

RETAIL/FLEX FOR SALE

420 N MAIN ST, WEATHERFORD

420 NORTH MAIN STREET, WEATHERFORD, TX 76086



FOR SALE - \$260,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

WILL CONNERY
Commercial Real Estate Broker
office: (607) 423-8718
will@transworldcre.com
813285

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PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

WILL CONNERY

COMMERCIAL REAL ESTATE BROKER

O: (607) 423-8718

will@transworldcre.com

813285



Design Highlights

Asking Price:	\$260,000
Building SF:	2,486
Lot Size:	0.26 AC

Property Overview

420 N Main St offers a versatile commercial property with excellent visibility on a main thoroughfare in Weatherford. This well-maintained building is suitable for office, retail, or mixed-use operations, featuring flexible floor plans and ample parking. The property presents a strong opportunity for owner-users or investors seeking a prominent location with immediate functionality and long-term upside.

Location Overview

Located in the heart of Weatherford, 420 N Main St benefits from high traffic, strong local demographics, and easy accessibility. Situated near the historic downtown square, the property is surrounded by a vibrant mix of shops, restaurants, professional services, and community amenities. Its position along N Main St ensures quick access to major roads and highways, connecting the property to the greater DFW metroplex and supporting steady economic growth in one of Parker County's most attractive markets.

DESIGN PLANS

Land Asset

502 Front Street | Castle Rock, CO 80104

03



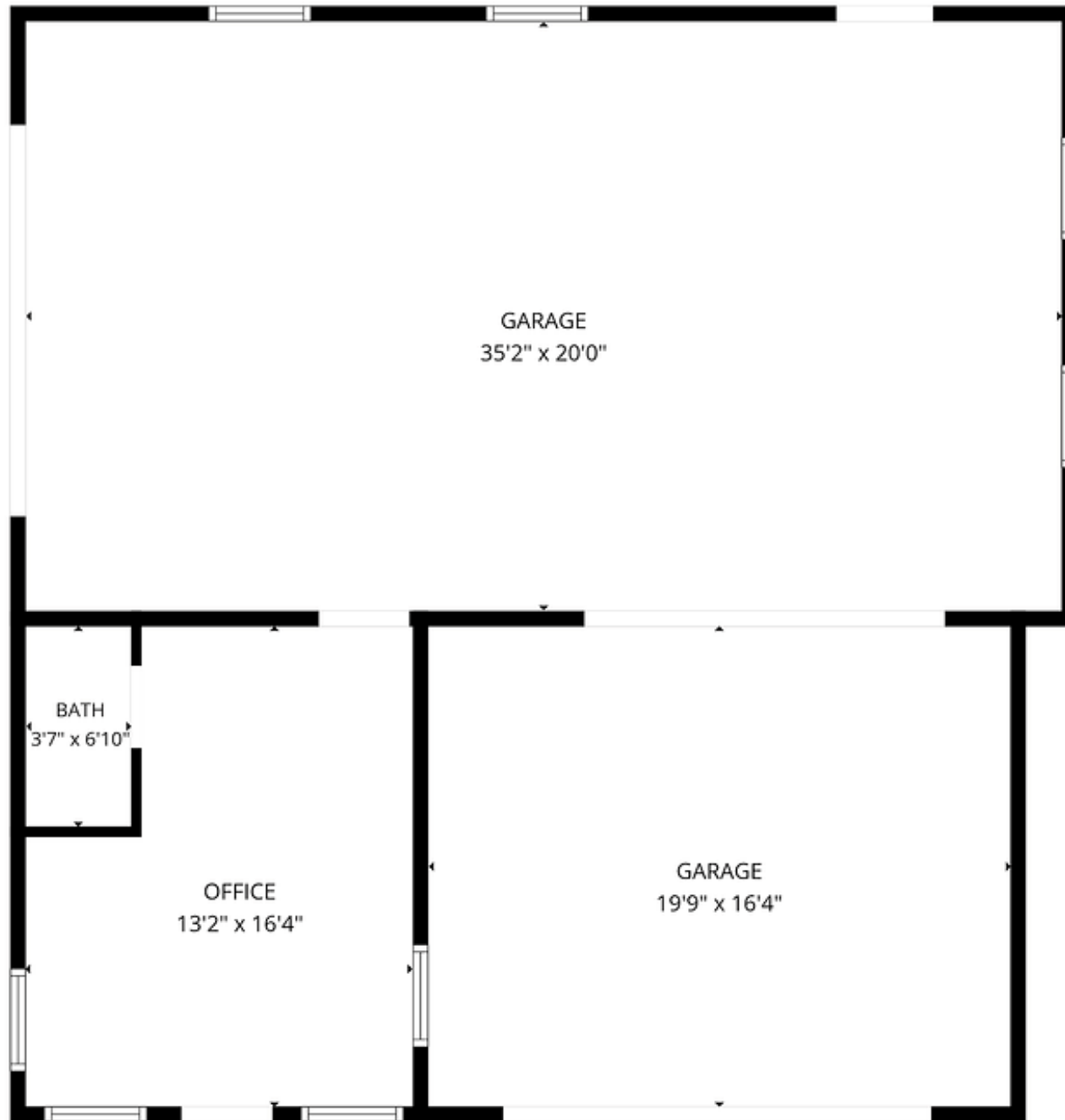


DESIGN PLANS

420 N Main St, Weatherford

420 North Main Street | Weatherford, TX 76086

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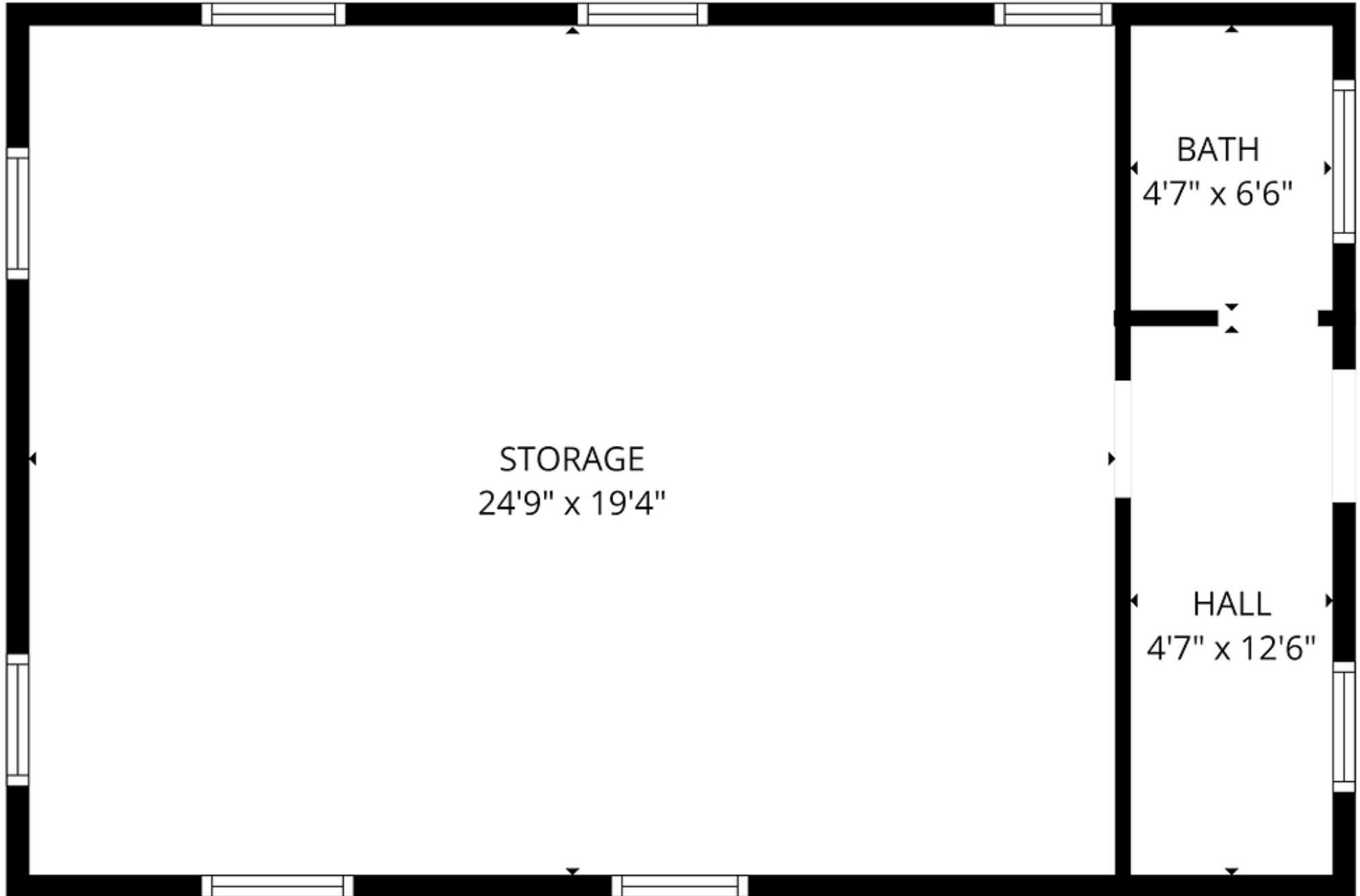


DESIGN PLANS

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DESIGN PLANS

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DESIGN PLANS

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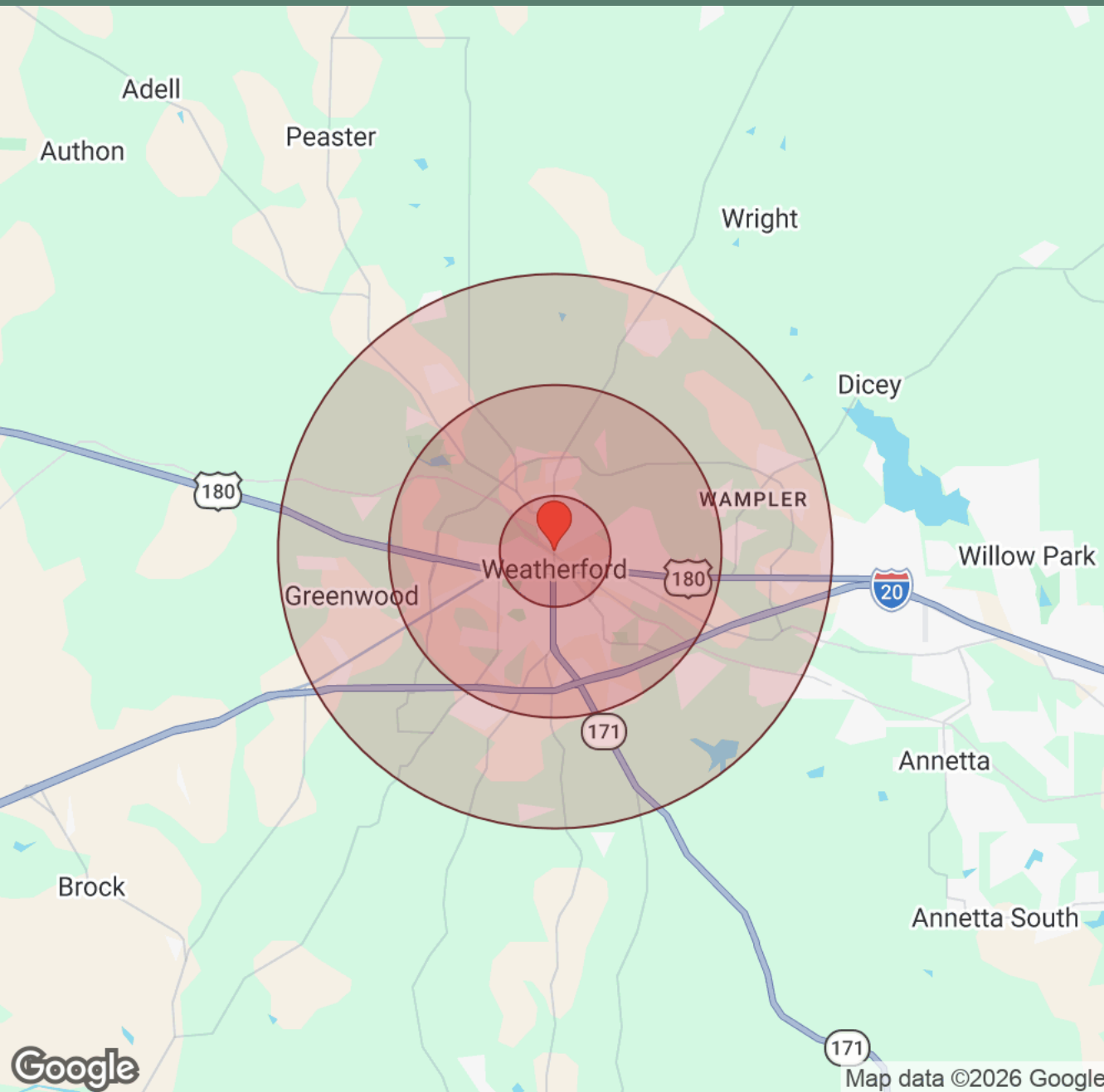


DEMOGRAPHICS

420 N Main St, Weatherford

420 North Main Street | Weatherford, TX 76086

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,620	14,162	23,500
Female	3,523	14,024	23,737
Total Population	7,143	28,186	47,237

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,508	21,808	36,736
Black	147	792	1,365
Am In/AK Nat	24	87	151
Hawaiian	1	11	19
Hispanic	1,263	4,527	7,445
Asian	59	361	510
Multiracial	138	589	992
Other	4	11	14

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,759	10,791	17,478
Occupied	2,742	10,711	17,335
Owner Occupied	1,499	5,898	11,061
Renter Occupied	1,243	4,813	6,274
Vacant	17	79	144

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,333	5,359	9,073
Ages 15 - 24	1,002	3,957	6,229
Ages 25 - 54	2,818	10,553	17,672
Ages 55 - 64	798	3,001	5,436
Ages 65+	1,195	5,316	8,828

Income	1 Mile	3 Miles	5 Miles
Median	\$59,956	\$75,952	\$89,088
Under \$15k	331	980	1,466
\$15k - \$25k	193	803	1,057
\$25k - \$35k	246	993	1,325
\$35k - \$50k	293	914	1,344
\$50k - \$75k	435	1,622	2,439
\$75k - \$100k	302	1,172	1,837
\$100k - \$150k	526	2,217	3,446
\$150k - \$200k	236	1,048	2,053
Over \$200k	182	964	2,366

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will@transworldcre.com

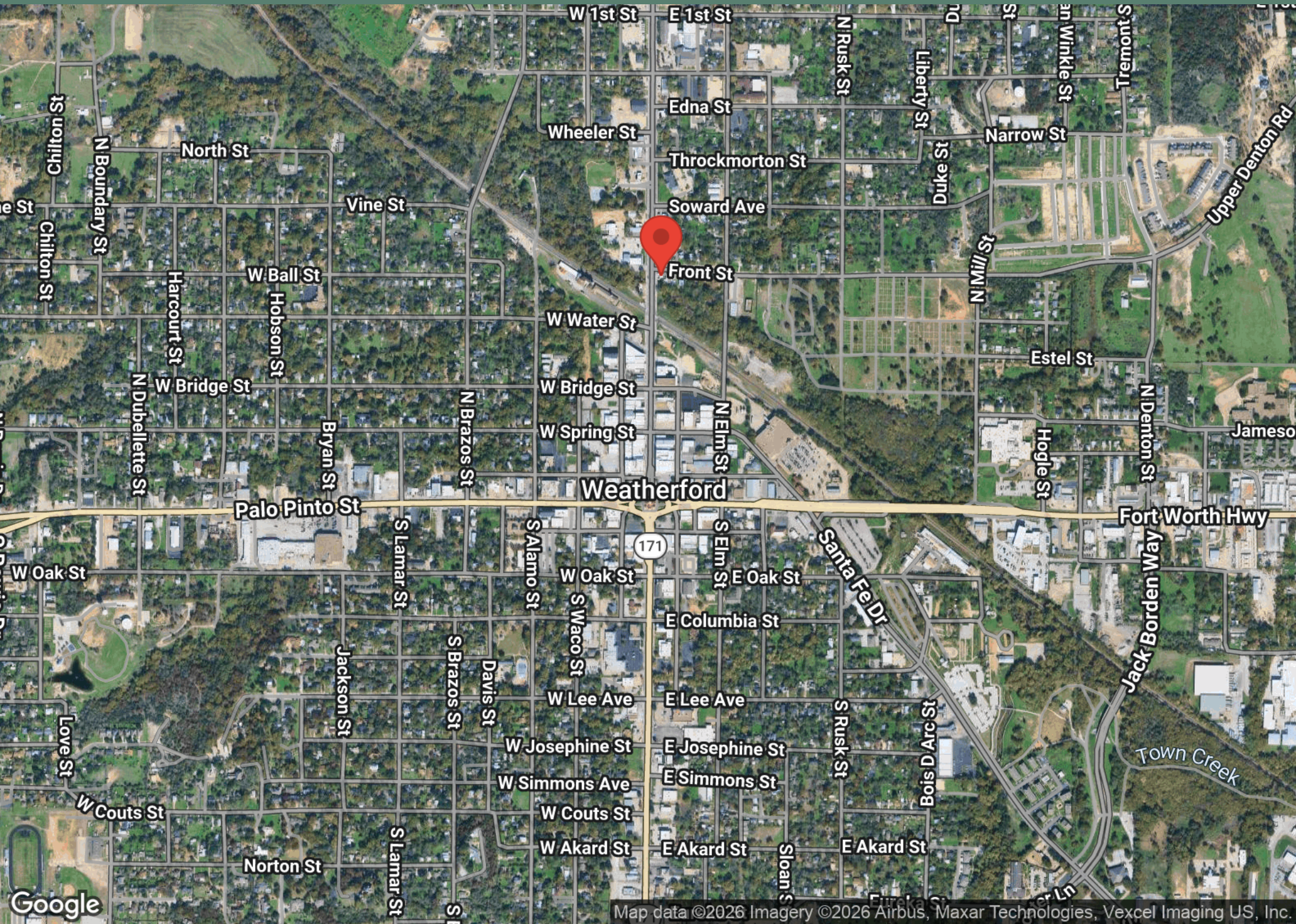

TRANSWORLDTM
Commercial Real Estate

REGIONAL MAP

420 N Main St, Weatherford

420 North Main Street | Weatherford, TX 76086

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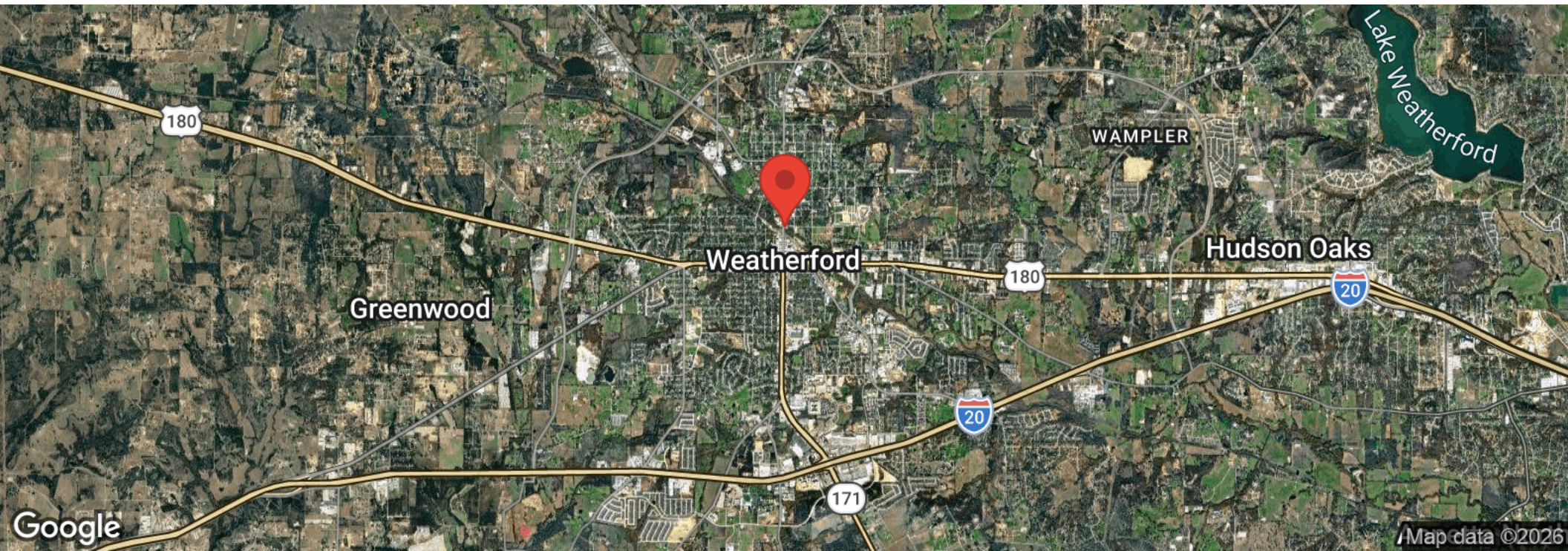


LOCATION MAPS

420 N Main St, Weatherford

420 North Main Street | Weatherford, TX 76086

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Will Connery
Commercial Broker
will@transworldcre.com
(817) 214-4434

William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.

In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.



Information About 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.

2-10-2025



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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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; and
 - 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.

Transworld Commercial Brokers, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9013356

License No.

phil@transworldcre.com

Email

(303)981-1936

Phone

Designated Broker of Firm

Philip Kubat

License No.

759206

Email

phil@transworldcre.com

Phone

(303)981-1936

Licensed Supervisor of Sales Agent/
Associate

William Connery

License No.

813285

Email

will@transworldcre.com

Phone

607-423-8718

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

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Transworld Commercial Real Estate, 3232 McKinney Ave., Suite 500 Dallas TX 75204
Philip Kubat

Phone: 3039811936

Fax: 7205262597

711 Old Antioch

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com