

SELLER FINANCING AVAILABLE AT 5%

FOR SALE OR LEASE

APES LIQUOR STORE

REAL ESTATE & BUSINESS

1228 RANGER HWY | WEATHERFORD, TX 76086



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BROKER OF RECORD
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DISCLAIMER

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OFFERED EXCLUSIVELY BY

PROPERTY TITLE/ADDRESS



SALE PRICE

\$2,000,000



TOTAL SQUARE FEET

7,878 SF



LAND SIZE

1.78 Acres



PARKING SPACES

26+



YEAR BUILT

2009

INVESTMENT SUMMARY

LIST PRICE	\$2,000,000
LAND ACREAGE	±1.78 Acres
YEAR BUILT	2009
SIGNAGE AVAILABLE	Yes
PROPERTY TYPE	Retail

INVESTMENT HIGHLIGHTS

- Highly profitable liquor store, inventory, and real estate for sale
- Strong staff in place for a new buyer
- 9.35% 1-mile population growth and 10.38% 3 mile population growth
- Largest selection of liquor, beer, and wine in Parker County
- Very lucrative business with huge profit margins
- The property consists of two suites. One of the suites at ± 2,500 SF is currently being used as extra storage but can be rented out to a retail tenant for passive income
- On 1.78 AC with room for future expansion or new development
- All brick exterior with steel framing and 2 roll-up doors. One is 12'x12' in front and the rear door is 12'x14'
- Climate controlled humidior
- Located in tax income free state



PROPERTY PHOTOS



PROPERTY PHOTOS

LOCAL AMENITIES




±14,500
Vehicles Per Day


APES LIQUOR
1228 RANGER HWY.
WEATHERFORD, TX
76086

±12,583
Vehicles Per Day

±7,300
Vehicles Per Day

**PLEASANT VALLEY
NEW HOME COMMUNITY**

 **LOVE STREET
PARK**

 **SHIRLEY HALL
MIDDLE SCHOOL**

DOLLAR GENERAL
 **CVS**


 **O'Reilly AUTO PARTS**

 **SONIC**



Albertsons

 **PARKER COUNTY
COURTHOUSE**



APES LIQUOR
1228 RANGER HWY.
WEATHERFORD, TX
76086

FORT WORTH

35 Miles - 38 min drive

DALLAS

66 Miles - 1 hr drive

Explosive Population Growth from Dallas/Ft. Worth Toward Weatherford





WEATHERFORD, TX

Weatherford, Texas, nestled in the heart of Parker County, is a charming and historic city that offers a unique blend of small-town charm and modern amenities. With a population of approximately 36,000 residents, Weatherford boasts a rich Western heritage that is evident in its architecture, festivals, and cultural attractions. The city is known for its picturesque downtown area, lined with historic buildings and boutique shops, making it a popular destination for both locals and visitors.

One of the standout features of Weatherford is its commitment to preserving its Western heritage. The city hosts the annual Parker County Peach Festival, a beloved event that celebrates the region’s famous peaches and offers a wide range of family-friendly activities. Additionally, Weatherford is home to the National Vietnam War Museum, which honors veterans and educates visitors about this critical period in American history

Weatherford’s location, just 30 miles west of Fort Worth, provides residents with easy access to big-city amenities while enjoying the peace and tranquility of a smaller community. Weatherford has grown 74.0% since 2000. Weatherford is growing moderately quickly; growing faster than 86% of similarly sized cities across the US since 2000.

*“There’s never been more going on since I’ve been county judge than right now,”
Parker County Judge Pat Deen*



EST POPULATION (2022)	36,251
HOUSEHOLDS (YEAR)	11,996
AVG HH INCOME (YEAR)	\$69,953
POPULATION PER SQUARE MILE	1,137.7

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

15,000

MULTI-FAMILY
APARTMENTS MANAGED

18,000,000

COMMERCIAL SF MANAGED

\$22,500,000,000

IN CLOSED TRANSACTIONS



MARC HILDENBRAND

NET LEASED INVESTMENT SALES

marc.hildenbrand@freg.com | 248.848.4113

Marc began his career as an accountant for Grant Millman & Johnson PC working with real estate manufacturing companies and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an Investment Sales Associate and brings over five years of commercial real estate experience to Friedman Real Estate. Leveraging his deep knowledge of net lease properties and car washes, Marc offers his clients expert advice on identifying the right properties and businesses to grow their investment portfolios. Although Marc represents clients in identifying national investment properties, he is extremely passionate about helping clients right here in the Midwest. Marc separates himself from other car wash brokers in the industry because he is an owner/operator of a car wash himself. This gives him a distinct advantage when it comes to providing clients with market insights, valuations, and overall industry connections.

A 2017 graduate of Central Michigan University, Marc earned his BBA degree in Accounting & Finance.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS

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.

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 the 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined 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;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) 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:
 - 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;
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

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.

FRIEDMAN REAL ESTATE BROKERAGE TX INC.
(LICENSED BROKER/FIRM NAME)

LICENSE NUMBER: 9007426

PHONE NUMBER: 281-599-9000

MARK ZEIDMAN
(DESIGNATED BROKER OF FIRM)

LICENSE NUMBER: 632009

MARC HILDENBRAND
(SALES AGENT/ASSOCIATE)

LICENSE NUMBER: 650144248

PHONE NUMBER: 248-848-4113

DISCLOSURE

CREATING
VALUE
BEYOND
REAL
ESTATE



PRESENTED BY FRIEDMAN REAL ESTATE
MARC HILDENBRAND | NET LEASED INVESTMENT SALES

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