



1880 SANTA FE DRIVE

Weatherford, Texas 76086



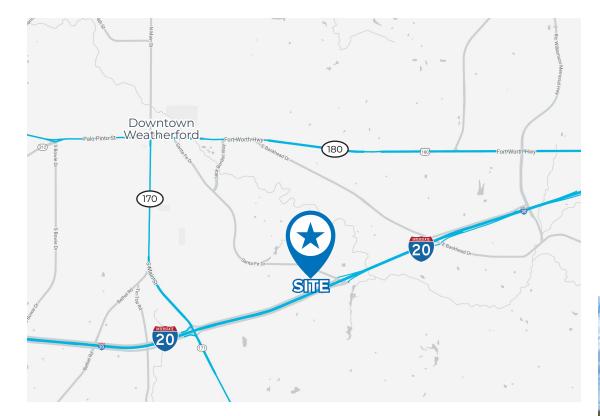
For More Information:

Gibson Duwe 817.713.9238 gibson.duwe@transwestern.com Kyle Poulson 817.291.4455 kvle.poulson@transwestern.com The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright ©2024 Transwestern.

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Τ TRANSWESTERN REAL ESTATE SERVICES



DEMOGRAPHICS



Population 26,645



Average Income Average Income \$116,029



Households 17,897

5 miles

46,232

Population

TRAFFIC COUNTS



Clear Lake Rd SE 12,051 vpd

Santa Fe Drive @

I-20 @ Clear Lake Rd: 2,806 vpd

Clear Lake Rd @ Lake Forest Drive: 4,511 vpd

Property Information:

- 3,660 SF Available Immediately
- Easy Access to Downtown Weatherford
- Built in 2014
- Ample Surface Parking

Lease Information:

- \$15.00/SF + NNN (NNN's estimated at \$6.25/SF) Electric paid directly to the Provider
- TLAvailable
- Move-In Ready, Available Immediately
- Furniture Available



For More Information: **Gibson Duwe**

Kyle Poulson

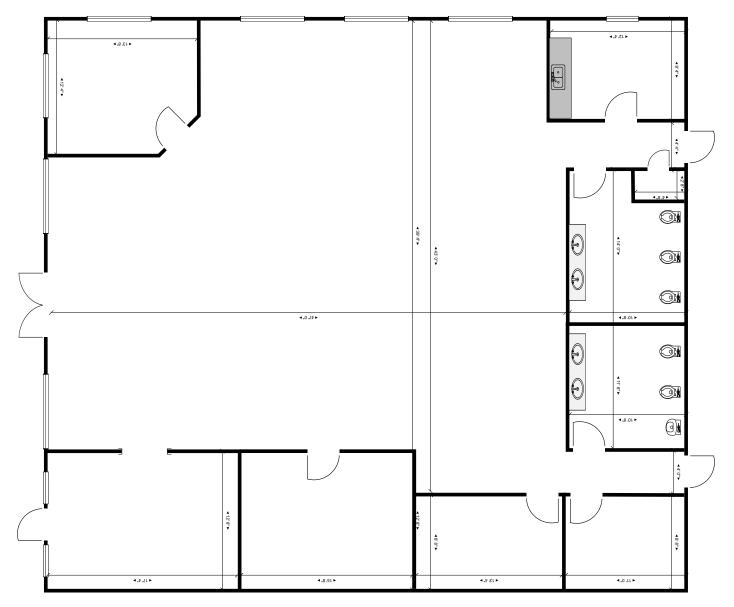
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TRANSWESTERN REAL ESTATE SERVICES

FLOOR PLAN



	Transwestern	lern	
Information Proversion Texas law requires all r brokerage services	tion About Br real estate licensees s to prospective buye	Information About Brokerage Services as law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	CIDZ/2/11
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. 	stivities, including acts pe oker and works with clier	informed by sales agents sponsored by the buts on behalf of the broker.	roker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly. 	LAW (A client is the pe including the broker's ow out the property or trans offer to or counter-offer nestly and fairly.	JTIES REQUIRED BY LAW (A client is the person or party that the broker represents): client above all others, including the broker's own interests; material information about the property or transaction received by the broker; stions and present any offer to or counter-offer from the client; and al estate transaction honestly and fairly.	
A LICENSE HOLDER CAN REPRESENT A PART	REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the usually in a written listing to sell or property management agreement. above and must inform the owner of any material information abour information disclosed to the agent or subagent by the buyer or buyer's agent.	(SELLER/LANDLORD): The broker becomes the property owner's to sell or property management agreement. An owner's agent the owner of any material information about the property or agent or subagent by the buyer or buyer's agent.	he property owner's An owner's agent t the property or	agent through an agreement with the owner, must perform the broker's minimum duties transaction known by the agent, including
AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.	becomes the buyer/ten int must perform the br action known by the ag	FENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually throug ement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of the property or transaction known by the agent, including information disclosed to the agent by the selle	uyer, usually through a iform the buyer of any agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the biagreement of each party to the transaction. The written agreement must state who will pay the biunderlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: Must treat all parties to the transaction impartially and fairly: 	o act as an intermedia le written agreement m s an intermediary. A broh allv and fairlv:	roker oker	must first obtain the written and, in conspicuous bold or
 May, with the parties' written consent, appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically authorized in writing to do so by the party, disclose: 	written consent, appoint a different license holder with, provide opinions and advice to, and carry out the in cally authorized in writing to do so by the party, disclose:	appoint a different license holder associated with the broker to each party (owner ons and advice to, and carry out the instructions of each party to the transaction. writing to do so by the party, disclose:	ach party (owner and saction.
 that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any coincidental information or any other information that a party specifically disclose, unless required to do so by law. 	accept a price less than the written asking price; int will pay a price greater than the price submitte information or any other information that quired to do so by law.	instructs the	broker in writing not to
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agrebuyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	subagent when aiding a not represent the buyer an	a buyer in a transaction without an agree nd must place the interests of the owner first.	agreement to represent the first.
 TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY I The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated 	NEEN YOU AND A BRC , and your obligations un to you, when payment wi	AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: responsibilities to you, and your obligations under the representation agreement. for services provided to you, when payment will be made and how the payment will be calculated.	rRLY ESTABLISH: ulated.
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	This notice is being provige receipt of this notice I	vided for information purposes. It does not below and retain a copy for your records.	create an obligation for
Transwestern Commercial Services Fort Worth LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	c 9000246 License No.	Email	(817)877-4433 Phone
Paul Wittorf Designated Broker of Firm	479373 License No.	paul.wittorf@transwestern.com Email	(214)446-4512 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gibson Duwe Sales Agent/Associate's Name	678761 License No.	gibson.duwe@transwestern.com Email	(817)877-4433 Phone
Buyer/Ten	Buyer/Tenant/Seller/Landlord Initials	ials Date	
Regulated by the Texas Real Estate Commission	sion	Information available at www.trec.texas.gov IABS 1-0	t www.trec.texas.gov IABS 1-0
Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102 Lester Day	oy zipLogix 18070 Fifteen Mile Roa	Worth, TX 76102 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 <u>www.zipLogix.com</u>	IABS-Gibson