



**MAIN STREET REDEVELOPMENT OPPORTUNITY**

**CONTACT BROKERS FOR PRICE**



© CoStar | Property Lines are approximate\*

**FOR SALE**

**1207 S MAIN ST. WEATHERFORD, TX 76086**

±0.275 Acres with Income in Place | Potential Assemblage up to ±0.805 Acres

**SALES TEAM**

**Justin Owen, Sr. Vice President**  
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**Casey Borgers, Vice President**  
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# PROPERTY OVERVIEW:

1207 S. Main St. offers strong visibility along Weatherford's primary commercial corridor, with frontage on S. Main St. and approximately ±28,000 vehicles per day. The site is near established retail, restaurant, school, and neighborhood demand drivers, with quick access to I-20, Highway 180, Downtown Weatherford, and Fort Worth. An existing occupied structure may provide interim income during redevelopment planning, while adjacent parcels at 1205 and 1203 S. Main St. create potential assemblage up to approximately ±0.805 acres.



# PROPERTY SPECS:

**SITE SIZE**  
±0.275 AC

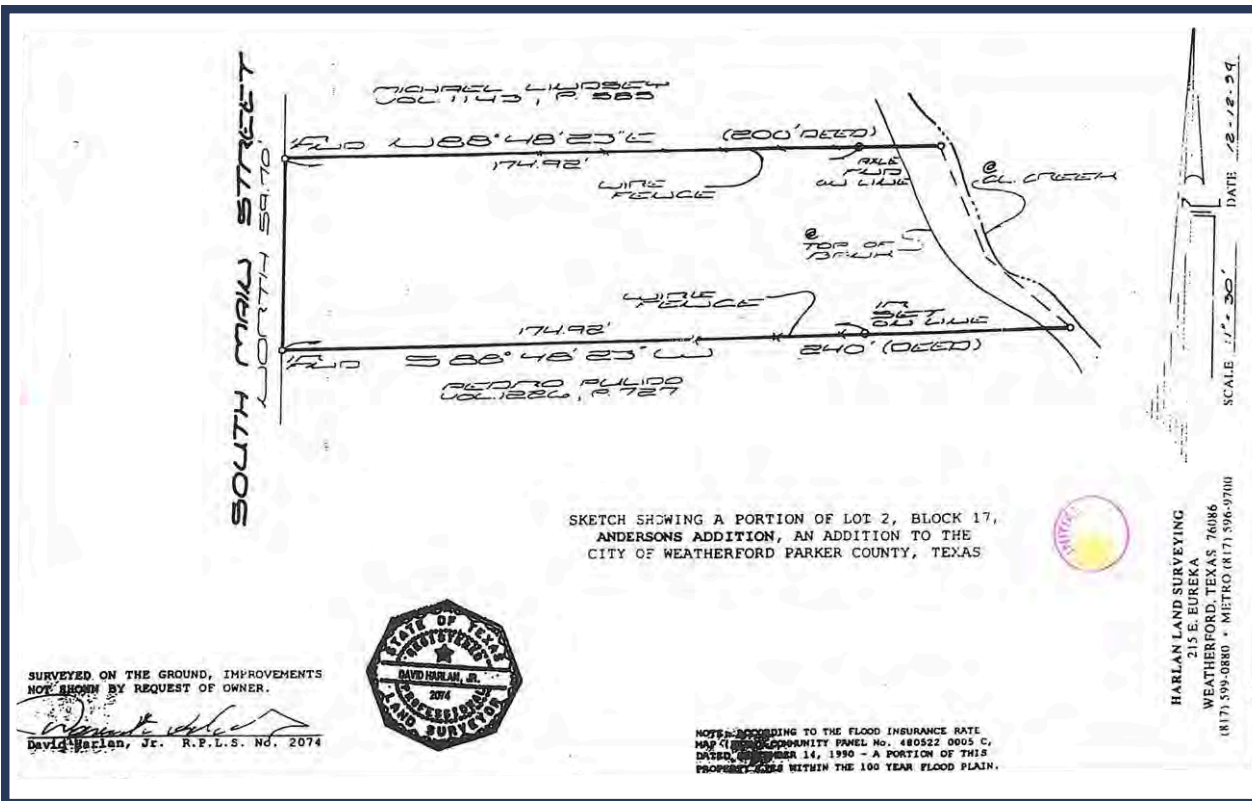
**ZONING**  
C1 General Commercial

**TRAFFIC COUNT**  
±28,000 VPD

**PRICING**  
Contact Brokers for Price

**EXISTING STRUCTURE**  
±768 SF occupied structure; tenant lease expires in 2026

**ACCESS**  
Frontage on S. Main St; quick access to I-20 & Highway 180



Survey provided for informational purposes only. Buyer to verify all dimensions, boundaries, access, zoning, and redevelopment feasibility.\*

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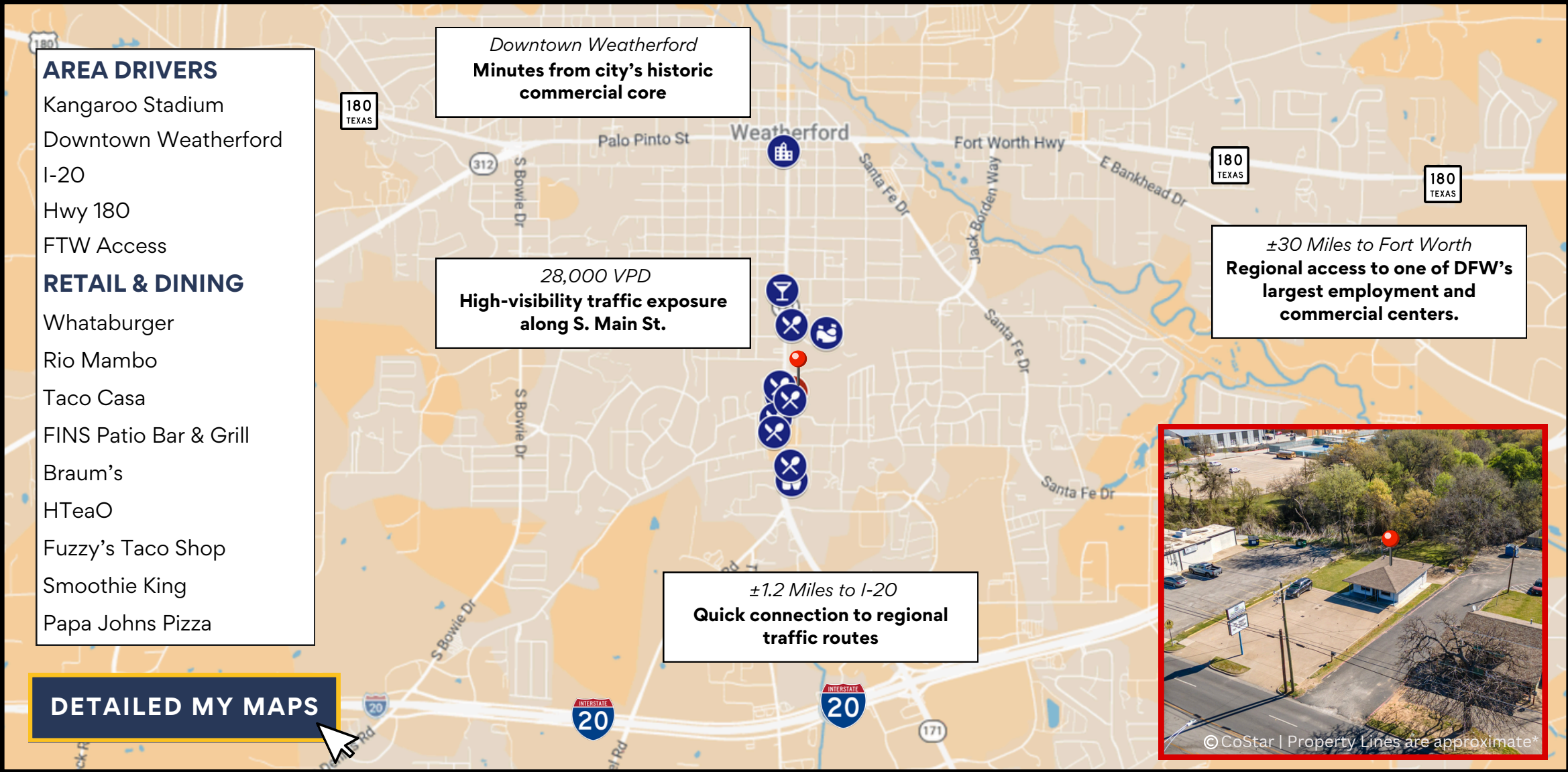


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# ABOUT THE AREA:

1207 S. Main St. is positioned along one of Weatherford’s primary commercial corridors, surrounded by established retail, dining, school, and neighborhood activity. The property benefits from strong daily traffic, nearby consumer demand drivers, and quick regional access via I-20 and Highway 180.

Located minutes from Downtown Weatherford and approximately 30 miles west of Fort Worth, the site offers visibility within a growing western DFW market while maintaining direct access to local residents, commuters, and surrounding commercial activity.



Map Data @ 2026 Google



# ACCOLADES:

## Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate



Texas ranked as a leading Growth State in America for 2024

**#1** in the country for **5-year job growth** (593,700 jobs)

**#1** among largest U.S. metros for year-over-year **job growth** (3.3%)

BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



**8** **Global 500 Companies**  
Fortune, 2023

**8** **World's Most Admired Companies**  
Fortune, 2022

**24** **Fortune 500 Companies**  
Fortune, 2023

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."



**Brian S. Tyler**  
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



**WalletHub**

Texas ranked as one of the most diverse states in the U.S.

**2** **FORTUNE 10 COMPANIES** Tied with San Jose. NYC, L.A., and Chicago have none.

**2** **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."

- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

**#22 of 500** Most Innovative Cities in the World



2023 2thinknow

**Best Performing Cities—Dallas**

**#6**



2023 Milken Institute

**Airport Satisfaction**



**#4** Mega Airport



**#4** Large Airport

J.D. Power, 2023



**#11**

**Best cities in North America for startups**

StartupBlink, Global Startup Ecosystem Index, 2023

**#1**

**Best cities for conducting sports business**

Sports Business Journal, 2023

**Top 100**

List of the largest **green** power users within EPA's Green Power Partnership

**Participant Rank**

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added **467 New Residents** each day

**25%** Natural Increase | **75%** Net Migration

U.S. Census, 2021-2022

**Three R1: Doctoral Universities**



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."



**Jim Umpleby**  
Chairman and CEO  
Caterpillar



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My Information About Brokerage Services

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