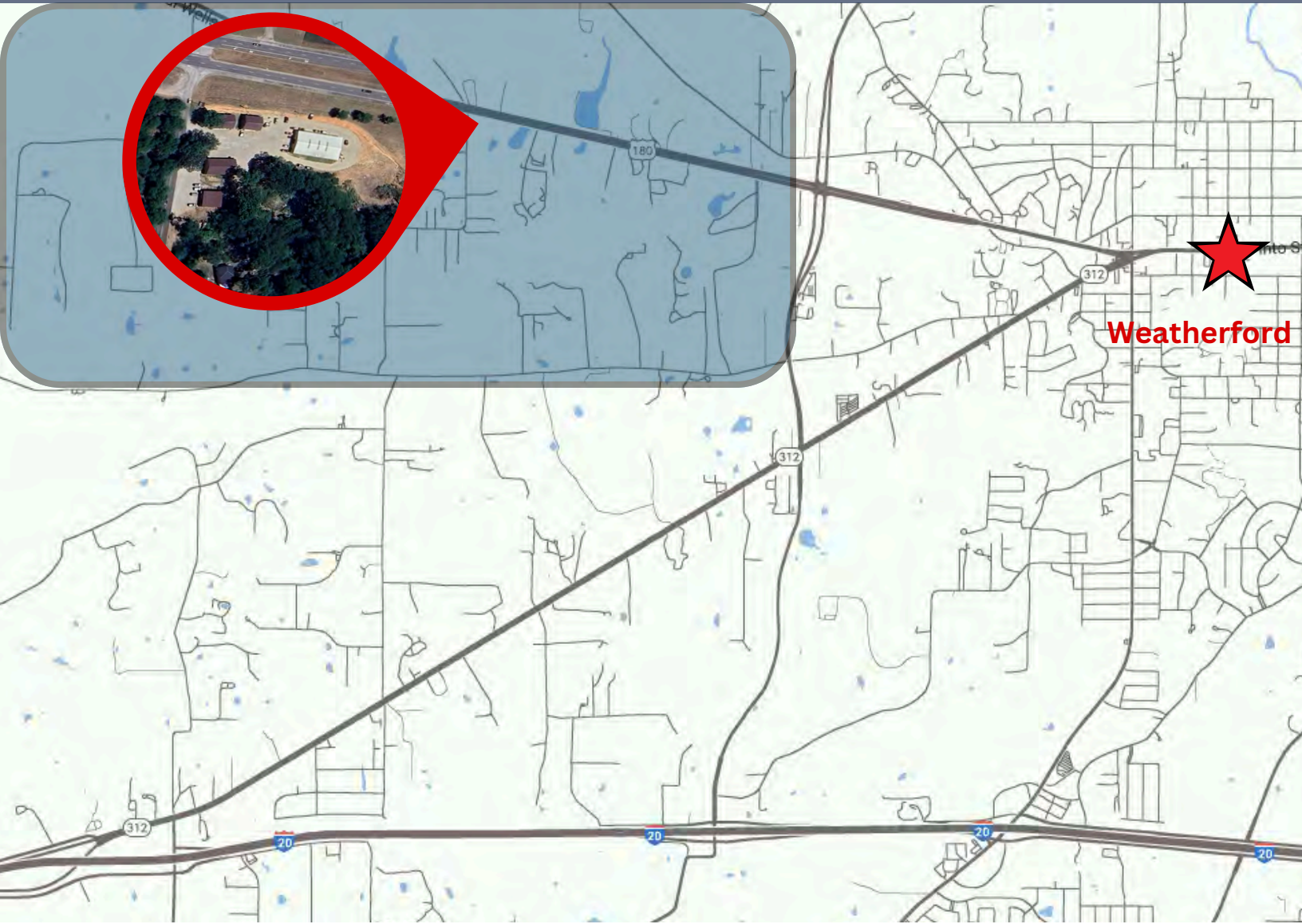


a 800 G.P.D. Class I aerobic unit 1,000 gallon pump tank with NSF tube type tablet chlorinator and night spray timer (optional)206. All risers must have secondary lids

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Weatherford

Nearby Businesses

- Hale & Associates Electric
- Provincial builders
- Paramount Trailer Leasing
- Firehouse Nursery
- FireFighter Lawn Care
- Weatherford Tattoo Co
- Purefoy Electric
- Dale Nichols Marble
- Wood Riing Guitars
- Hutton Peach Farm
- HART HVAC
- 3 Diamond Fab
- Dillon Auto Repair
- Leah's Pooch Salon
- Diamond G Brand
- Mike's Westside Rental

Flood Plain Map



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