



LYNCH LEGACY
COMMERCIAL

3879 FORT WORTH HWY

Weatherford, TX 76087

17,500SF INDUSTRIAL BUILDING

FOR SALE



- PRIME LOCATION ON I-20 SERVICE ROAD.
- BUILDING CAN BE DIVIDED BY A NEW OWNER TO ALLOW FOR MULTIPLE TENANTS.
- OUTSIDE CITY LIMITS / NO ZONING RESTRICTIONS
- 14-22 FT CEILINGS WITH 12 FT ROLL UP DOORS AND A LOADING DOCK.
- ONE ACRE PROPERTY WITH 1/2 ACRE AVAILABLE FOR FUTURE USE.

exp
REALTY

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PROPERTY OVERVIEW

Key Features of the Warehouse Property

- **Location and Accessibility:**
 - Situated in Parker County, one of the fastest-growing counties.
 - Prime access to I-20 with excellent visibility and quick interstate reach.
 - Located outside city limits, offering flexible zoning and operational advantages.
- **Building Specifications:**
 - Total Area: 17,500 square feet.
 - Main Floor: 13,000 SF with versatile showroom and warehouse space.
 - Second Level: 4,500 SF with large rooms, a corner office, and customization potential.
 - Expansion Potential: Sits on a full acre with room for building additions or extra parking.
- **Parking and Logistics:**
 - 15 designated parking spaces; potential for 12 more.
 - Features a loading dock, drive-in door, and large bay doors for efficient logistics.
- **Recent Upgrades (2020):**
 - 9,000 SF addition with enhanced insulation and structural reinforcement.
 - Modernized, handicap-accessible bathrooms.
 - Energy-efficient climate control with mini-split AC/Heat system and natural gas supply.
- **Additional Features:**
 - Mezzanine level for extra storage or office space.
 - Signage includes a free-standing monument and a large attached sign.

Strategic Opportunity

- **Economic Growth:**
 - Benefits from Parker County's robust economic development and growing demand for commercial space.
 - Offers a unique combination of flexibility, functionality, and growth potential in a thriving commercial landscape.

This property is a prime opportunity for businesses seeking a versatile and strategically located facility with ample room for expansion. Secure your place in Parker County's dynamic market today!



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DEMOGRAPHICS

Population

- Parker County Population 173,494
- Parker County Estimated Annual Population Growth Rate 4.36%
- Parker County Median Household Income \$95,721

PARKER COUNTY ECONOMIC GROWTH

- Bluejack Ranch in Aledo - 18-hole golf course and 600+ residences
- Morningstar - a residential development with multiple phases and projections of over 2000 residences upon completion
- Walsh Ranch - over 12,000 residential lots as well as commercial, retail and medical.
- Dean Ranch- a 1,825-acre, mixed-use, master-planned development that will be located along the Fort Worth/Aledo border.
- Weatherford Point Development at I-20 and Center Point - with major chain stores including Costco, and multiple other restaurants and retailers
- Equestrian Facility in Weatherford
- New HEB location on BB Fielder in Weatherford
- University of Texas at Arlington is building a new location within the Walsh Ranch Development

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PROXIMITIES



- ★ HIGH VISIBILITY
- ★ EASY ACCESS TO HWY 20



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TRAFFIC COUNT



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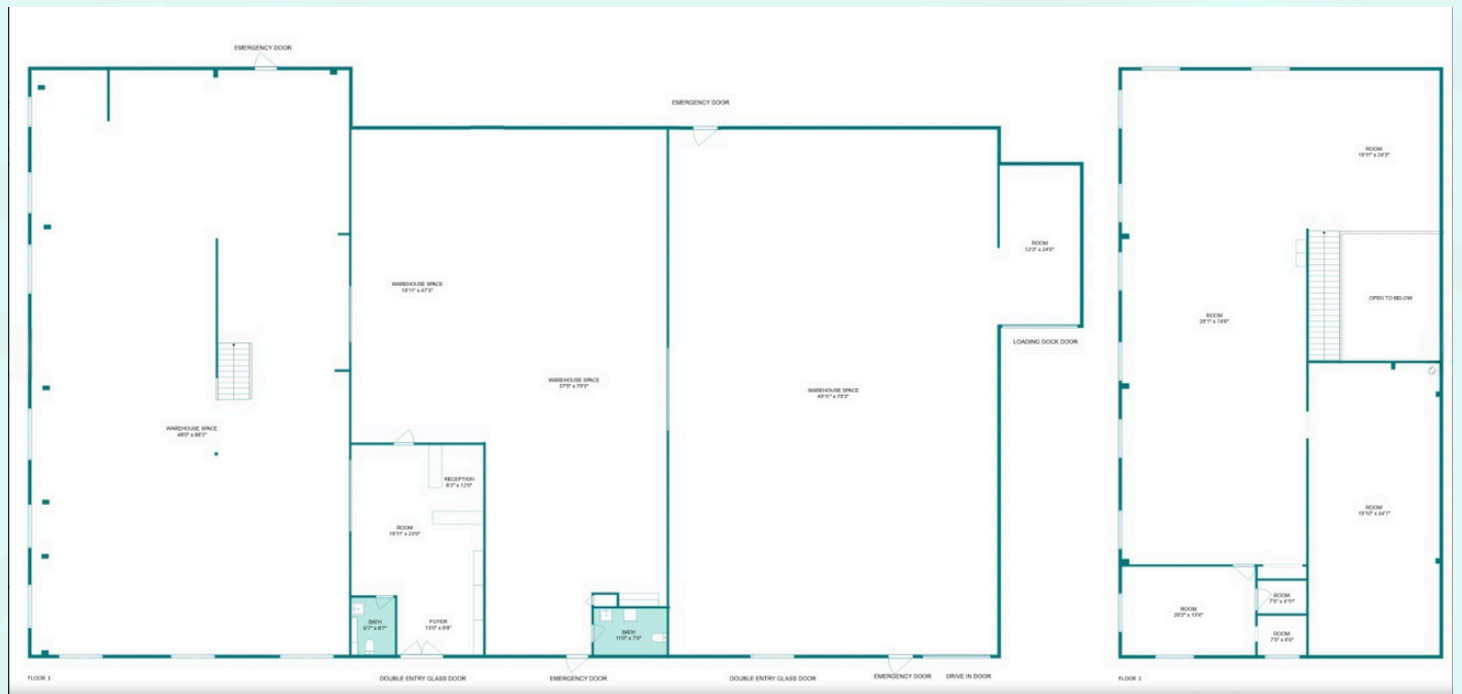
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FLOOR PLAN



Future Additional Parking Plan



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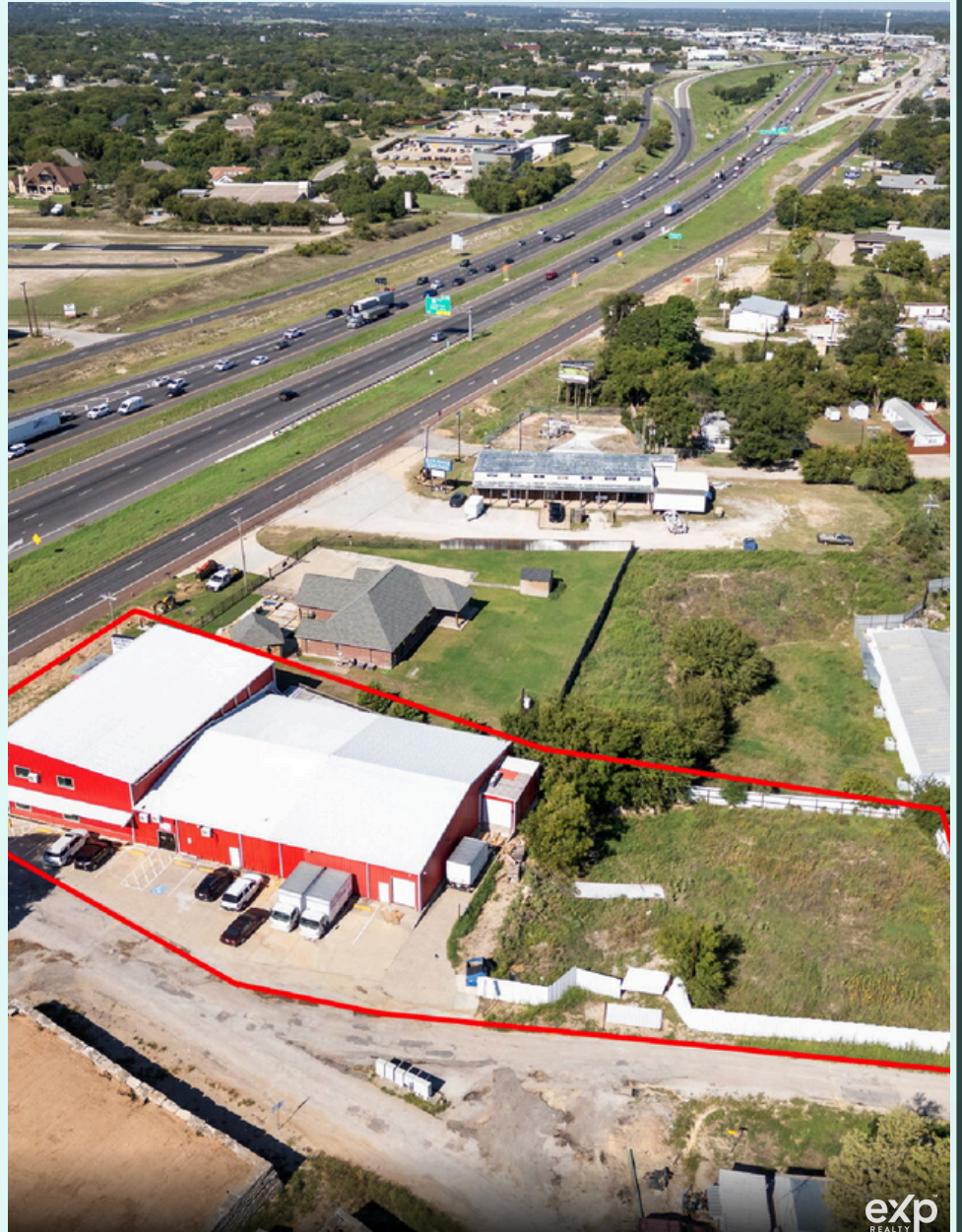
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PROPERTY PHOTOS



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THE LEGACY COMMERCIAL TEAM



Dani Doak
Broker Associate
Lynch Legacy Realty Group

Dani is a Broker and third-generation co-owner of Lynch Legacy Realty Group, known for her experience and passion in commercial real estate. She serves on the Board of Parker County Chamber, advocating for local interests and giving back to her community.

Outside of work, Dani enjoys gardening, outdoor activities, and spending time with her five children, embodying a well-rounded individual making a positive impact in both business and community.



Brandy Johnson
REALTOR®
Lynch Legacy Realty Group

Brandy Johnson is a dedicated real estate agent specializing in residential and commercial services in the DFW and west Fort Worth area. As a top producer with Lynch Legacy Realty Group and eXp Realty, she is committed to excellence, holding multiple certifications, including GRI and Military Relocation Professional.

Brandy aims to provide tailored, unparalleled service to clients, ensuring seamless transactions and helping them achieve their real estate goals.

EXPERTISE IN EVERY BRANCH

We Live Here, Work Here, Play Here.



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