

# FOR SALE

PRIME INVESTMENT OPPORTUNITY | 7.351 ACRES IN PARKER COUNTY

## 2917 RANGER HWY

WEATHERFORD, TX 76088



Ranger Hwy



# EXECUTIVE SUMMARY



Transwestern Commercial Real Estate has been exclusively retained to offer  $\pm$  7.351 acres located at 2917 Ranger Highway in Weatherford, Texas for sale. The Property's prime location along Ranger Highway (Spur 312) and its excellent connectivity to Interstate 20 and Downtown Weatherford make it a highly desirable site for commercial, retail, or mixed-use development.

Situated in one of the fastest-growing areas of Parker County, the Property benefits from strong regional accessibility, consistent traffic patterns, and proximity to established residential neighborhoods, schools, and major employment centers. The surrounding area continues to experience rapid growth, driven by Weatherford's expanding infrastructure and its position as a key gateway to the West Fort Worth and Interstate 20 corridors. With its strategic location, development flexibility, and exposure along a major thoroughfare, 2917 Ranger Highway offers an exceptional opportunity for investors and developers to establish a high-quality project in one of North Texas's most dynamic suburban markets.

## CONTACT BROKER FOR PRICING INFORMATION

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### GIBSON DUWE

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# PROPERTY PROFILE



ADDRESS

2917 Ranger Hwy  
Weatherford, TX 76088

LAND SIZE

± 7.351 Acres

COUNTY

Parker

LOT DIMENSIONS

See attached Survey

TRAFFIC COUNTS

41,382 VPD at I-20 & Dennis Rd.  
48,773 VPD at I-20 & Ranger Hwy NE

PROPOSED USE

Commercial

LOCATION

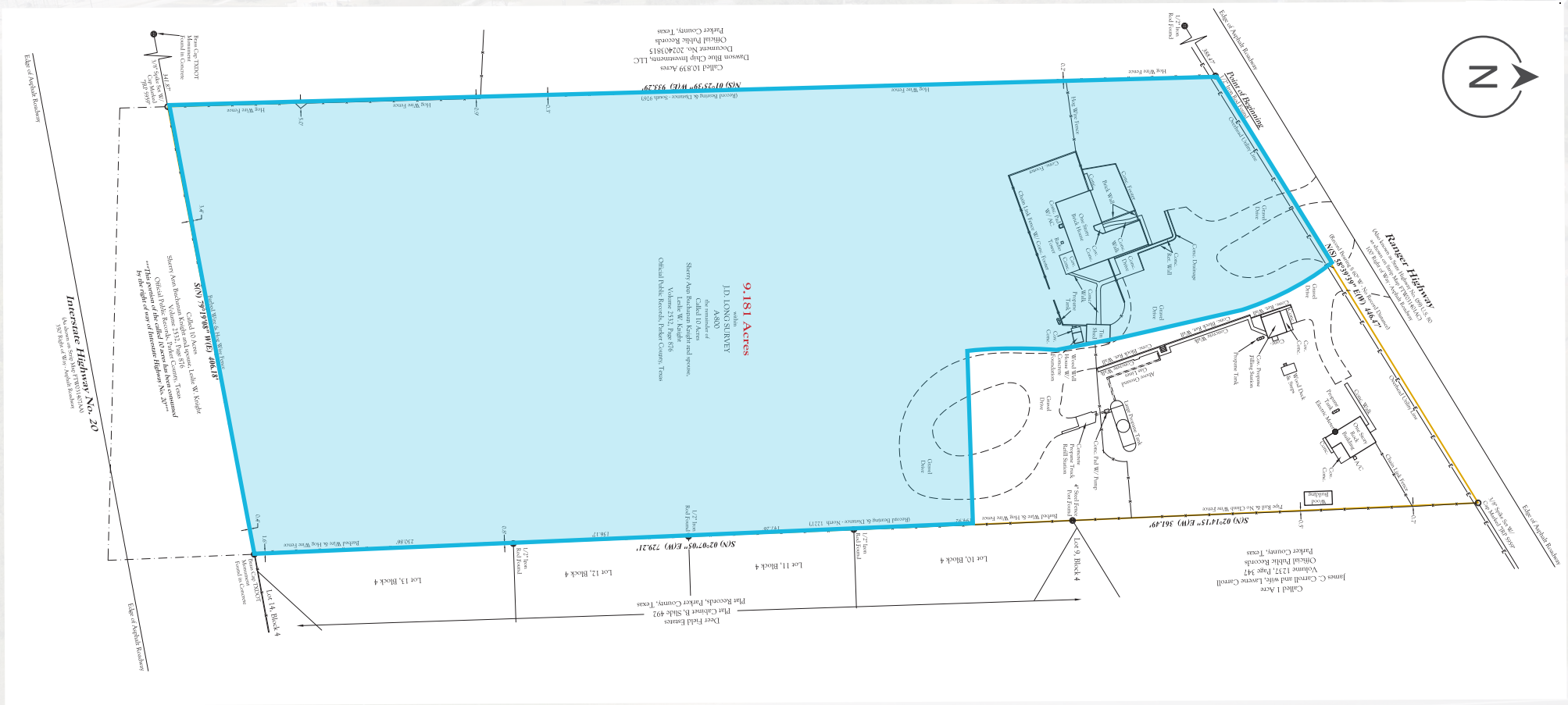
Conveniently positioned off I-20 with  
immediate highway access.

ON-SITE

Water: Well  
Sewer: Septic

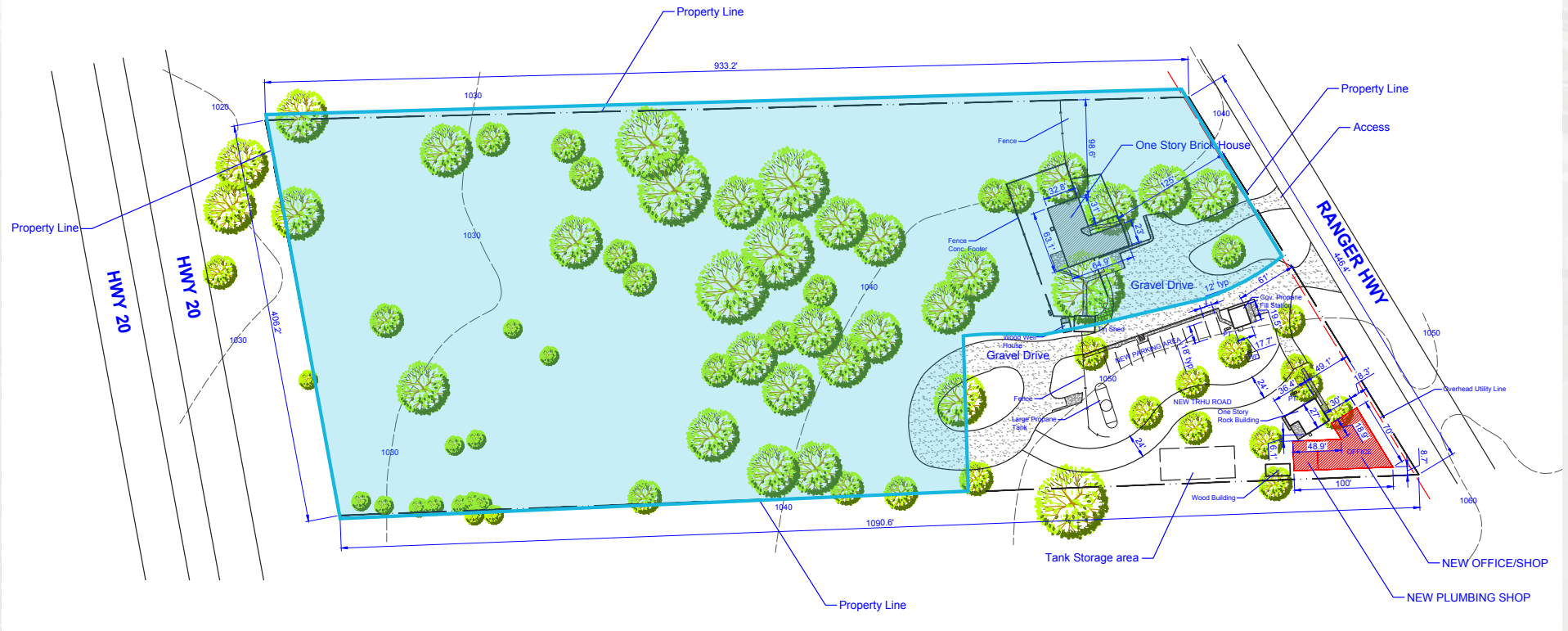


## SURVEY





# SURVEY





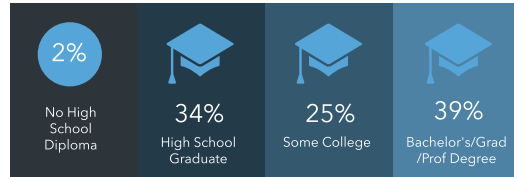




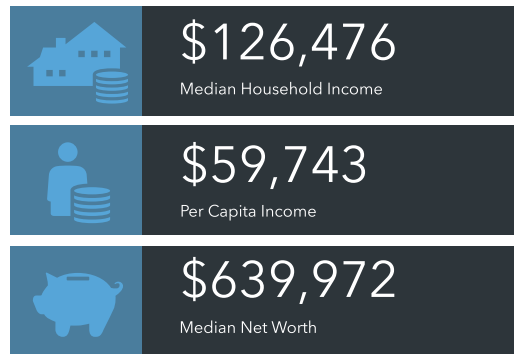
# AREA DEMOGRAPHICS

## 1 MILE

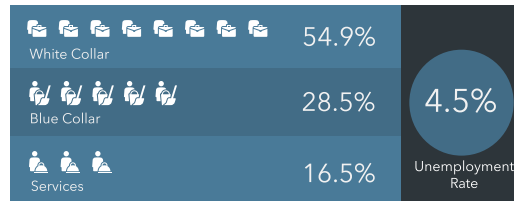
### EDUCATION



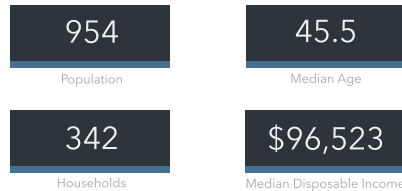
### INCOME



### EMPLOYMENT

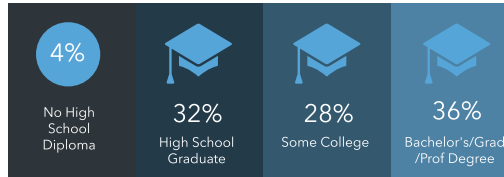


### KEY FACTS

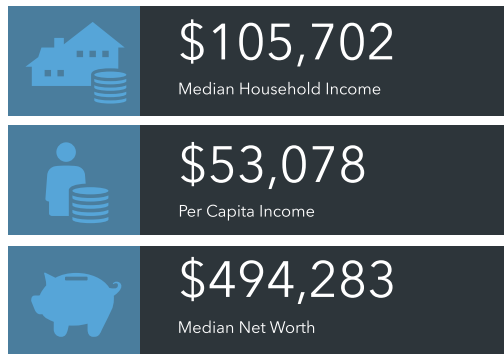


## 3 MILES

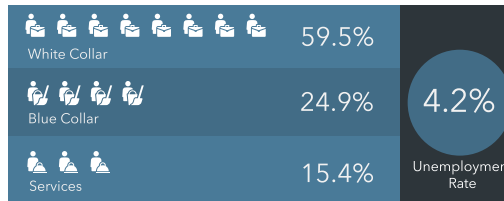
### EDUCATION



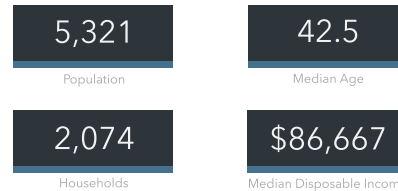
### INCOME



### EMPLOYMENT

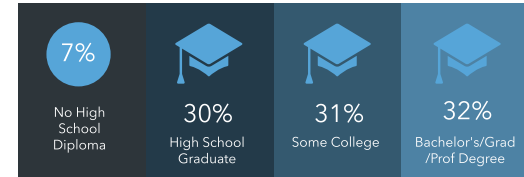


### KEY FACTS

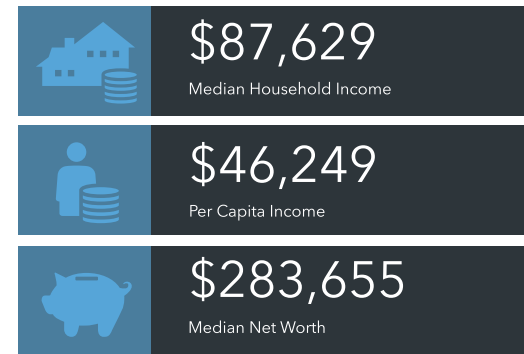


## 5 MILES

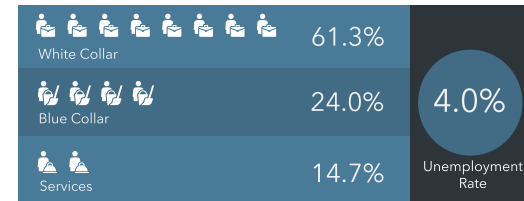
### EDUCATION



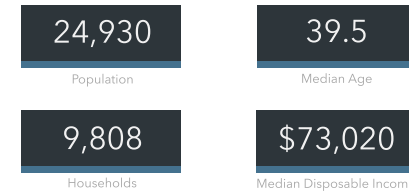
### INCOME



### EMPLOYMENT



### KEY FACTS



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EXCLUSIVELY OFFERED BY:



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