



# 4200 CARRIAGE WAY, WEATHERFORD, OK 73096 OFFERING MEMORANDUM

Listing Price: **\$6,750,000**



## HESTON BUSH

Owner/Broker

 **(580) 399-6379**

 [Heston@homeplaceok.com](mailto:Heston@homeplaceok.com)





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**MULTI-TENANT WELLNESS & OFFICE COMPLEX FOR SALE**  
**4200 CARRIAGE WAY, WEATHERFORD, OK 73096 ● \$6,750,000**



**EXECUTIVE SUMMARY**

4200 Carriage Way in Weatherford, OK, is a 28,944 SF multi-use commercial wellness and professional facility designed for flexibility, performance, and visibility. Positioned on 3 acres with ½ acre for future expansion, this steel-framed property offers a turn-key opportunity for medical, fitness, wellness, or professional use.

Located just off I-40, near SWOSU and Weatherford Regional Hospital, it's an ideal site for an owner-user or investor seeking a high-quality, expandable facility in a thriving corridor.

**PROPERTY HIGHLIGHTS**

- SIZE:** • 28,944 SF (incl. 1,200 SF mezzanine) on 3 acres with ½ acre for expansion
- LAYOUTS** • 23 offices, 2 conference rooms, 2 receptions, 1 breakroom
- AMENITIES** • Saunas, Pilates studio, therapy areas, red-light tanning, hot-tub recovery
- FEATURES** • 3-phase power, Dobson Fiber, ADA compliant, steel frame, standing-seam roof
- ACCESS** • Ample parking, multiple entries, I-40 frontage
- IDEAL FOR** • Medical, wellness, fitness, or office use
- PRICE** • \$6,750,000
- STATUS** • Vacant at closing

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**PROPERTY FEATURES**

<b>PROPERTY TYPE :</b>	<b>Commercial - Business</b>
<b>COOLING :</b>	<b>Zoned Electric</b>
<b>GARAGE :</b>	<b>40</b>
<b>HEATING :</b>	<b>Zoned Gas</b>
<b>LOT SIZE :</b>	<b>3.00 Acres</b>
<b>STORIES :</b>	<b>1.5</b>
<b>YEAR BUILT :</b>	<b>2015</b>

**FEATURE DESCRIPTIONS**

<b>EXTERIOR :</b>	<b>Steel</b>
<b>PARKING :</b>	<b>Asphalt</b>

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**MLS# 1199921**

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**PROPERTY'S POINT OF INTEREST**



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**DEMOGRAPHIICS NEAR 4200 CARRIAGE WAY**

	1 MILE	3 MILE	5 MILE
2024 Total Population	336	9,178	15,361
2029 Population	326	8,916	15,001
Pop Growth 2024 - 2029	(2.98%)	(2.85%)	(2.34%)
Average Age	39	36	35
2024 Total Households	127	3,580	6,003
HH Growth 2024 - 2029	(3.15%)	(3.02%)	(2.43%)
Median Household Inc	\$108,654	\$69,122	\$55,389
Avg HHousehold Size	2.6	2.4	2.3
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$287,930	\$219,767	\$204,239
Median Year Built	2002	1983	1982

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**TRAFFIC COUNT SUMMARY – I-40**

Source	Segment / Location	Year	Vehicles Per Day (AADT)	Notes
ODOT Custer County AADT Map	I-40 east of Weatherford (Main interchange – near Airport Rd)	2023	29,600	Nearest continuous count site; eastbound + westbound combined.
ODOT Custer County AADT Map	I-40 west of Weatherford (SH-54 junction area)	2023	27,800	Adjacent segment; shows slightly lower volume west of town.
ODOT Custer County AADT Map	I-40 east toward Hydro exit	2023	31,000	Slightly higher volume eastbound corridor traffic.
Local Billboard Listing (OK Health & Wellness / Media)	4200 Carriage Way sign location	n/a (≈ pre-2023)	23,400	Marketing-based estimate, likely pulled from older ODOT data.

**VISIBILITY & TRAFFIC EXPOSURE**

According to the Oklahoma Department of Transportation’s 2023 Custer County AADT map, Interstate 40 adjacent to the subject property carries approximately 29,600 vehicles per day, with adjacent segments ranging from 27,800 to 31,000 AADT through Weatherford. A local sign operator quoting the same site markets an AADT of 23,400 vehicles/day, based on earlier ODOT counts.

**DATA SOURCES**

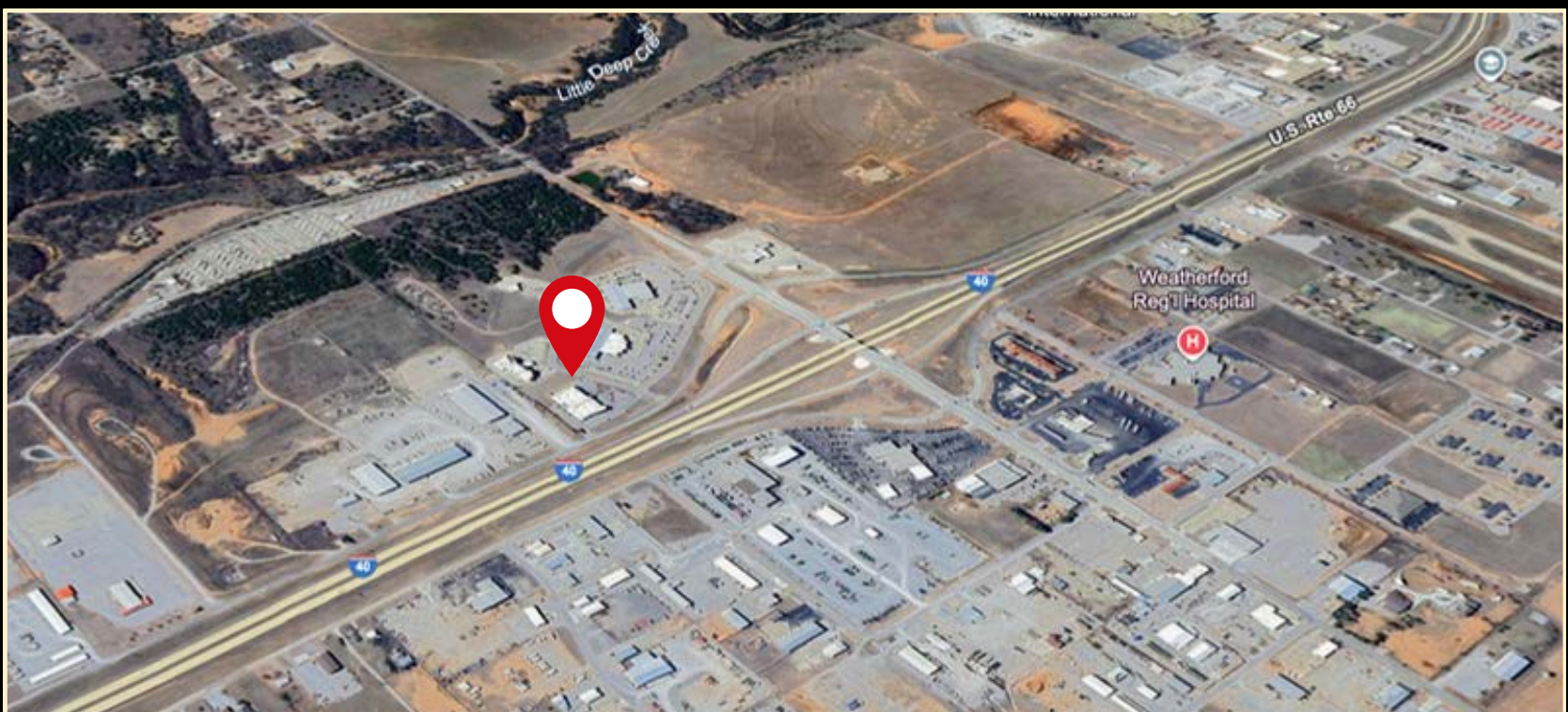
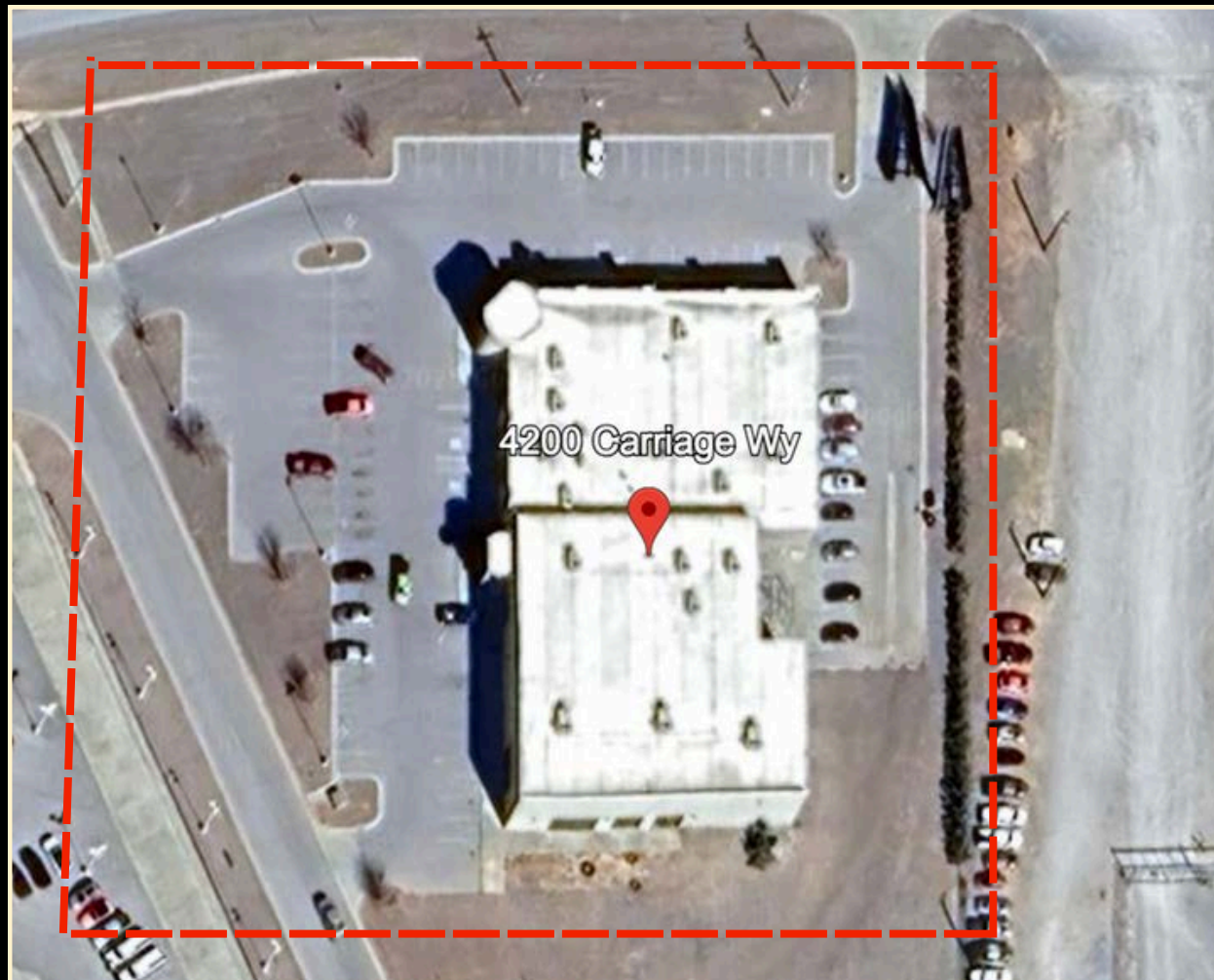


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**EXTERIOR PHOTOS**



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## **INTERIOR PHOTOS**



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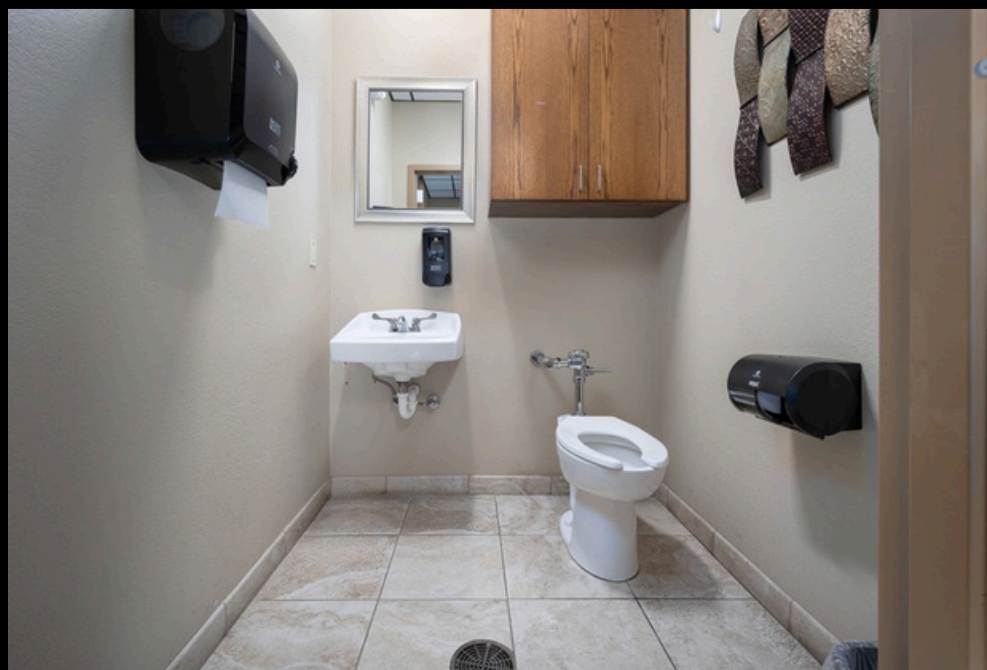
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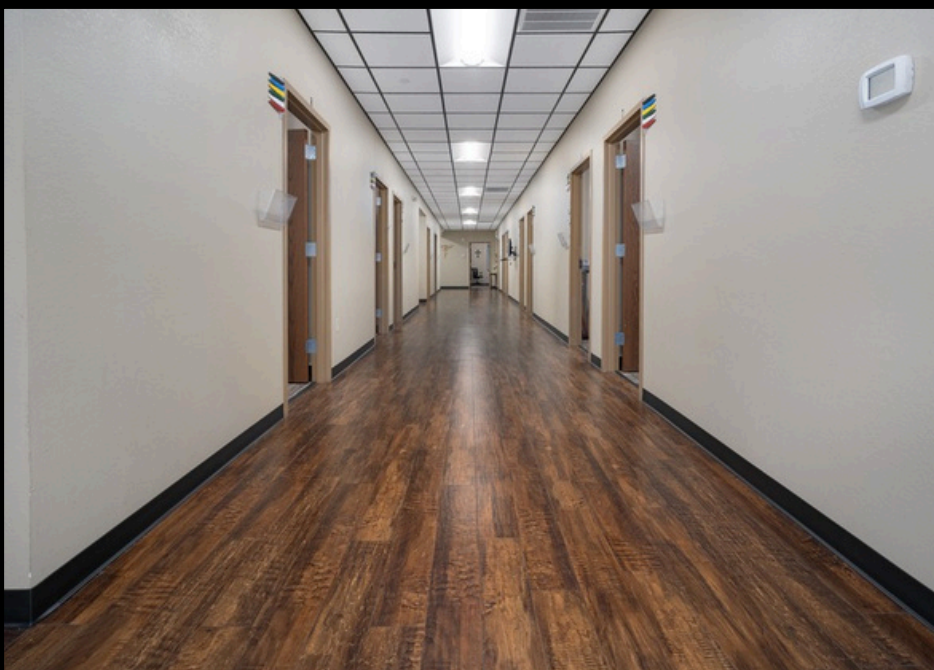


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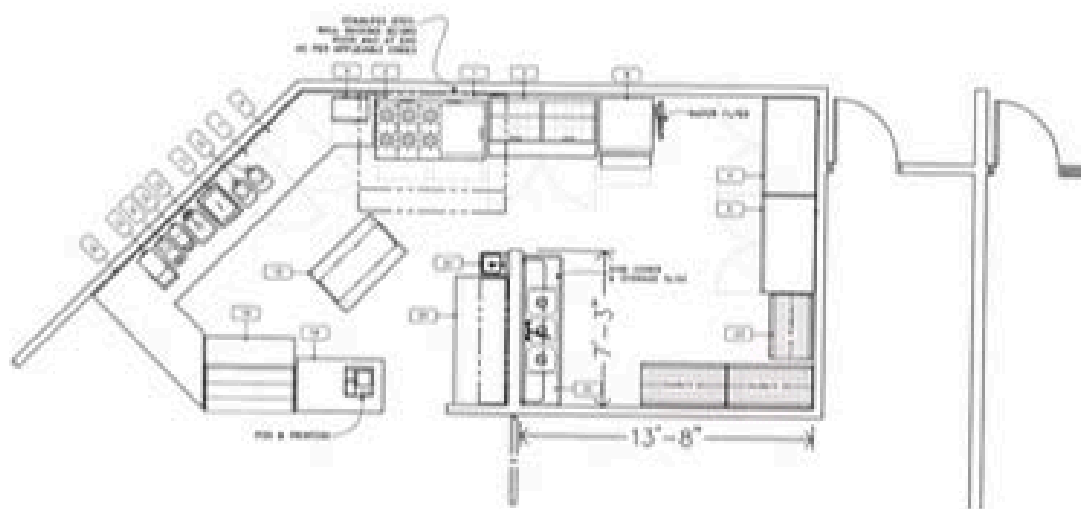
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**BLUEPRINT**



**KITCHEN EQUIPMENT PLAN**  
 SCALE: 1/4" = 1'-0"

FOODSERVICE EQUIPMENT LIST	
1	EXHAUST HOOD SYSTEM W/ FIRE SUPPRESSION
2	60" RANGE W/ OVER BAKE
3	REFRIGERATED SANDWICH UNIT
4	REACH-IN REFRIGERATOR 3 SECTION
5	REACH-IN FREEZER 3 SECTION
6	UNDERCOUNTER FREEZER REACH-IN
7	UNDERCOUNTER REFRIGERATOR REACH-IN
8	BLENDER (2007)
9	DROP-IN ICE BIN
10	DUMP SINK
11	COFFEE GRINDER
12	COFFEE BREWER
13	TEA BREWER
14	CUSTOM BEVERAGE & ORDER LINE
15	SPARK MOUNTER
16	REFRIGERATED GRAB-IN CO DISPLAY COOLER
17	MOBILE S/S WORK TABLE
18	S/S LANDING & SERVING TABLE W/ OVERHEAD
19	DEDICATED HAND SINK
20	THREE COMP SINK / POT BACK
21	SHIELDING CTRY PER PLAN

*General Notes*

**NOTICE!** These documents are provided for information purposes only and shall not be construed to be architectural, interior design, or engineering designs, specifications, or layouts. These documents are not to be used for construction unless reviewed and approved by a licensed architect or engineer, as well as all governmental agencies having authority over the project.

No.	Revisions/Issues	Date

**IMES | GROUP**  
 CONSULTING | GROUP DRAWING SERVICES  
 P.O. BOX 1194, OKLAHOMA CITY, OK 73101  
 PHONE: 405.764.1000 | WWW.IMESGROUP.COM

WESTERN OKLAHOMA  
 HEALTH AND WELLNESS  
 WETHERFORD, OK

FOODSERVICE EQUIPMENT PLAN	
JAN 31st 2015	FS1
Scale 1/4" = 1'-0"	

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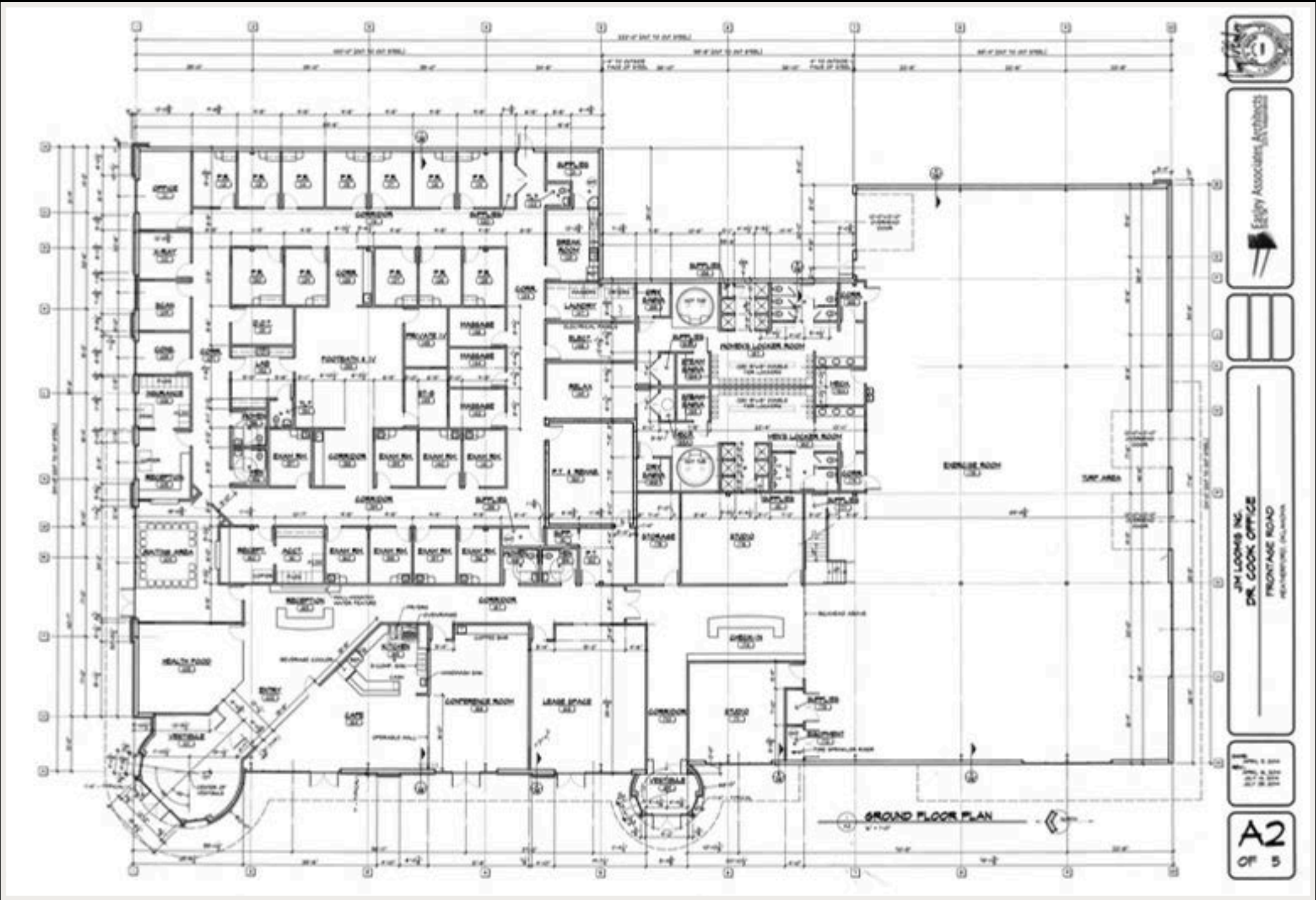




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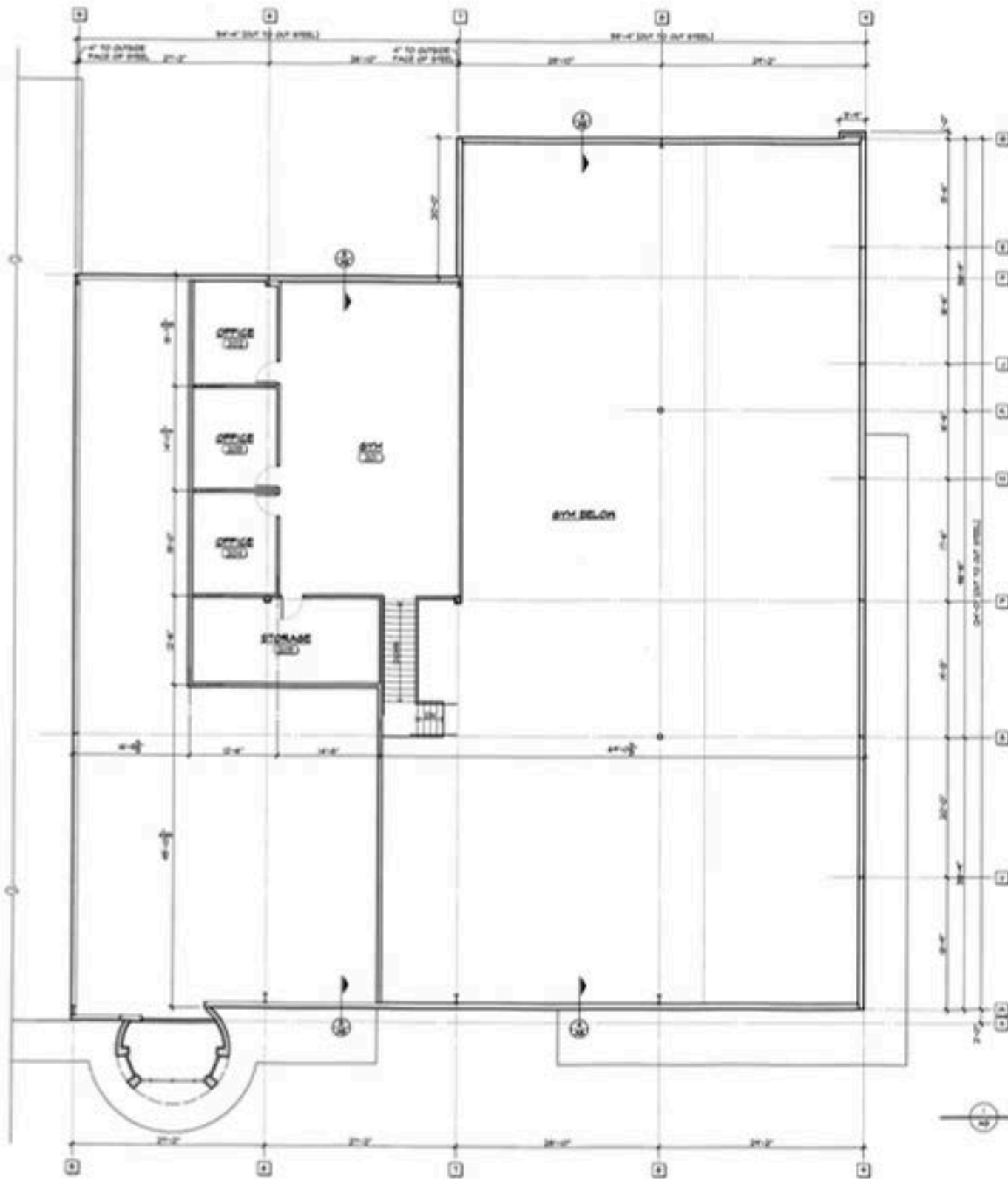


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UPPER FLOOR PLAN



Jim Loomis, Inc.  
Easley Associates, Architects  
1111 N. Main Street  
Weatherford, Oklahoma



JIM LOOMIS, INC.  
DR. COOK OFFICE  
FRONTAGE ROAD  
WEATHERFORD, OKLAHOMA



DATE: APRIL 8, 2014  
REV:

**A3**  
OF 5

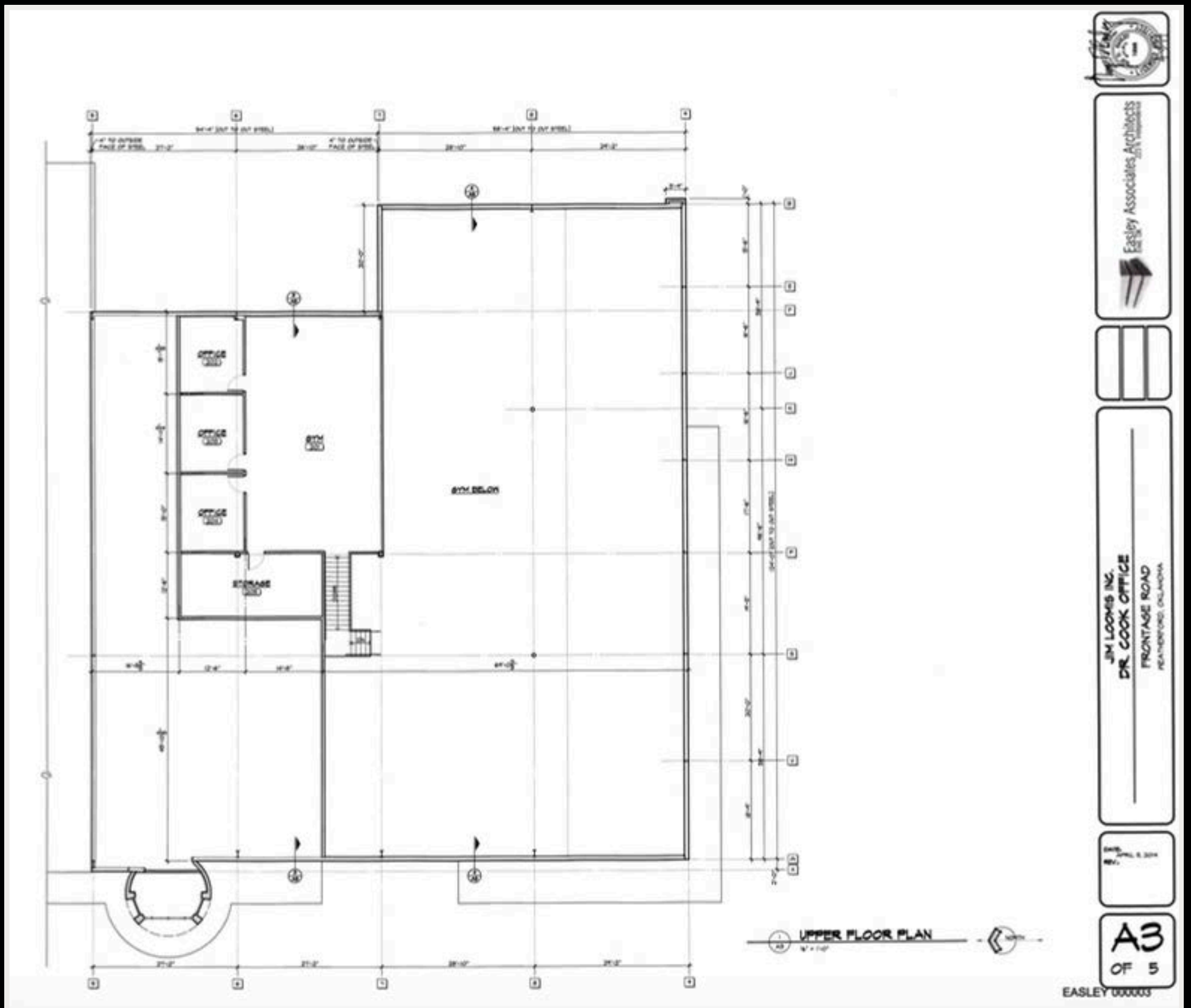
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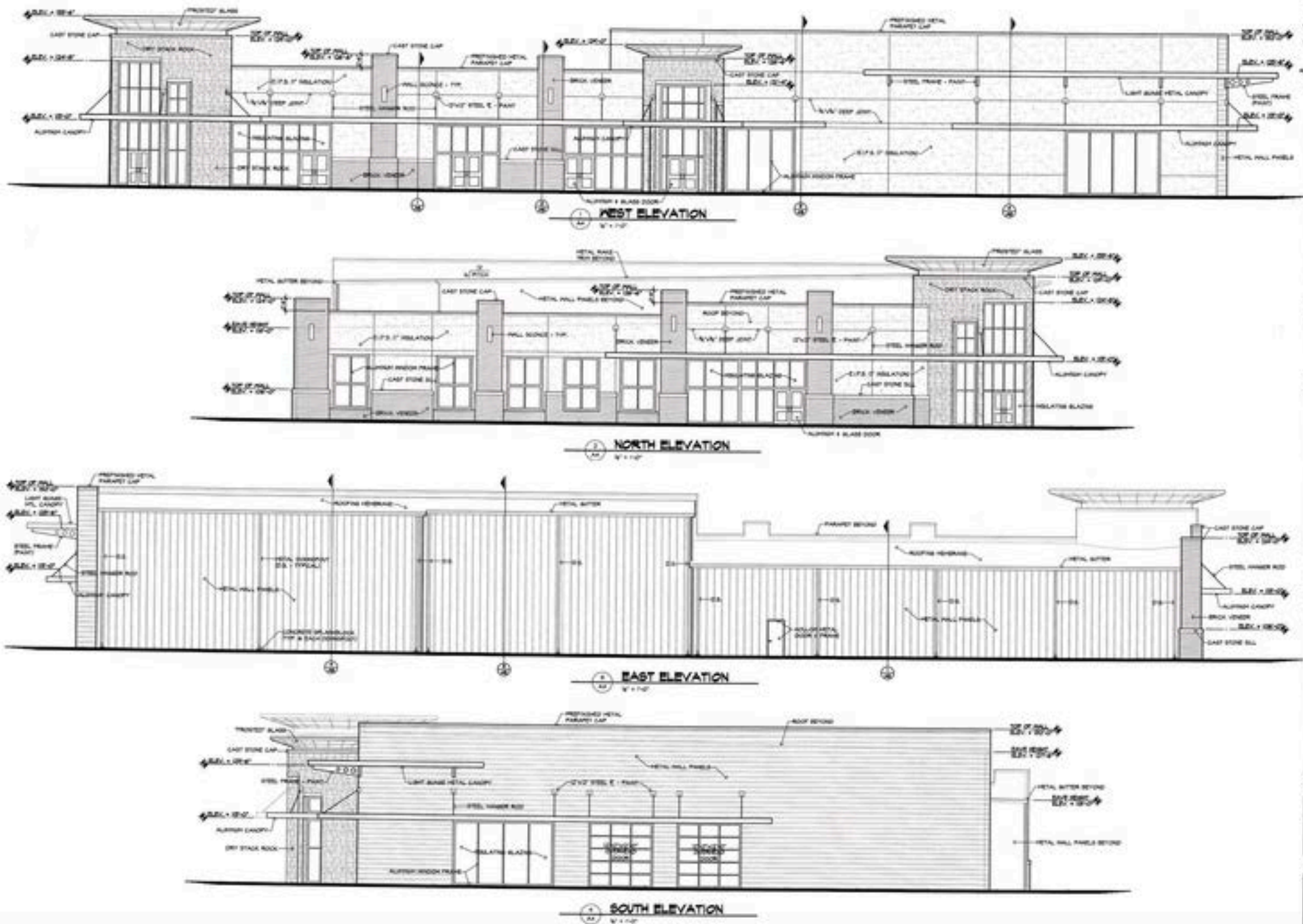


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DR. COOK OFFICE  
FRONTAGE ROAD  
WEATHERFORD, OKLAHOMA

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REV: JULY 28, 2014

**A4**  
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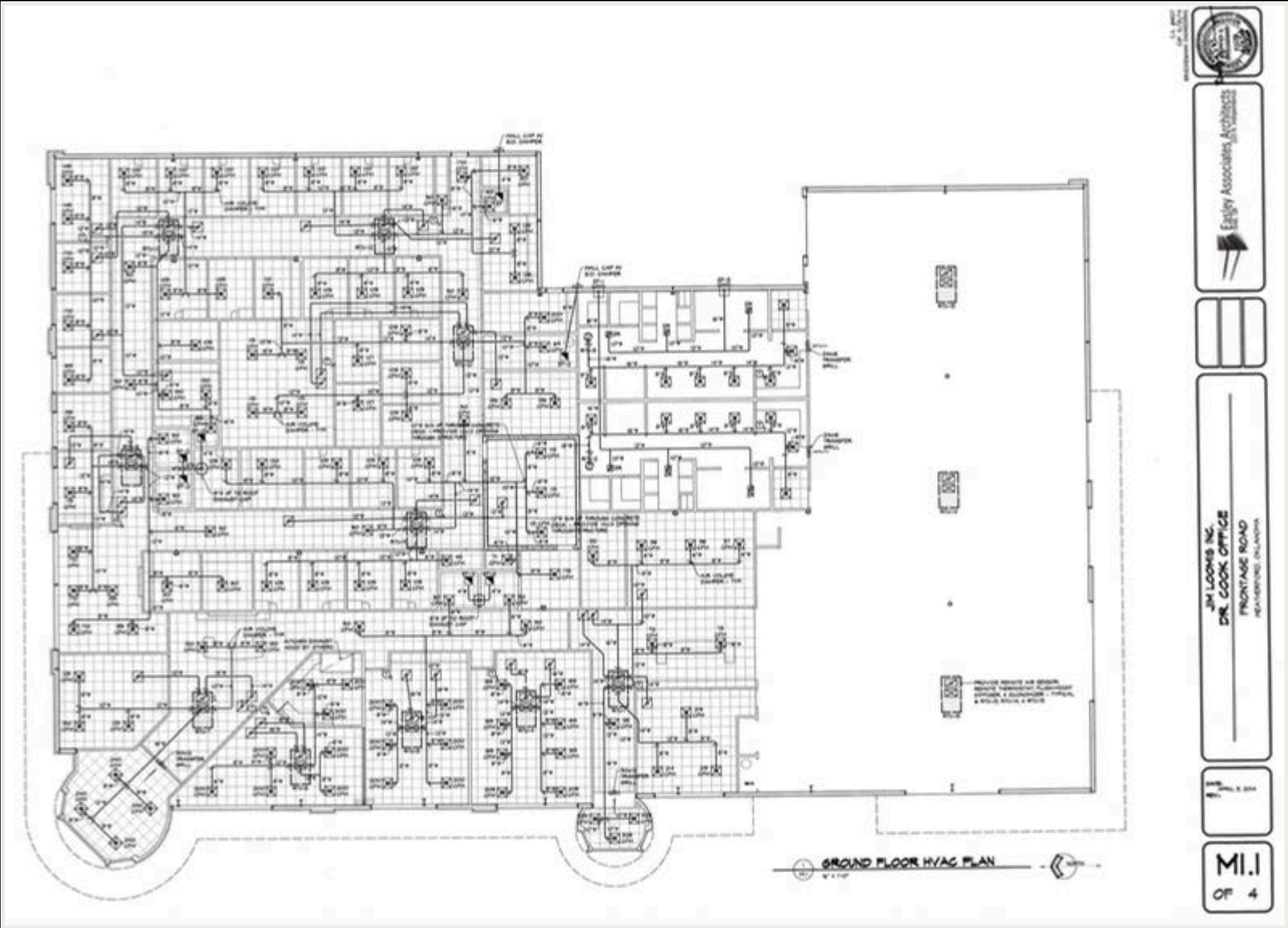




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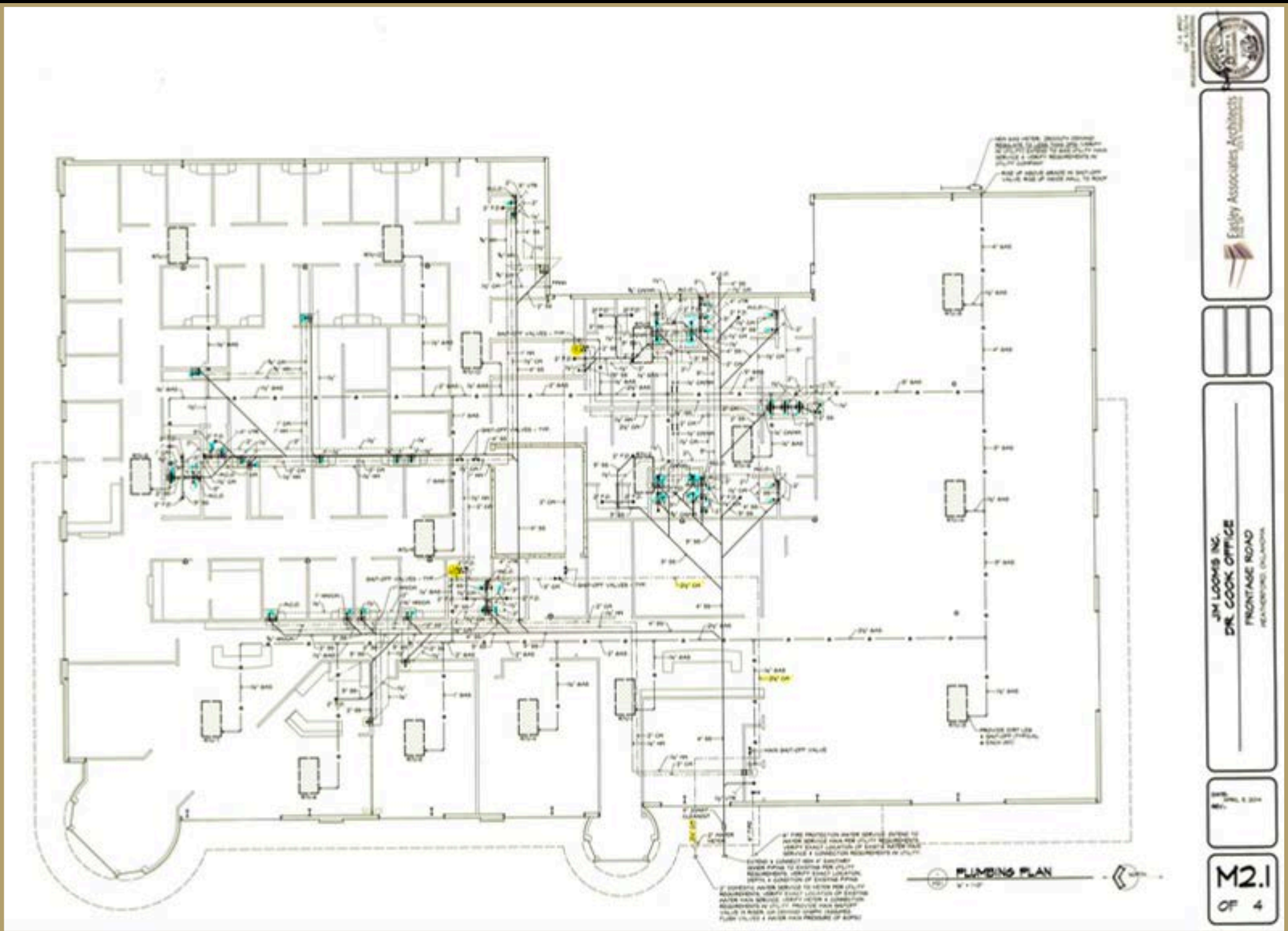
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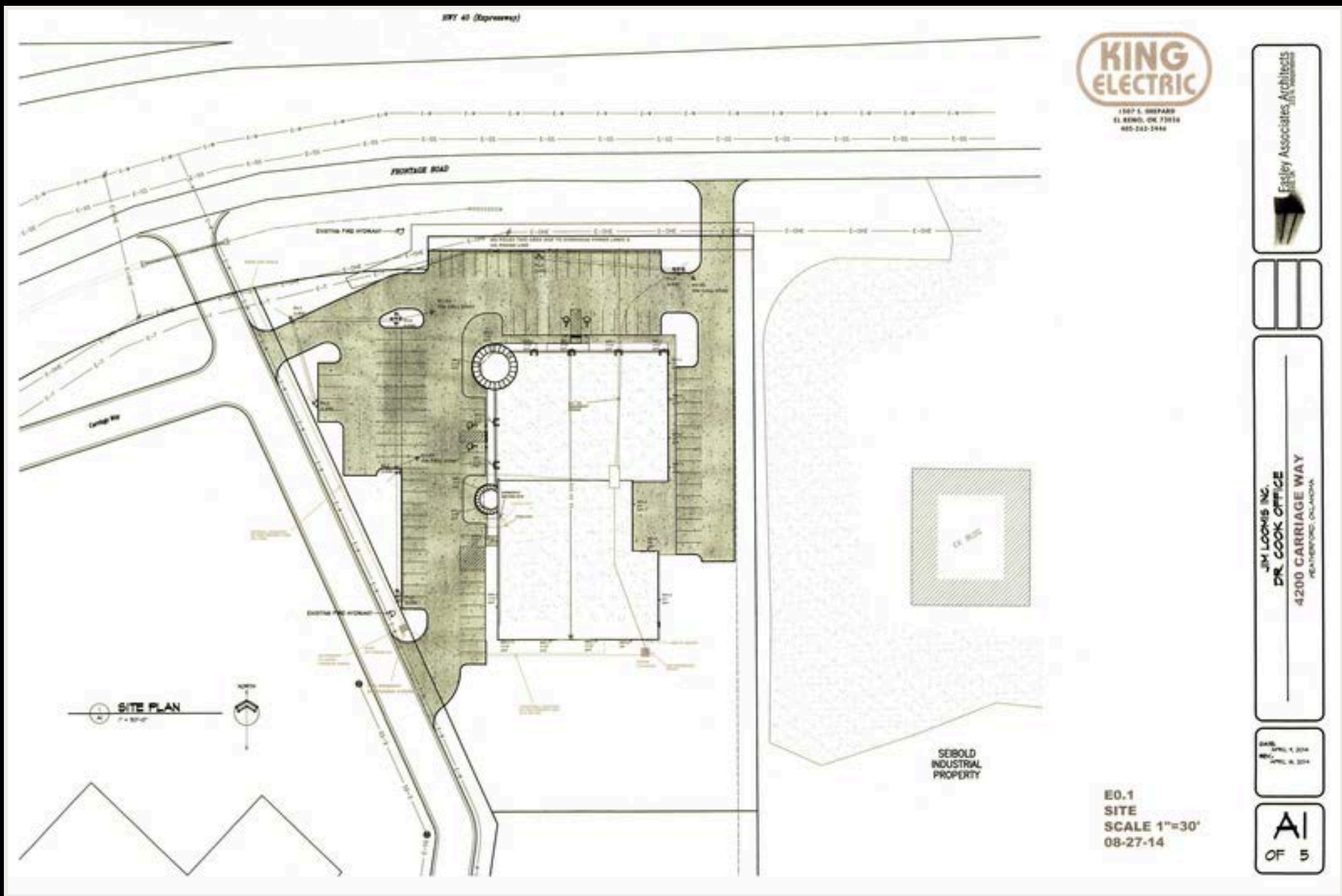
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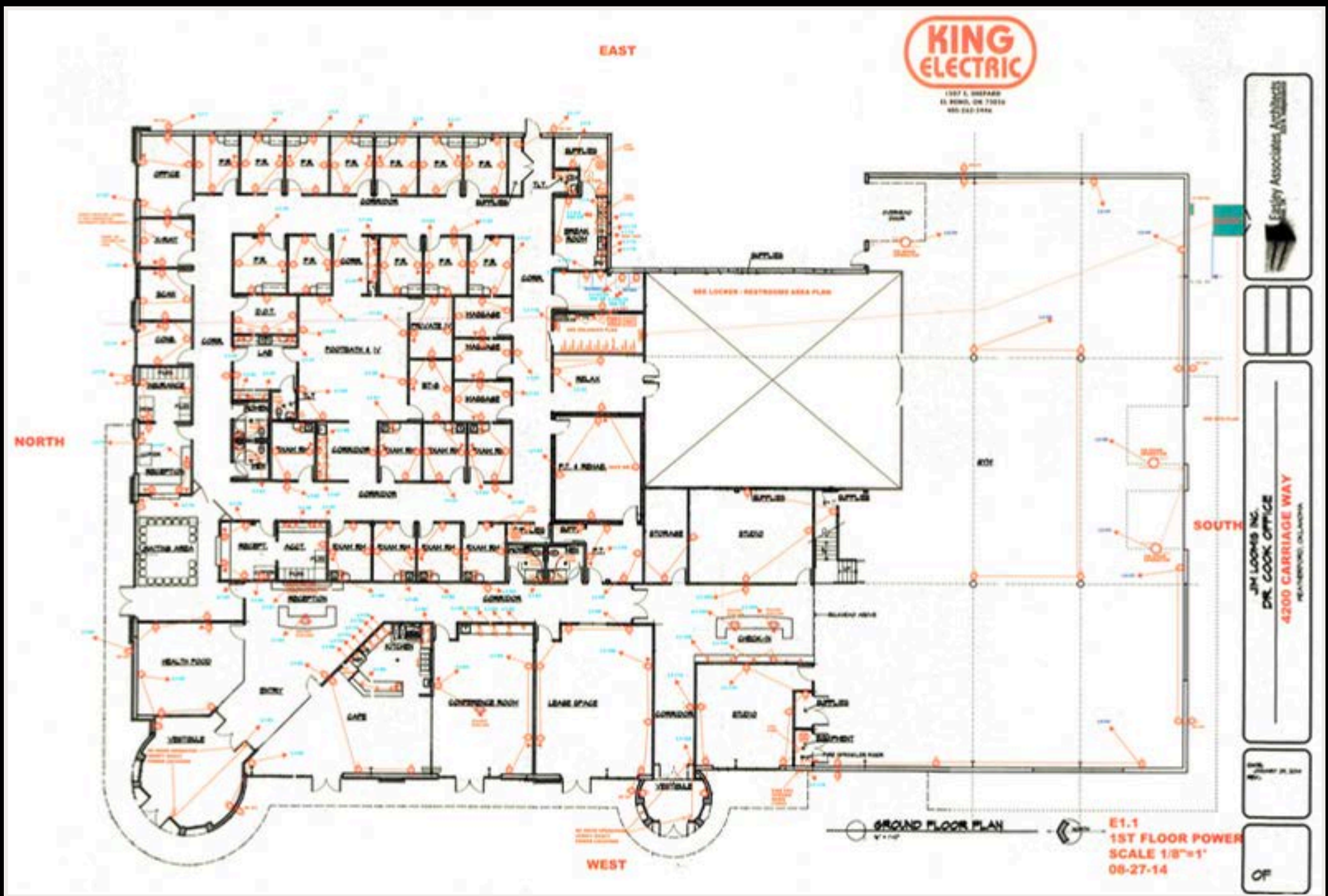
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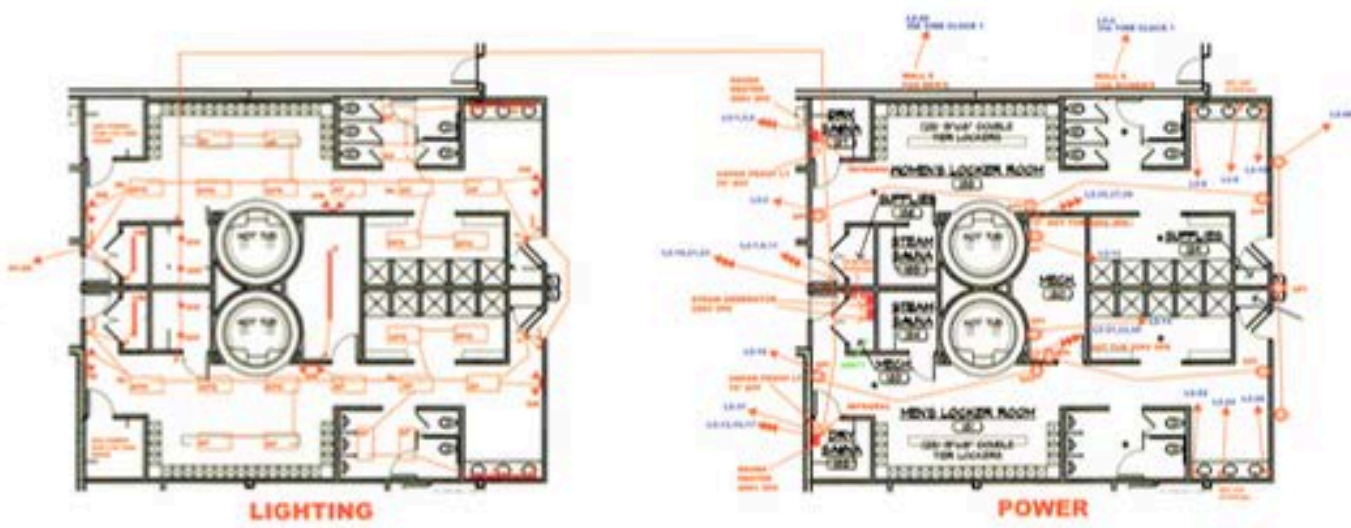
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1307 S. SHEPARD  
 EL RENO, OK 73036  
 405-242-3444



JIM LOONING INC.  
 P/L, C/OOK OFFICE  
**4200 CARRIAGE WAY**  
 WEATHERFORD, OK 73096



**E1.2**  
**POWER & LIGHTING**  
**RESTROOM / LOCKER ROOMS**  
**SCALE 1/8"=1'**  
**08-27-14**

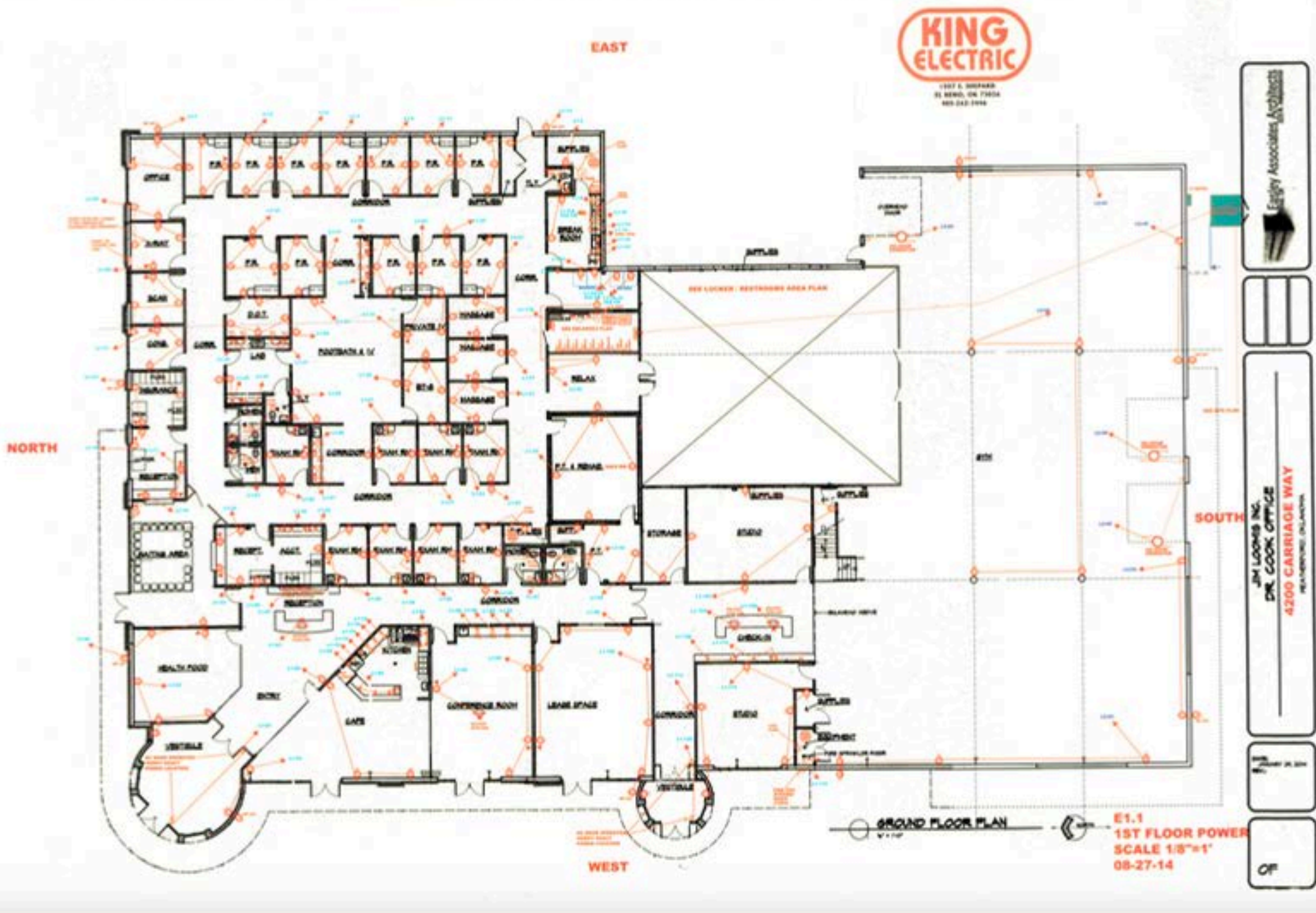
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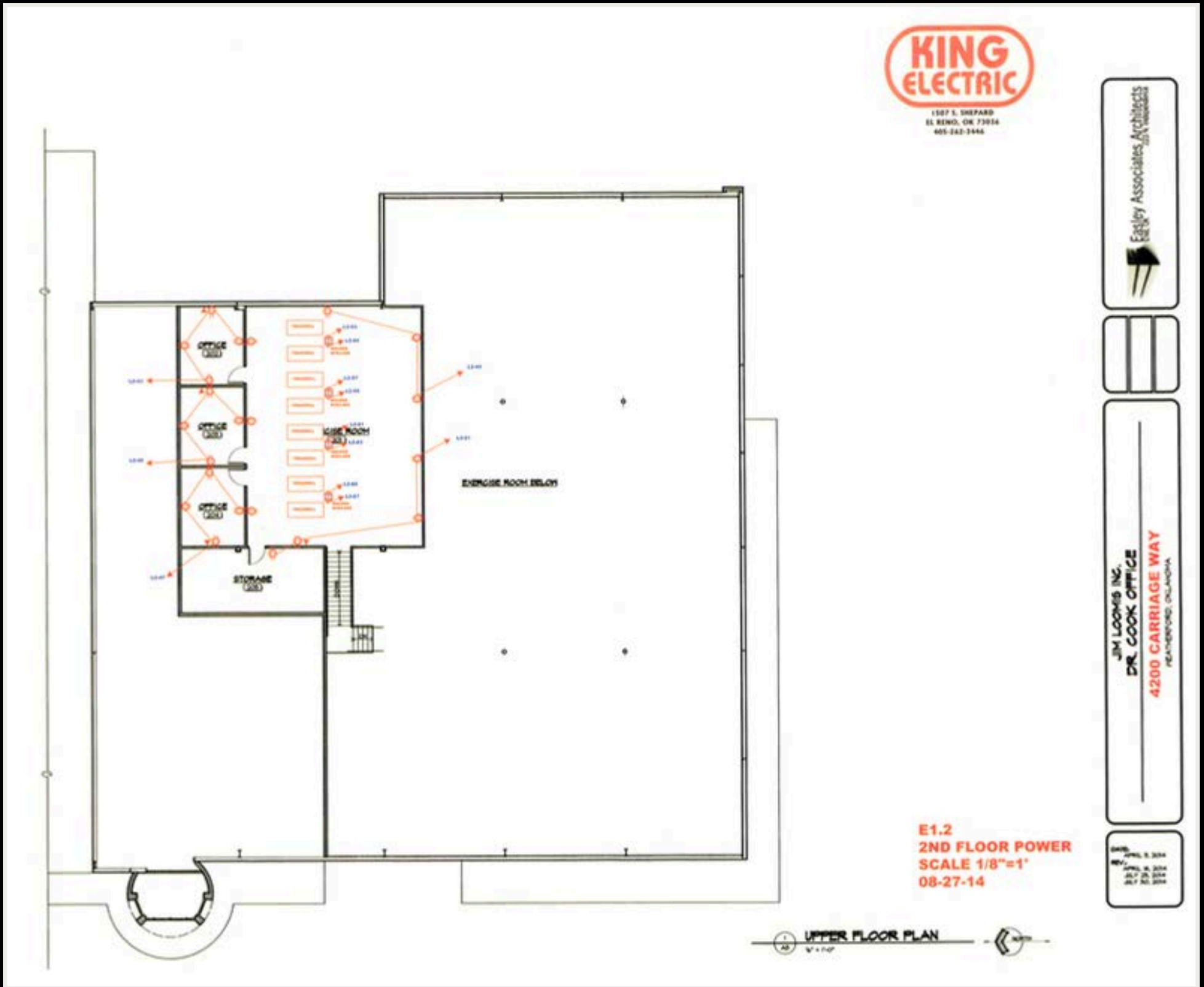
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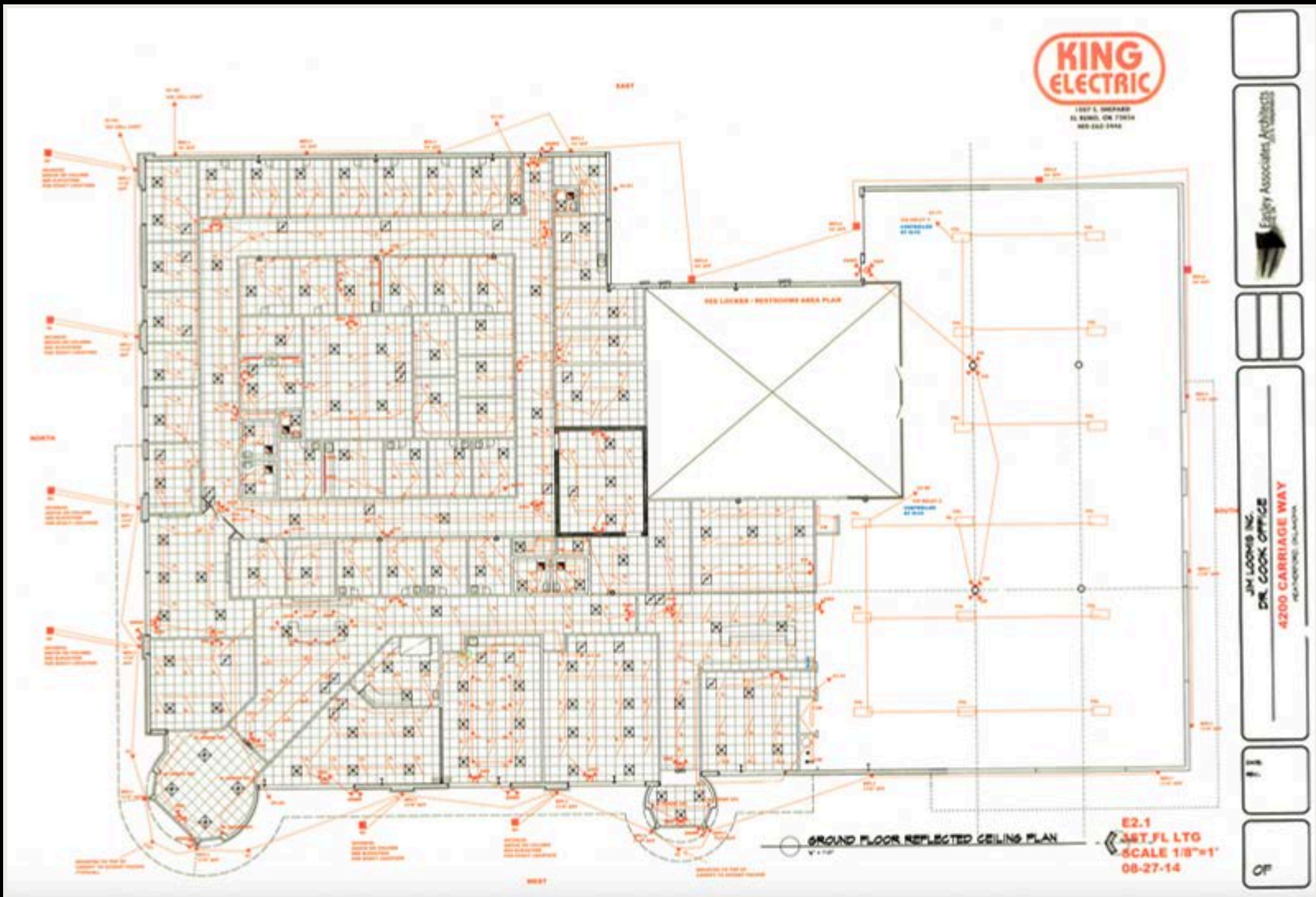
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