



# 1808 BARNETT DRIVE WEATHERFORD, TEXAS

Heart of Parker County's Commercial Expansion

**STACY LYNCH**  
**(817) 908-9567**

30± Acres of Interstate Frontage  
**FOR SALE**

**STEPHANIE RICH**  
**(817) 304-5939**

## INVESTMENT SUMMARY

Large contiguous tracts with **Interstate 20 frontage** inside Weatherford's growth corridor have become increasingly scarce. This offering provides investors, developers, and owner-users the ability to secure a highly visible commercial site while benefiting from existing improvements and rental income.

The property's strategic location places it within one of North Texas' strongest growth markets. Continued residential expansion throughout Parker County is driving **demand for commercial services**, industrial facilities, retail centers, medical offices, hospitality uses, and mixed-use developments.

### Key investment drivers include:

- Interstate visibility
- Utility availability
- 3-phase power
- Significant development scale
- Strong population growth
- Proximity to Fort Worth and DFW

## HIGHLIGHTS

### Prime Commercial Development Opportunity

- Approximately 30 acres of commercially positioned land
- High-visibility Interstate 20 frontage
- Access from Barnett Drive off of Bankhead
- Located within Weatherford's rapidly expanding commercial corridor
- Minutes from Historic Downtown Weatherford
- Strong regional connectivity to Fort Worth and the DFW Metroplex

### Existing Improvements

- Two warehouse buildings totaling approximately 11,070 SF
  - Building 1: 5,270 SF
  - Building 2: 5,800 SF
- Warehouse includes office area
- Three grade-level overhead doors
- Drive-through warehouse design
- Fully fenced and secured behind electric entry gate

### Infrastructure & Utilities

- 3-Phase Electricity Available
- Utility-served site
- Existing commercial improvements reduce development timelines
- Excellent access for logistics, industrial, and commercial users


### Income-Producing Asset


- Opportunity to lease existing buildings for immediate income
- Immediate cash flow while planning future development



## TRAFFIC & ACCESSIBILITY

This property offers exceptional transportation access with Interstate 20 frontage and convenient entry from Barnett Drive, Bankhead Highway, and Banks Street. Positioned just 5 minutes from Downtown Weatherford, 8 minutes from Hudson Oaks, and 15 minutes from Aledo, the property provides seamless connectivity to the broader DFW Metroplex, including West Fort Worth (25 minutes), Downtown Fort Worth (30 minutes), the Arlington Entertainment District (40 minutes), and DFW International Airport (50 minutes). This strategic location makes the site ideal for industrial, distribution, retail, commercial, and logistics-oriented development.

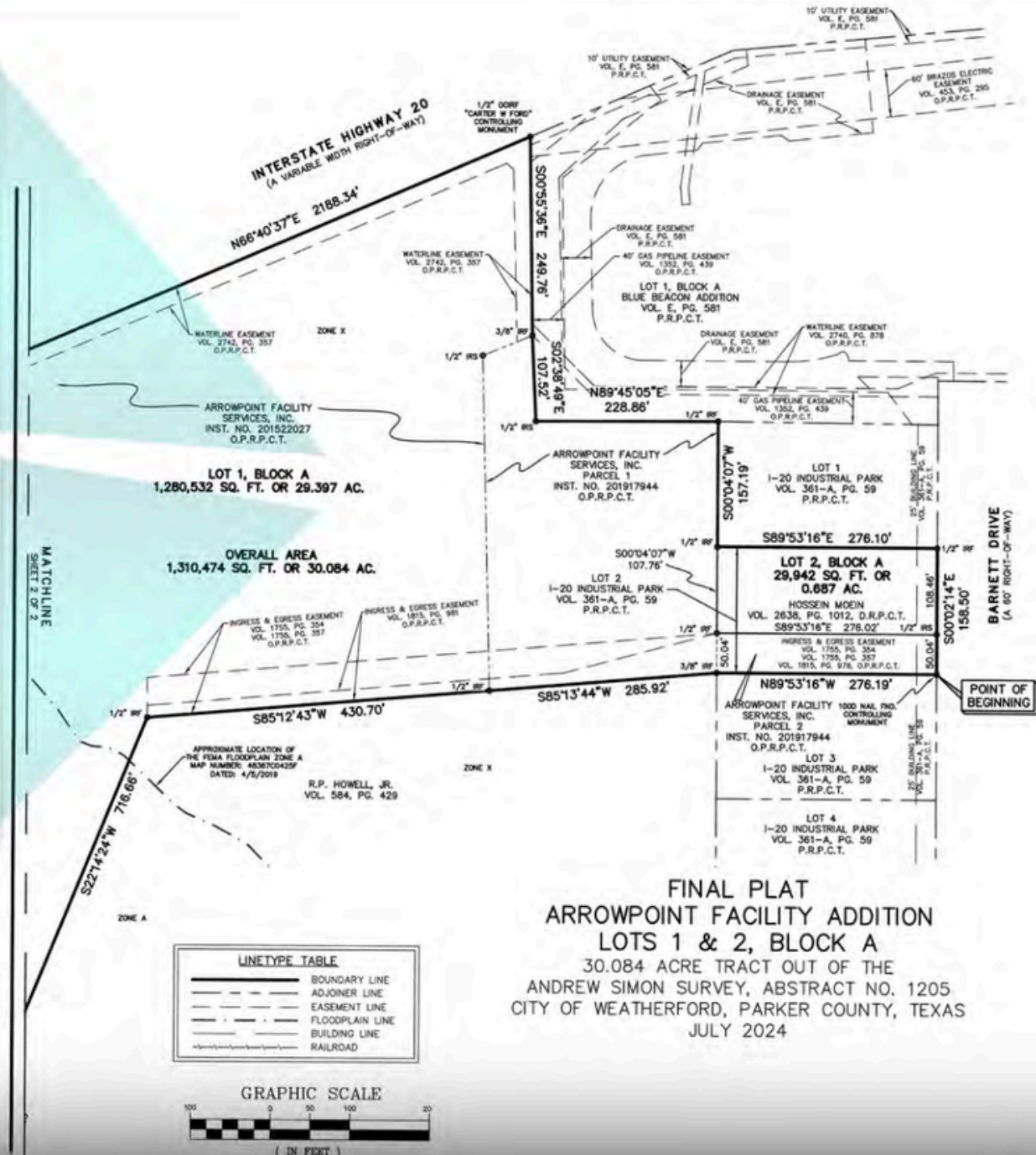
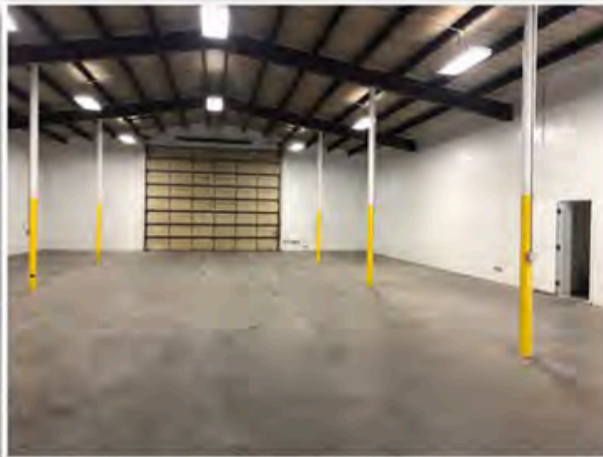


  
**80,465 VPD**  
**BANKHEAD HWY**  
**6,719 VPD**





2 Buildings  
5720 SF  
5800 SF



**LINETYPE TABLE**

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	FLOODPLAIN LINE
	BUILDING LINE
	RAILROAD



### PROXIMITY TO LOCAL ATTRACTIONS

- Weatherford College 3 Miles
- Historic Downtown Weatherford 3 Miles
- Weatherford Lake 7 Miles
- Chandor Gardens 4 Miles
- Parker County Courthouse 3 Miles
- Hudson Oaks 5 Miles
- Clark Gardens 12 Miles
- Aledo 13 Miles
- Will Rogers Memorial Center 28 Miles
- Dickies Arena 30 Miles
- AT&T Stadium 40 Miles
- Globe Life Field 40 Miles
- DFW International Airport 45 Miles

**PARKER COUNTY CONTINUES TO EXPERIENCE SIGNIFICANT RESIDENTIAL AND COMMERCIAL GROWTH AS DEVELOPMENT EXPANDS WESTWARD FROM FORT WORTH.**

**WEATHERFORD WILLOW PARK**



## Warm Welcome, True Texas Style

Weatherford represents the ideal balance of Texas heritage, economic growth, and business opportunity. Located on the western edge of the Dallas-Fort Worth Metroplex, Weatherford offers companies strategic access to one of the nation's fastest-growing economic regions while maintaining the authentic character and strong community values that define "True Texas."

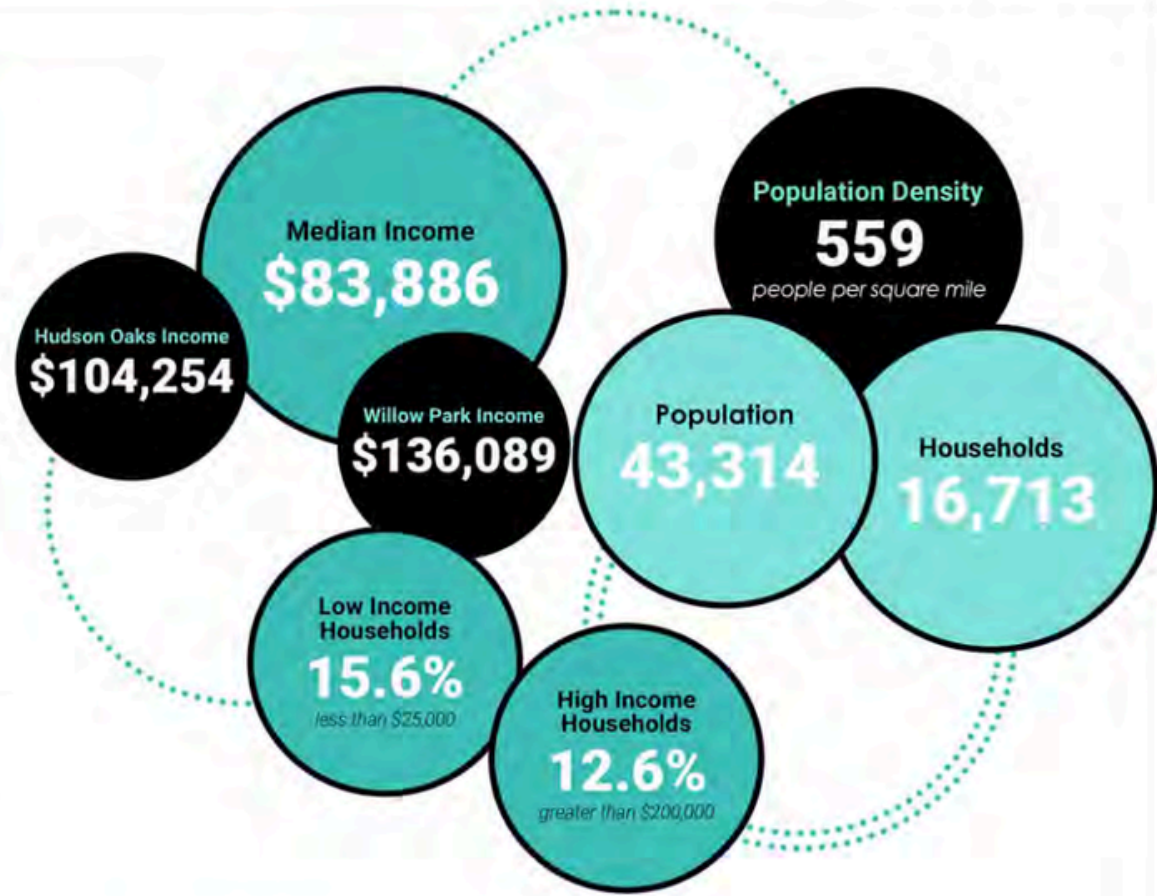
As Parker County continues to experience rapid residential and commercial expansion, businesses are increasingly drawn to the area for its pro-growth environment, expanding infrastructure, skilled workforce, and exceptional accessibility to major transportation corridors including I20 and HWY180.

Weatherford's business-friendly climate supports a wide range of industries, from healthcare and professional services to hospitality, retail, education, and industrial development. The area's continued population growth creates increasing demand for commercial services, making it an attractive location for both new development and long-term investment.

Beyond economics, Weatherford offers a unique quality of life that blends frontier spirit with modern convenience.

Businesses and residents alike benefit from a welcoming community atmosphere, historic charm, open spaces, and close proximity to the greater Dallas-Fort Worth Metroplex.

With a rich history and a future driven by growth and innovation, Weatherford continues to emerge as one of North Texas' most promising markets for commercial investment.



**Parker County** is the 5th fastest-growing county in the U.S.

**Weatherford** is home to a spectrum of businesses, from small enterprises to large corporations, creating a **dynamic job landscape** that caters to a wide range of skills & expertise.



# DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

*Stacy Lynch*

**STACY LYNCH**

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*Stephanie Rich*

**STEPHANIE RICH**

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1808 BARNETT

Weatherford



*Stacy Lynch*  
**BROKER ASSOCIATE**  
**LYNCH LEGACY REALTY GROUP**

Stacy is a professional broker with 43 years of experience leading our team. Her knowledge of Parker County and the school districts in the area stems from her history with her family's 50+ year old Parker County Real Estate Company. Stacy's parents Roy and Jan Lynch started the company in 1972.

Stacy proudly serves as the Chairman of Board on the East Parker County Economic Development Committee and also the Branch to Hope Community Center.

**STACY LYNCH**  
**(817) 908-9567**  
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*Stephanie Rich*  
**REALTOR®**  
**LYNCH LEGACY REALTY GROUP**

Stephanie hails from the "Sooner State" up north of here, but she found her place right here in Parker County as quick as she could. In her spare time she is obviously a big Oklahoma Sooners fan and loves catching a game when the opportunity presents itself.

Her hobbies include shopping, cooking, and spending as much time by the lake. Her favorite thing about Parker County? "The people here- their pride in community, family and country."

**STEPHANIE RICH**  
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WE LIVE HERE. WORK HERE. PLAY HERE.