

# Retail/Office ★ LEASE

LanCarte.com

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### PROPERTY FEATURES

- Estimated Delivery: Q1 2026
- Retail/Office: 400 SF
- Renovated Class A 8,000 SF Building
- Anchor Tenant: Baird Hampton and Brown, Inc.
- Restroom in Suite
- Private Entrance
- Open Layout

### LEASING STRUCTURE

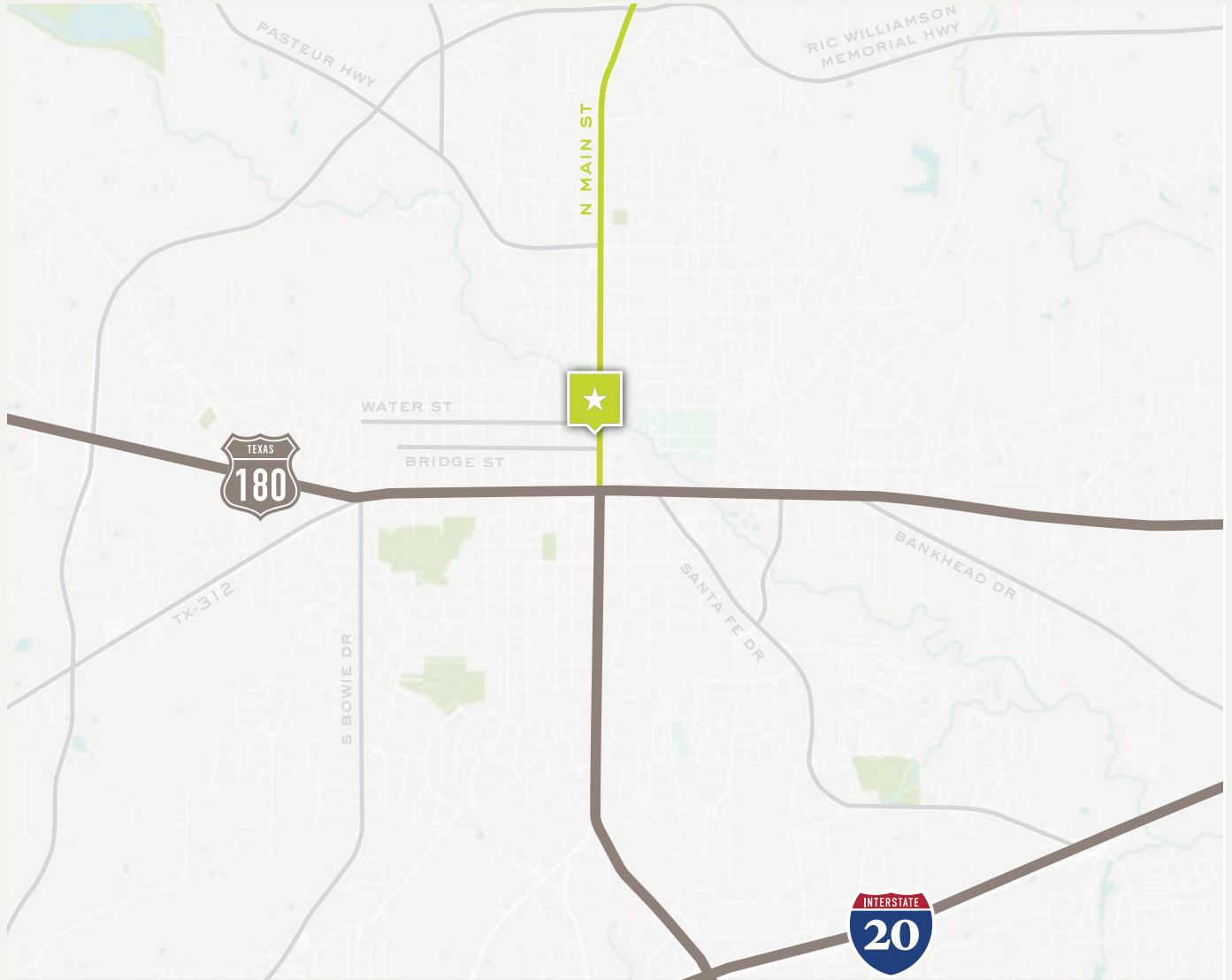
**\$1,000/MONTH**

### LOCATION OVERVIEW

The property is located just north of Downtown Weatherford, near the historic courthouse square featuring local restaurants, boutiques, and professional offices. It's within minutes of Weatherford College, the Parker County Courthouse, and the growing medical district, offering convenient access to the city's key business and civic destinations. The site benefits from strong visibility along FM 51 (North Main Street), a primary north-south corridor through Weatherford, with direct access to I-20 and US-180. Nearby residential neighborhoods and continued downtown revitalization create a steady customer base and vibrant environment for small office or retail users.

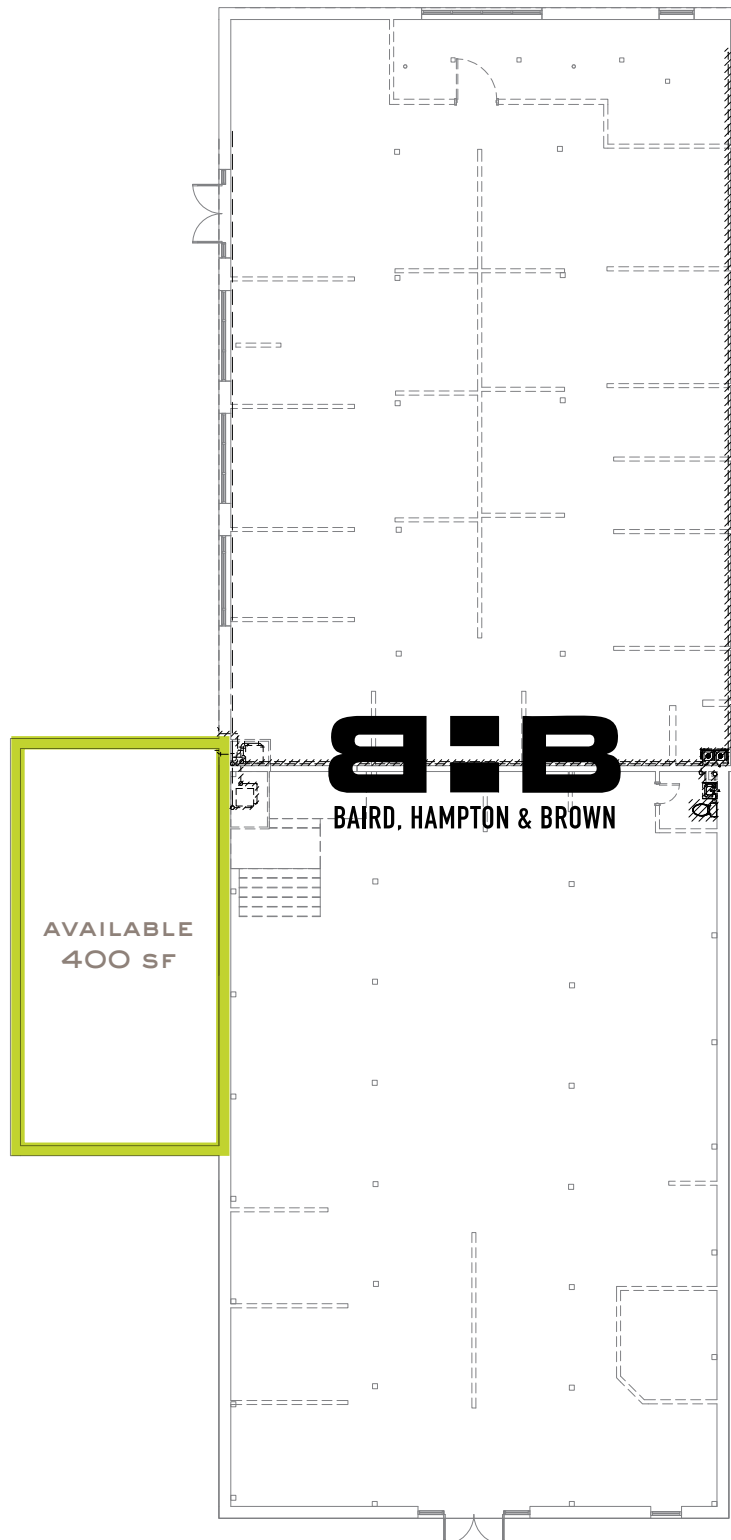
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COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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