

BILL Ford



PRIME INVESTMENT OPPORTUNITY IN WEATHERFORD, TX
22 ACRES WITH 4 INCOME-PRODUCING HOMES!

1543 RANGER HWY
WEATHERFORD, TX

BFORD@LYNCHLEGACYEXP.COM

BILL FORD REALTOR
817-456-8153

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable city ordinances, zoning regulations, and permits required by Weatherford and Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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PREFERRED TITLE COMPANY:

LEGACY LAND & TITLE

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INVESTMENT SUMMARY:

Located in the heart of Parker County's explosive growth corridor, 1549 Ranger Hwy presents a rare investment opportunity offering both immediate cash flow and long-term potential. This 22-acre tract features four income-producing homes, already generating steady revenue, and is ideally situated for further development. Whether you're looking to expand your rental portfolio, subdivide, or hold for future appreciation, this property checks every box. With existing utilities on site and flexible land use options in the ETJ of Weatherford, investors will benefit from low restrictions and high upside in one of North Texas' most desirable markets.

SELLING POINTS:

Strategic Location: Situated off Ranger Hwy and Ric Williamson Loop, offering excellent accessibility and visibility just minutes from downtown Weatherford.

Income-Producing Assets: Includes four established rental homes already generating revenue—ideal for investors seeking immediate ROI.

22 Acres of Possibility: Expansive and versatile land ready for development, expansion of rental portfolio, or potential subdivision.

Utilities On-Site: Existing infrastructure in place with water, septic, and electric connected to current homes—eases future build-out or additions.

Rapid Area Growth: Located in one of Weatherford's most desirable growth corridors with increasing demand for both residential and commercial use.

Flexible Zoning Potential: Great for long-term hold, multi-unit development, RV park, ranchette community, or custom estate builds.



PRICE: As Listed



ZONING: Currently Agriculture



MEDIAN HOUSEHOLD INCOME: \$91,969

INVESTMENT HIGHLIGHTS:

1.8 miles from I-20 access ramp

1.9 miles to Downtown Weatherford

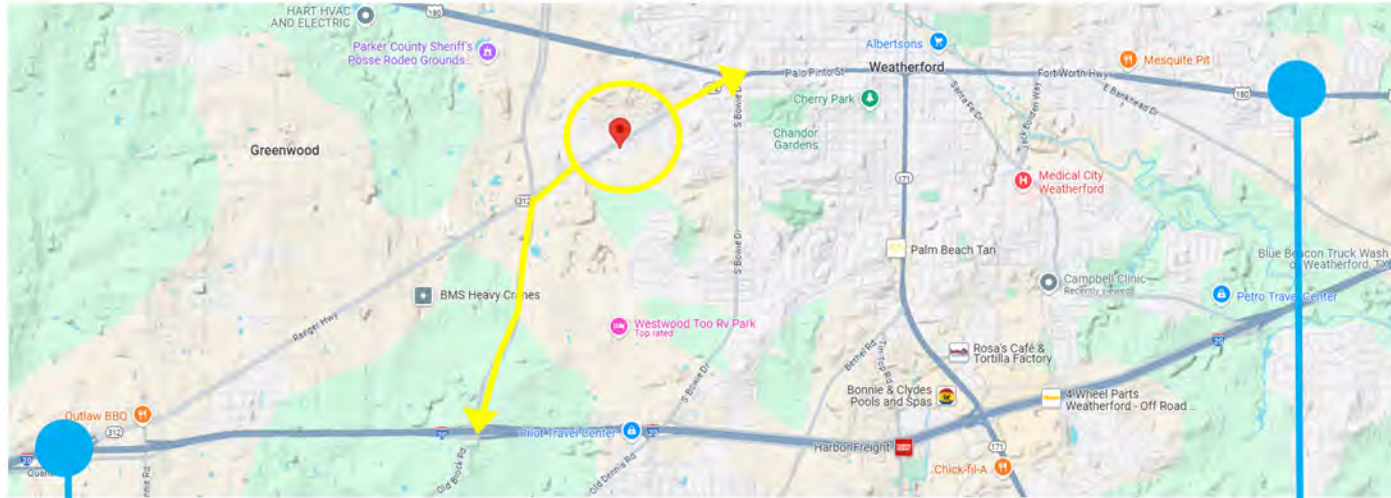
Proximity to major attractions like Parker County Sheriff's Posse Rodeo Grounds, Target, Walmart and Weatherford College

30 miles to Downtown Fort Worth

Located in the Extraterritorial Jurisdiction (ETJ) of Weatherford, allowing greater flexibility with development and fewer city-imposed restrictions.

Parker County remains one of the fastest-growing counties in Texas, with continued demand for housing, land, and commercial opportunity.

TRAFFIC & ACCESSIBILITY STATISTICS



**I-20 NEAR RIC
WILLIAMSON
EXPERIENCES
APPROXIMATELY
53,142 VEHICLES
PER DAY**

The property is strategically situated between I-20 and HWY 180, providing seamless access to both major routes.

This prime investment property sits in a highly accessible location between HWY 180 and I-20, offering seamless connectivity for both local and regional traffic. Positioned just off the increasingly popular Ric Williamson Memorial Highway, this site enjoys excellent exposure and ease of access from multiple directions.



**THIS
HIGHWAY SEES
ABOUT
10,295 VEHICLES
PER DAY IN
WEATHERFORD.**



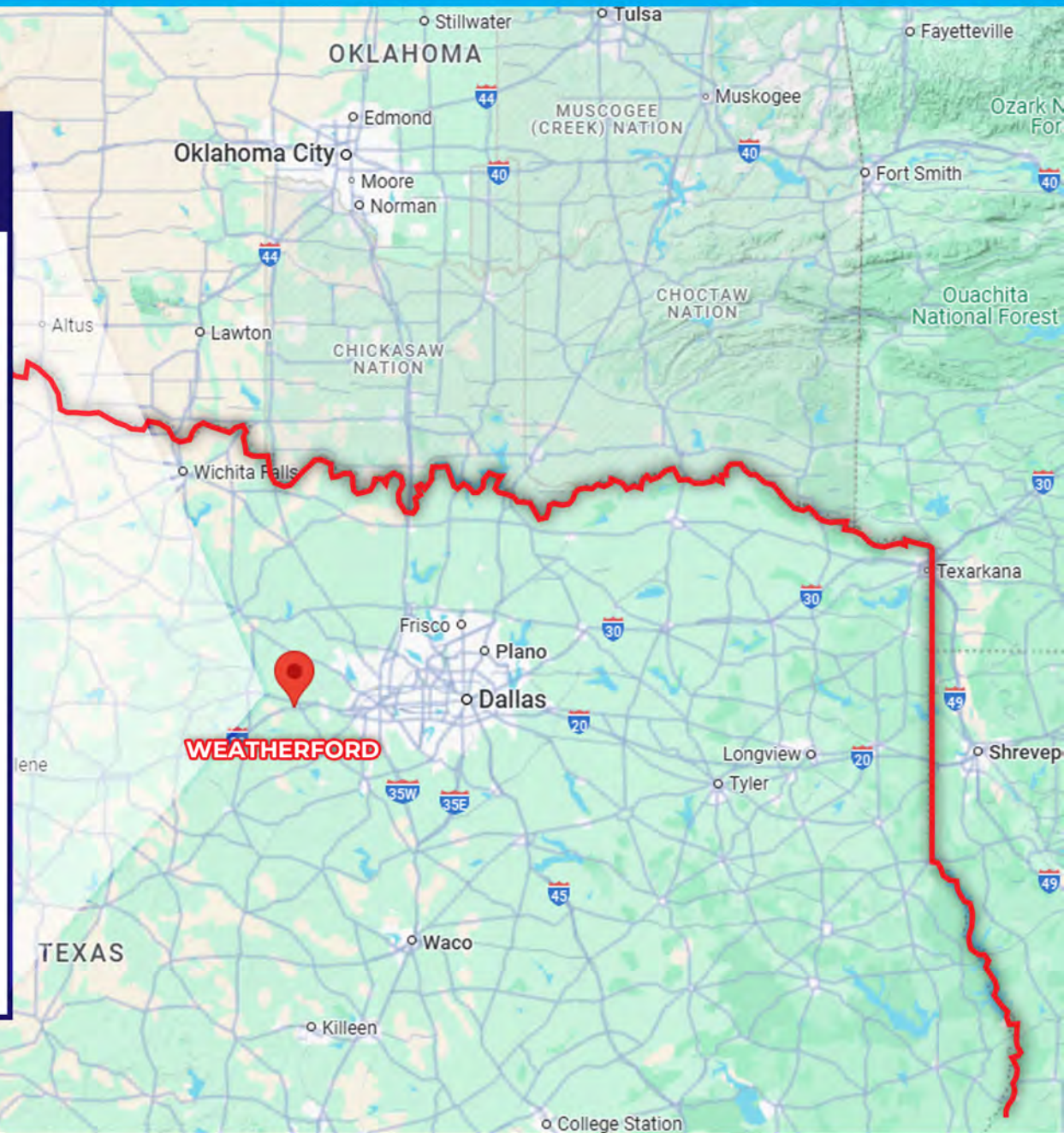


**PROPERTY LINE
APPROXIMATE**

+/- 22 ACRES

PROXIMITY TO LOCAL ATTRACTIONS

- Splash Kingdom – 2 miles**
- Chandor Gardens – 3 miles**
- Lake Weatherford Boardwalk – 6 miles**
- Fort Worth Stockyards - 30 miles**
- Fort Worth Zoo – 32 miles**
- AT&T Stadium – 40 miles**
- Globe Life Field – 41 miles**
- Six Flags Over Texas – 42 miles**
- DFW International Airport – 50 miles**
- Dallas Love Field Airport – 55 miles**
- Downtown Dallas – 50 miles**
- Granbury Historic Square – 25 miles**
- Dinosaur Valley State Park – 35 miles**
- Texas Motor Speedway – 60 miles**





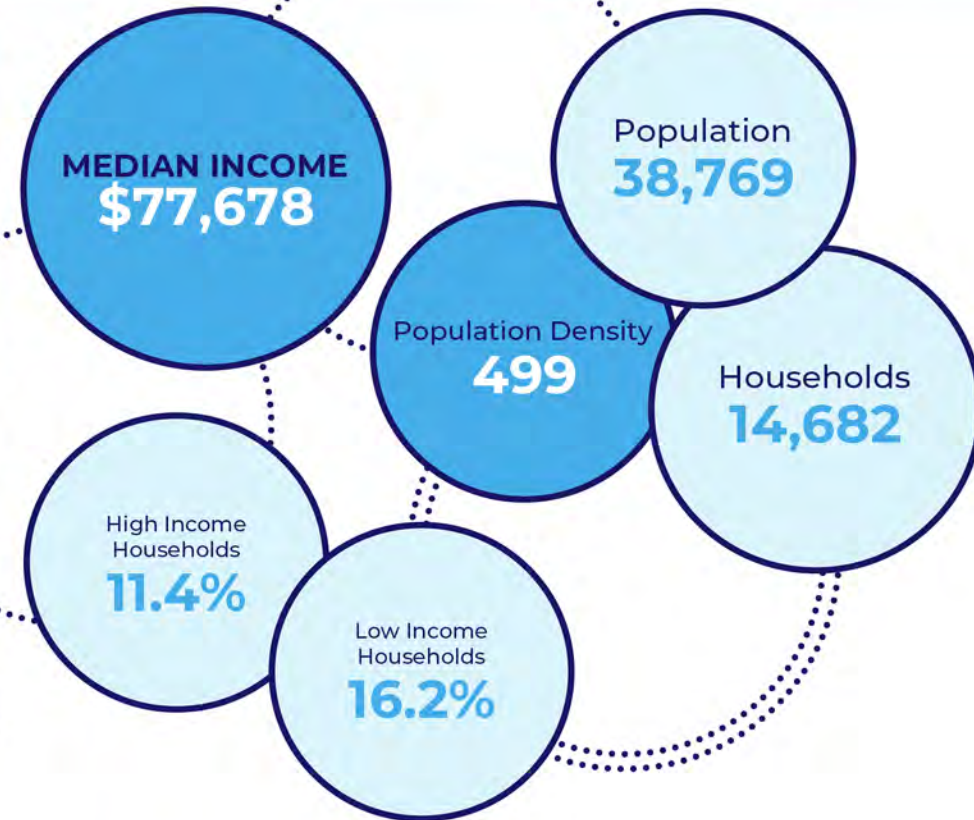
About Weatherford, TX

Founded in 1855 and named after State Senator Thomas Jefferson Weatherford, the city boasts a rich Western heritage and deep historical roots. It lies just 30 miles west of Fort Worth at the intersection of US Highway 180 and Interstate 20, offering small-town charm with big-city access.

Weatherford is known for its vibrant traditions, including the Parker County Peach Festival, First Monday Trade Days, and the Goodnight Loving Festival. It's also recognized as the Cutting Horse Capital of the World, home to top-tier trainers and legendary horsemen.

With over 27 square miles of territory, Weatherford offers a unique blend of rural living and modern convenience. It has experienced steady growth due to its proximity to the DFW Metroplex while maintaining its independent identity. The area continues to thrive with top-rated schools, historic architecture, a strong local economy, and a rapidly expanding infrastructure—making it a highly desirable place to live, work, and invest.

With its unmatched location, booming growth, and pro-development climate, Weatherford is one of the best places in North Texas to invest and build for the future.



MEDIAN INCOME

for a 5 mile radius around the center of Weatherford

HUDSON OAKS \$94,637

PEASTER \$104,497

ANNETTA \$133,426

WESTERN LAKE \$72,241

SOURCE: WWW.CENSUS.GOV

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5177 E I-20 SERVICE RD NORTH
WILLOW PARK, TX 76087

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