

# FOR SALE! | ±\$1.385M | NNN RETAIL | HISTORIC DT WEATHERFORD OPPORTUNITY

±\$117 PER SF! | SUPERIOR 8% CAP RATE | 315-319 YORK AVE, WEATHERFORD, TX

DOWNTOWN WEATHERFORD, TX OPPORTUNITY - A RAPIDLY EVOLVING COMMERCIAL REAL ESTATE MARKET



PROPERTY LIES IN THE HEART OF HISTORIC DOWNTOWN WEATHERFORD, TX, OFFERING HIGH VISIBILITY

OCCUPIED BY STRONG TENANT, CASA DECOR, A HIGHLY SUCCESSFUL LOCAL AND STATEWIDE MULTI-LOCATION RETAILER

THE PROPERTY BENEFITS FROM VERSATILE ZONING, SUITABLE FOR OFFICE, RETAIL, RESTAURANT, OR ENTERTAINMENT USES



## PRIME DOWNTOWN WEATHERFORD, TX, NNN RETAIL SINGLE TENANT OPPORTUNITY

### PROPERTY DETAILS

Casa Decor, located at 315-319 York Ave in the heart of historic Weatherford, Texas, is an ±11,760 square foot NNN building on a ±20,009 square foot lot, built in 1948. This iconic operation, well-known in the region, was fully remodeled into Casa Decor, a thriving, multi-location regional furniture and furniture production tenant. As both a brick-and-mortar flagship and an online high-production location, the property serves as a cornerstone for the company's continued growth and success.

Offered at a superior 8% cap rate for \$1,385,000 — just \$117 per square foot — this new NNN urban infill location is not an investment to be missed. With a recent 6.8 year lease remaining and two five-year extension options, the property generates \$110,680 in NNN income annually. First time on the market ever as a new NNN investment, this property is a superior 1031 exchange opportunity, with all the heavy lifting done. Sit back, cash flow, and ride the extreme growth of this region, including Fort Worth's nearby communities such as Aledo, Hudson Oaks, and Willow Park.



±20,009 SF LOT | ±0.48 AC

### THE LOCATION - A GROWING MARKET

Situated at 319 York Ave, this property offers high visibility from southbound traffic and potential for expansion. Its prime location provides unmatched exposure to both locals and visitors in a fast-growing area. The property benefits from versatile zoning, suitable for Office, Retail, Restaurant, or Entertainment uses, offering future flexibility for the owner. Located just west of Fort Worth, Weatherford is an attractive, fast-growing market known for its combination of historic charm, a vibrant economy, and expanding commercial and residential development. The city is well-positioned for continued growth, making it a highly desirable investment location.

### PROPERTY SUMMARY

FOR SALE	\$1,385,000   \$117 PSF
ADDRESS	315-319 York Avenue
CITY/STATE	Weatherford, TX 76086
TENANCY	Single Tenant
YEAR BUILT / RENO	1948   2022
BUILDING CLASS	B
PROPERTY TYPE	Retail NNN Single Tenant
SUBTYPE	Service & Retail
LOT SIZE SF	±20,009 SF
LOT SIZE AC	±0.48 AC
BUILDING AREA	±11,760 SF
TOTAL BUILDINGS	1 Building
STORIES	2
TRANSIT	39 minute drive from Fort Worth Central and T&P Stations

### TENANT SUMMARY

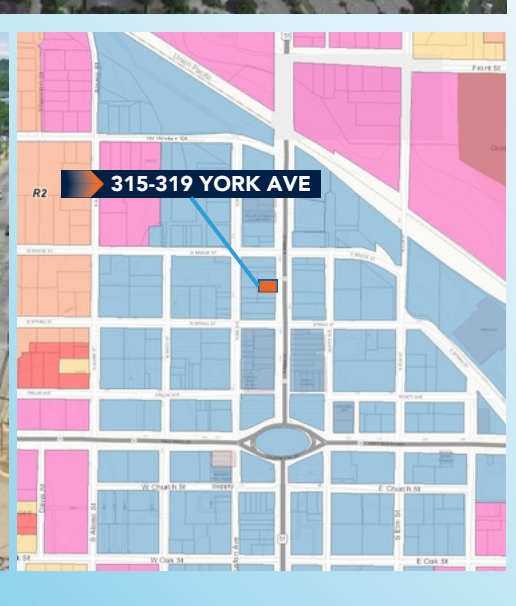
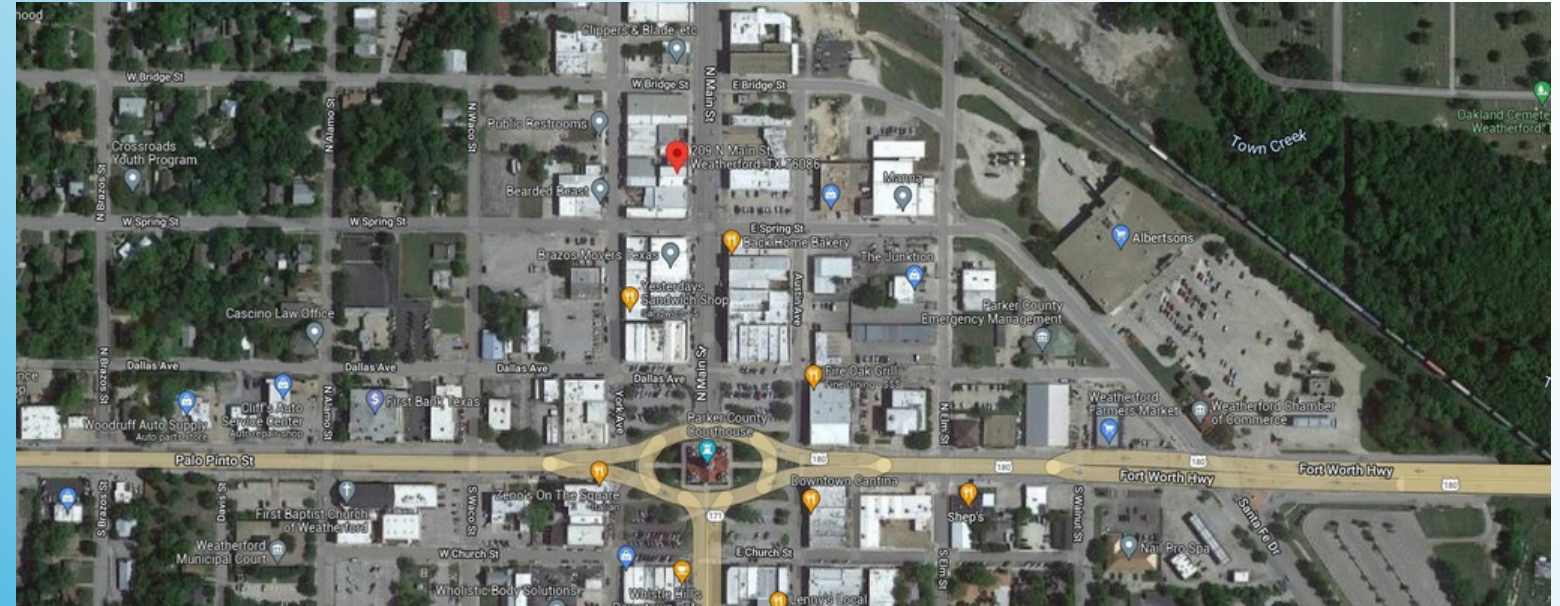
TENANT NAME	Casa Decor
NOI	\$110,690 per year
LEASE TERMS	NNN 6.8-year and two 5-year renewal options
YEARS REMAINING	6.8 years



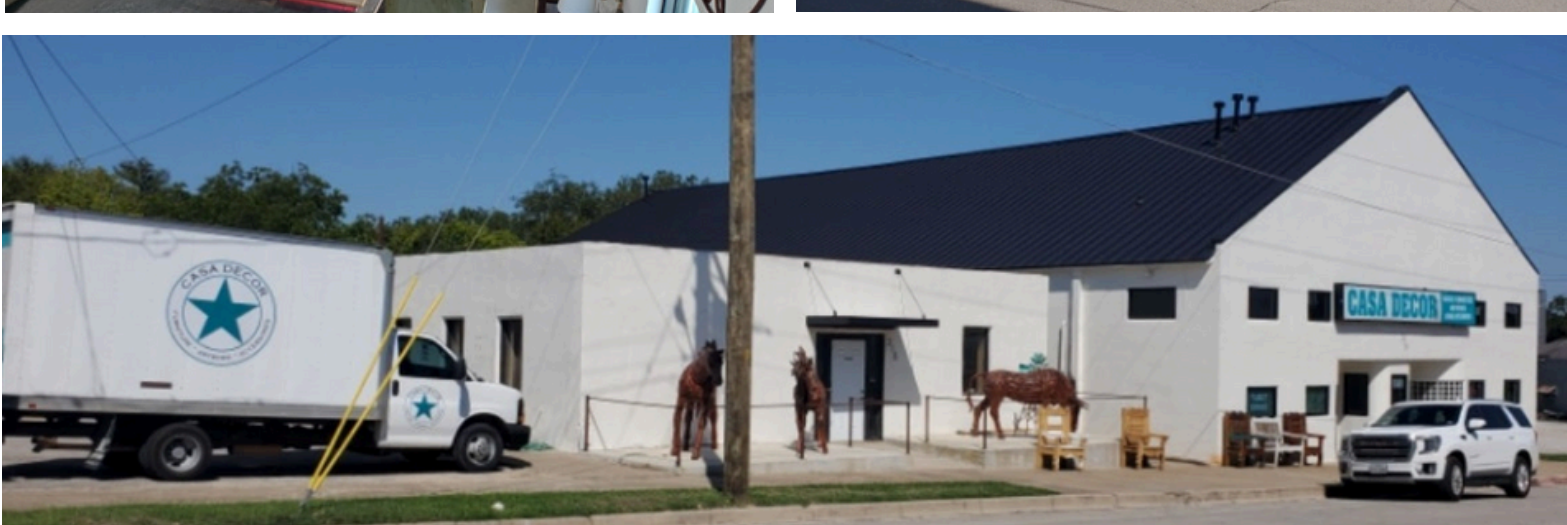
DOWNTOWN WEATHERFORD, TX

## NEARBY FORT WORTH CENTRAL AND T&P STATIONS

Prime Investment in historic downtown Weatherford, with high visibility from southbound traffic and potential for expansion.



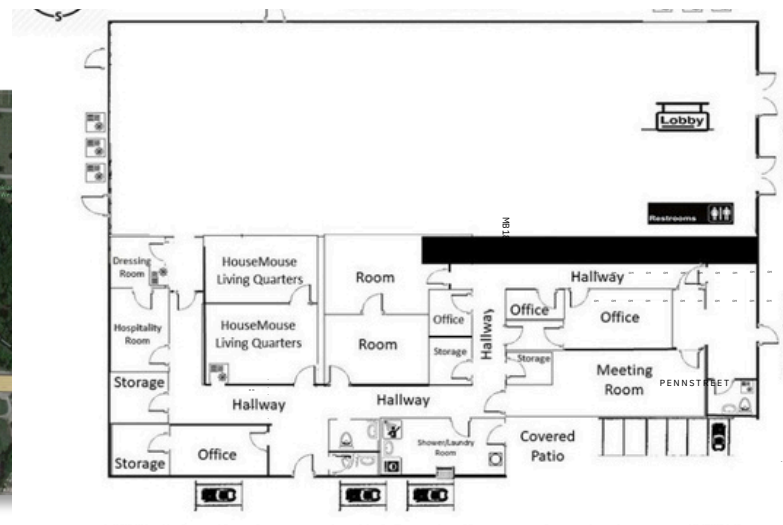
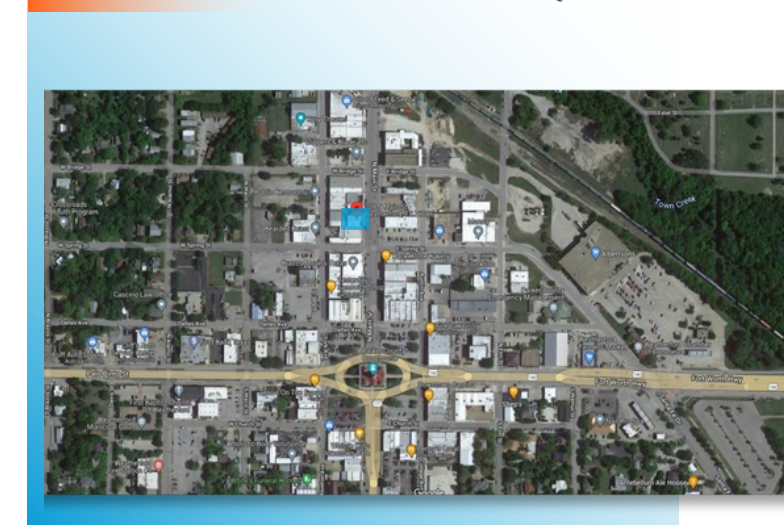
## PROPERTY PHOTOS



### SITE PLAN

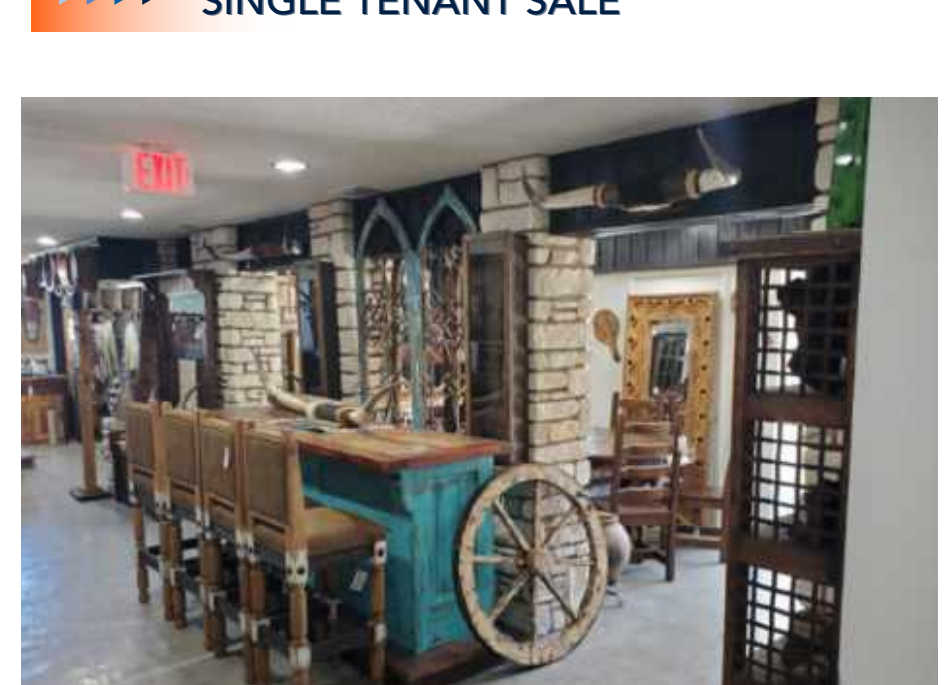
315 YORK AVE - ±4,732 SF  
319 YORK AVE - ±7,028 SF

### ±11,760 SF NNN BUILDING



### PRIME CASA DECOR NNN RETAIL SINGLE TENANT SALE

### ABOUT THE TENANT



## CASA DECOR

The property is currently leased to Casa Decor, a highly successful local and statewide multi-location retailer specializing in custom furniture both in-store and online. Casa Decor operates under an absolute NNN lease with 6.8 years remaining, 2% annual rent escalations, and a current rent of \$110,680 NNN per year. The tenant has two 5-year extension options, providing a secure and stable investment.

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