

Retail ★ SALE

LanCarte.com

1228 RANGER HWY WEATHERFORD, TX 76086



Colt Ellison
817-565-9718
cellison@lancarte.com

Ben Gehrke
612-306-5401
bgehrke@lancarte.com



PROPERTY FEATURES

- Freestanding 7,878 SF on 1.58 AC
- Current Liquor Store with upside
- Built in 2009
- Drive-thru with Coolers in Place for increased sales
- Mineral Wells Hwy and Ranger Hwy Frontage with Ingress/ Egress on Both
- Monument Signage on Both Highways
- Zoning: C1 (Commercial District)
- Traffic Count: 15,893 VPD
- Inventory Available for similar owner/user
- Multiple Humidors
- 31 Parking Spots (1:255 SF)
- All Brick Exterior with Steel Framing & 2 Roll up Doors (12x12) (12x14)
- Expansion opportunities exist

LOCATION OVERVIEW

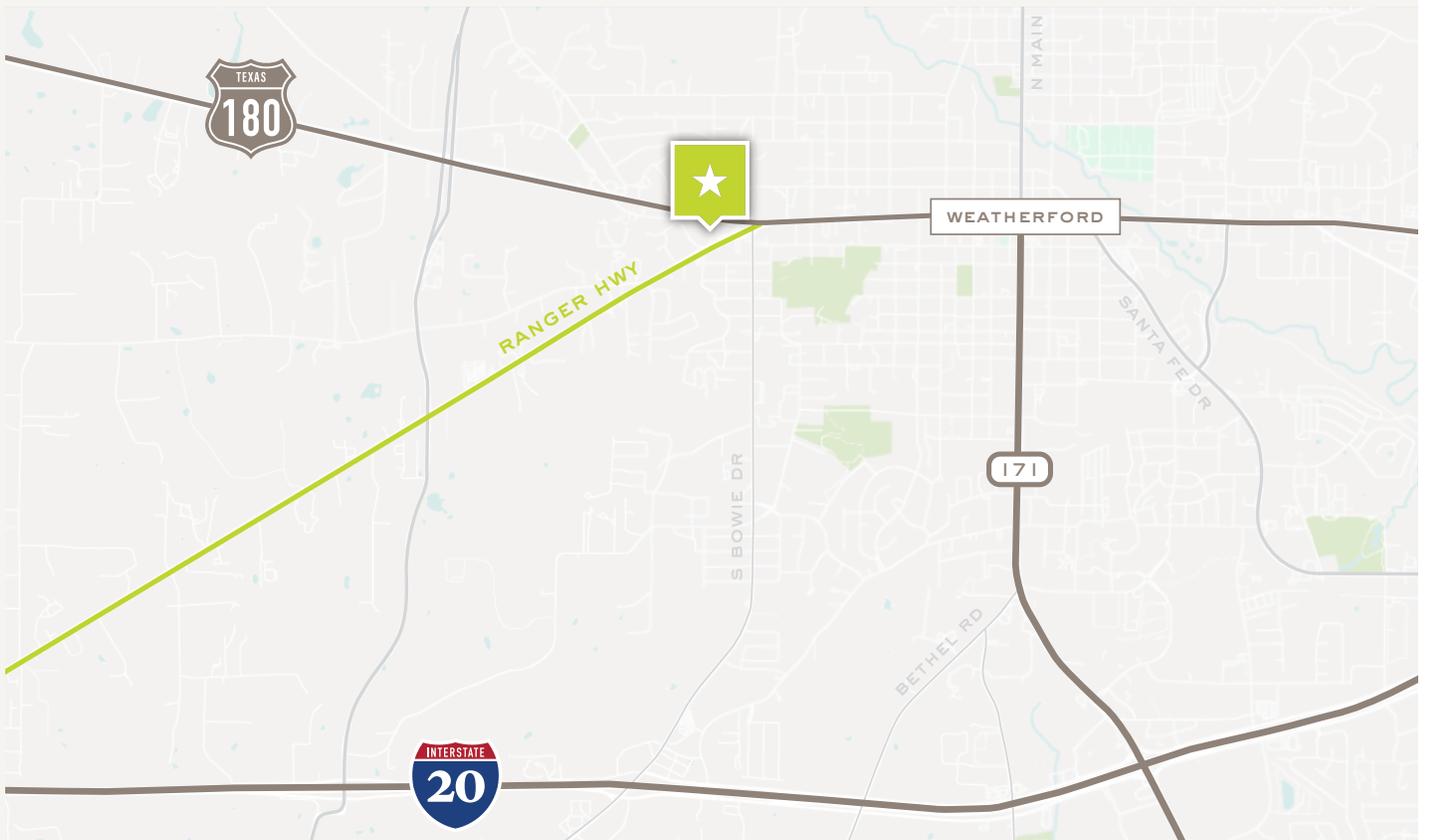
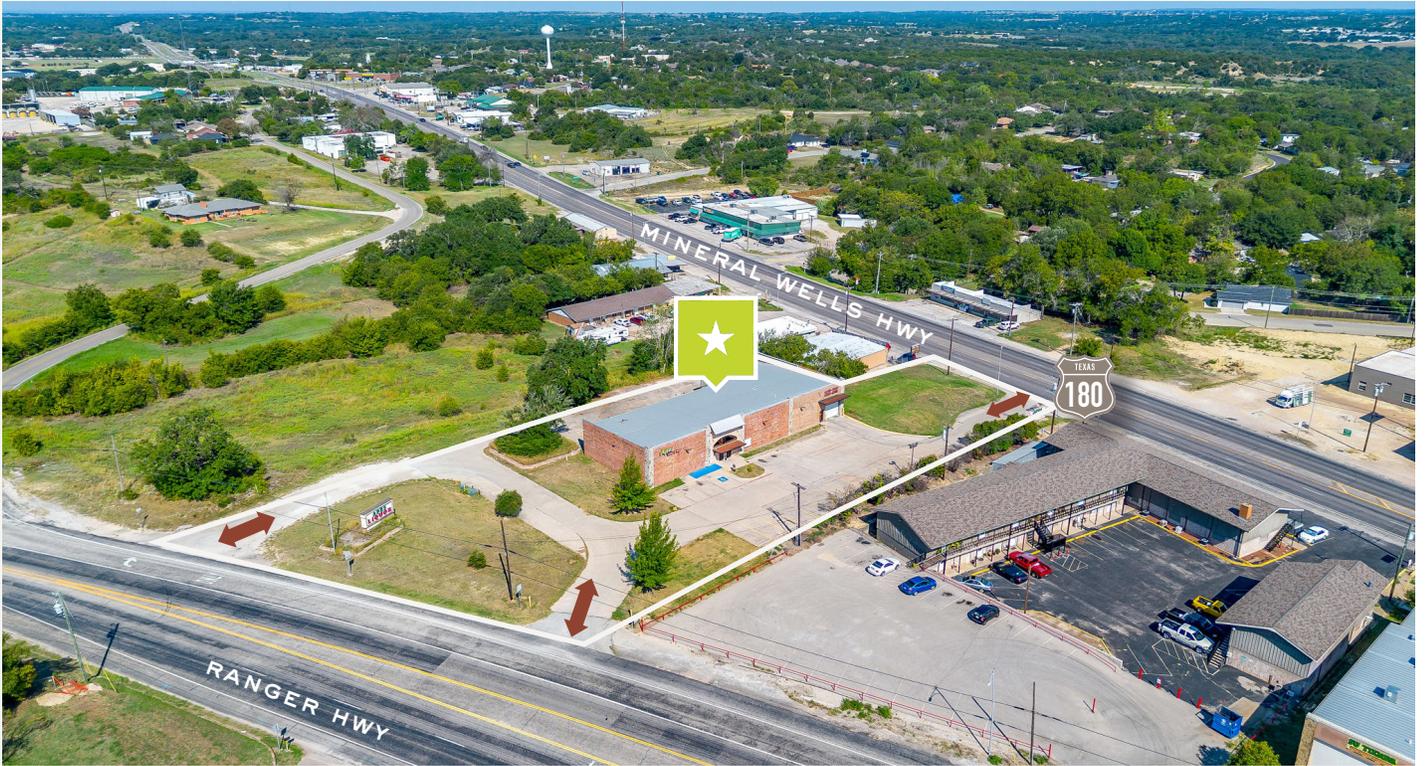
Located in Weatherford, TX, one of the fastest growing cities in the state with an 8.2% growth rate since 2020, this property is ideally positioned for growth. Nestled between Mineral Wells Highway and Ranger Highway, it offers convenient ingress and egress from two major Weatherford thoroughfares. Just east of the new Ric Williamson Highway, there are multiple new developments underway. This site provides excellent visibility, accessibility, and a strong opportunity to be in the path of Weatherford's rapid expansion.

SALE PRICE

\$1,600,000

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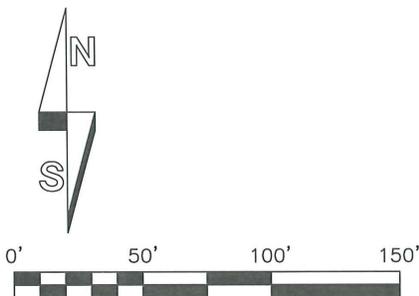
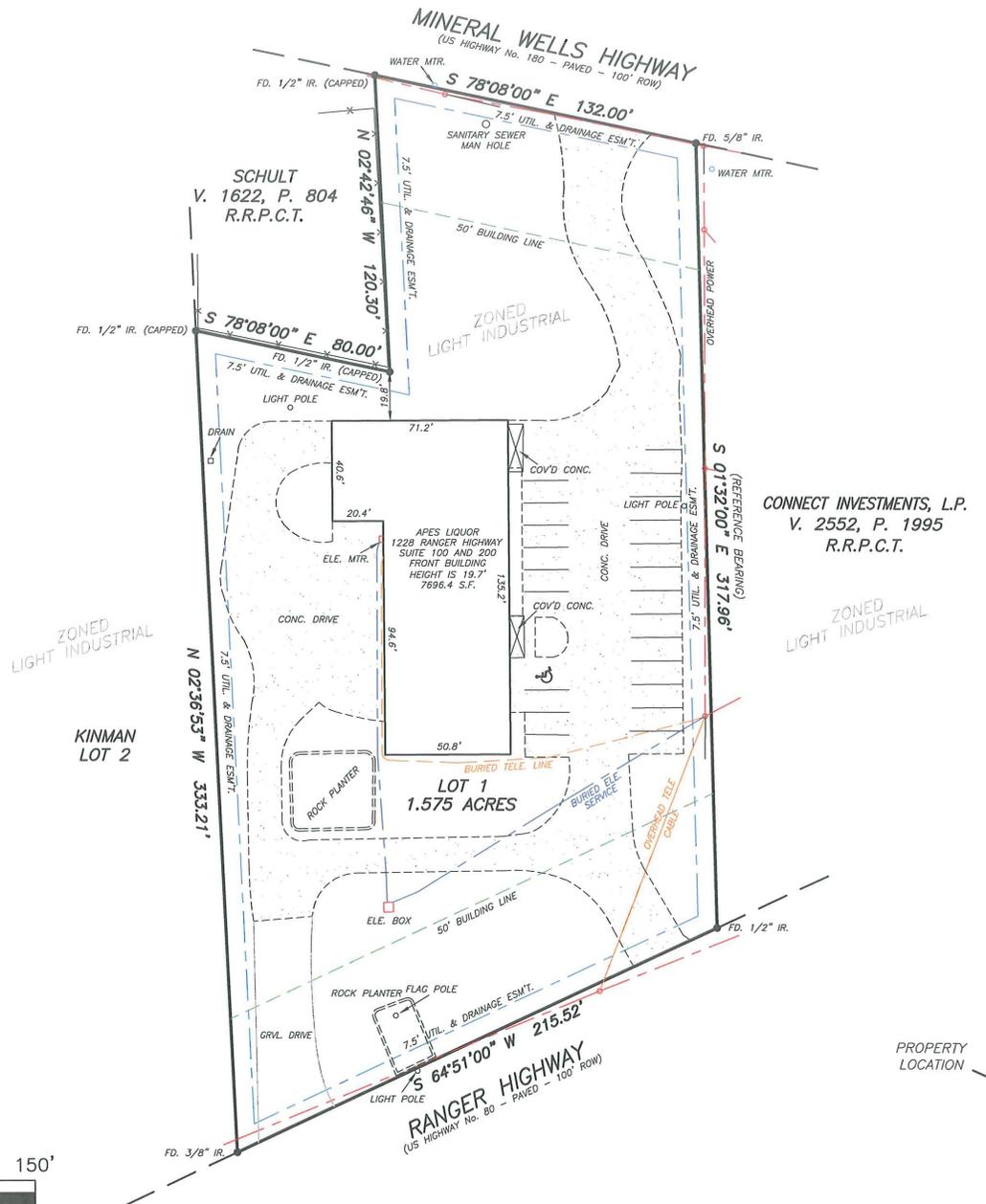
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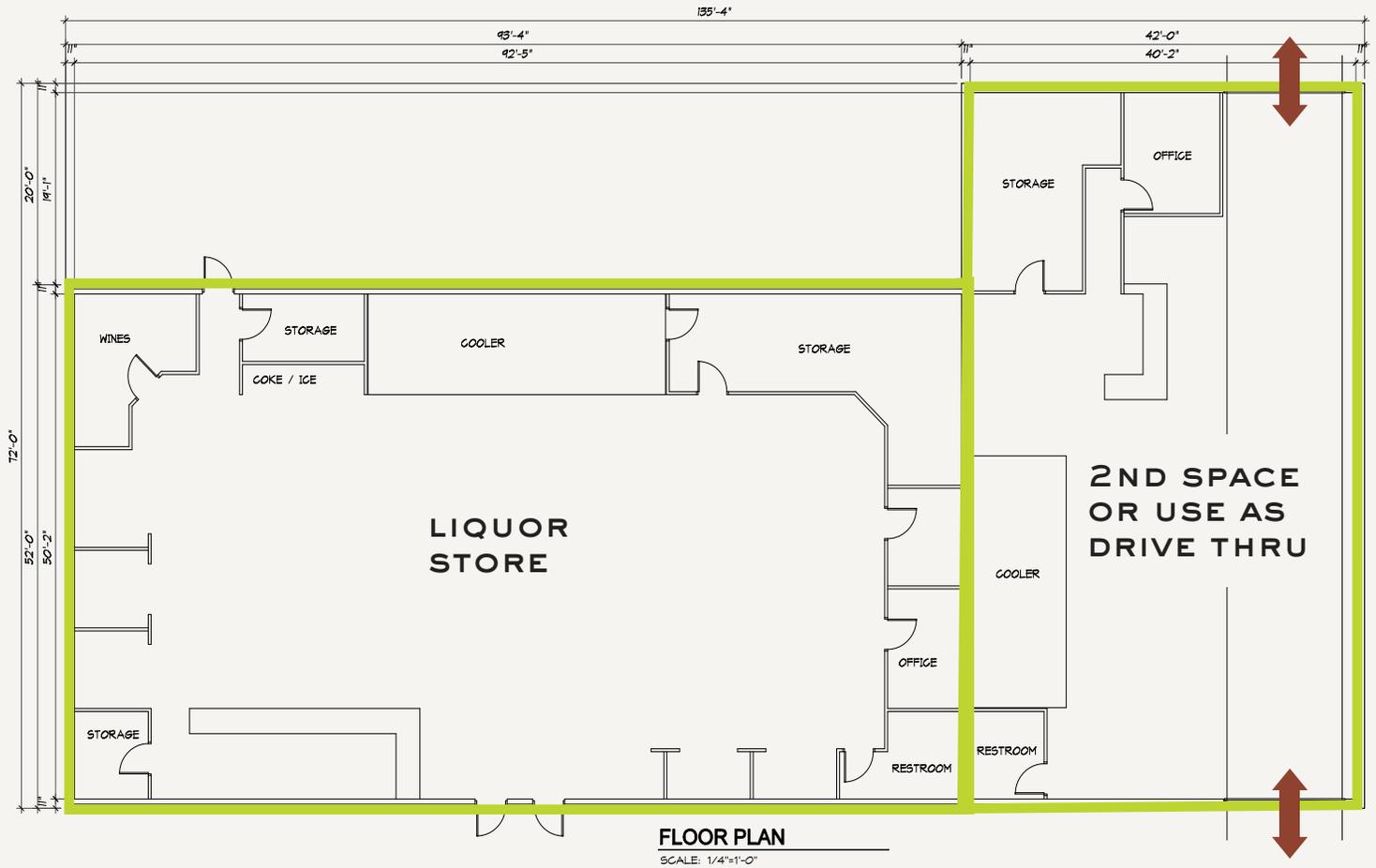
SITE PLAN

NOTES:

- 1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO PLAT AS RECORDED IN P.C. G. SLIDE 785, P.R.P.C.T..
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) THIS SURVEY ONLY VALID FOR AND ONLY THE EASEMENTS AND RESTRICTIONS LISTED IN TITLE COMMITMENT #PC09J42056 WERE REVIEWED FOR THIS SURVEY.
- 4) SOUTHEAST CORNER OF PROPERTY IS APPROXIMATELY 700' SOUTHWEST OF THE INTERSECTION OF RANGER HIGHWAY AND SOUTH BOWIE DRIVE (ACCORDING TO GOOGLE EARTH).
- 5) ZONING DERIVED FROM THE CITY OF WEATHERFORD ZONING MAP.
- 6) ZONING REQUIREMENTS FOR LI:
 - A) MAX. BUILDING HEIGHT IS 120'.
 - B) MIN. FRONT BLDG. LINE IS 50'.
 - C) MIN. SIDE BLDG. LINE IS 25'.
 - D) MAX. LOT COVERAGE IS 60%; INCLUDING MAIN AND ACCESSORY BUILDINGS, 50% IMPERVIOUS COVERAGE (INCLUDING ALL BUILDINGS, PARKING AREAS, SIDEWALKS, ETC.).
- 7) PARKING
 - 22 - REGULAR PARKING SPACES
 - 1 - HANDICAP PARKING SPACE
 - 23 - TOTAL SPACES

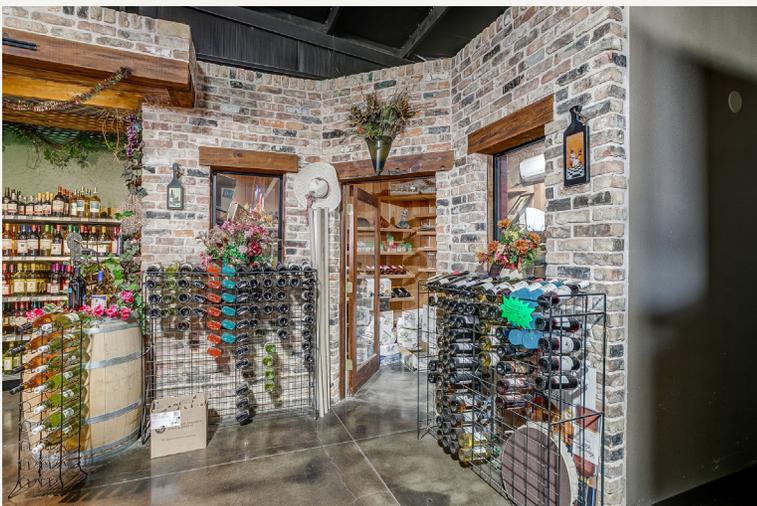


FLOOR PLAN



Retail ★ SALE
601 SOUTH MAIN STREET

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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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