

Retail ★ SALE

LanCarte.com

1228 RANGER HWY WEATHERFORD, TX 76086



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PROPERTY FEATURES

- Freestanding 7,878 SF on 1.58 AC
- Current Liquor Store with upside
- Built in 2009
- Drive-thru with Coolers in Place for increased sales
- Mineral Wells Hwy and Ranger Hwy Frontage with Ingress/ Egress on Both
- Monument Signage on Both Highways
- Zoning: C1 (Commercial District)
- Traffic Count: 15,893 VPD
- Inventory Available for similar owner/user
- Multiple Humidors
- 31 Parking Spots (1:255 SF)
- All Brick Exterior with Steel Framing & 2 Roll up Doors (12x12) (12x14)
- Expansion opportunities exist

LOCATION OVERVIEW

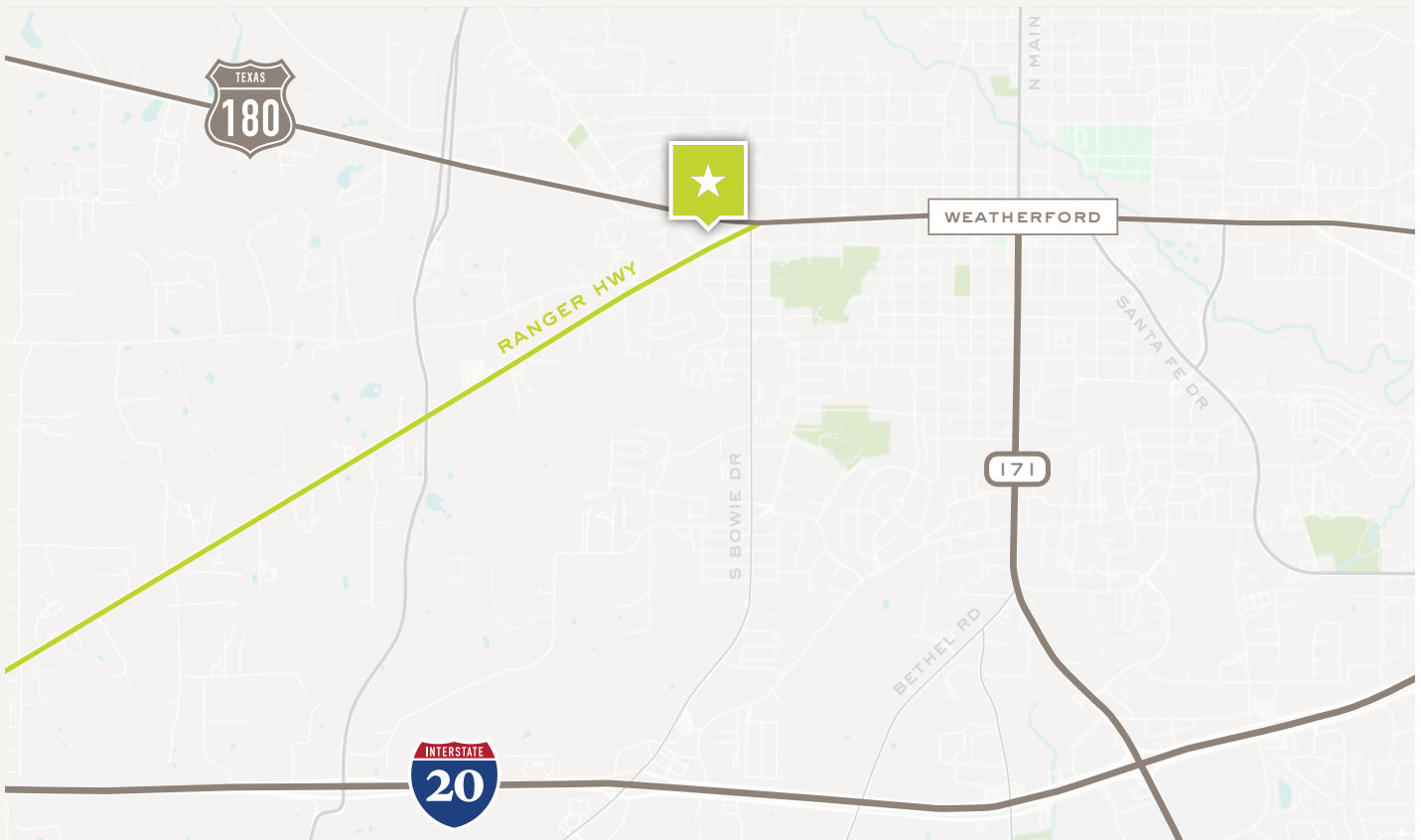
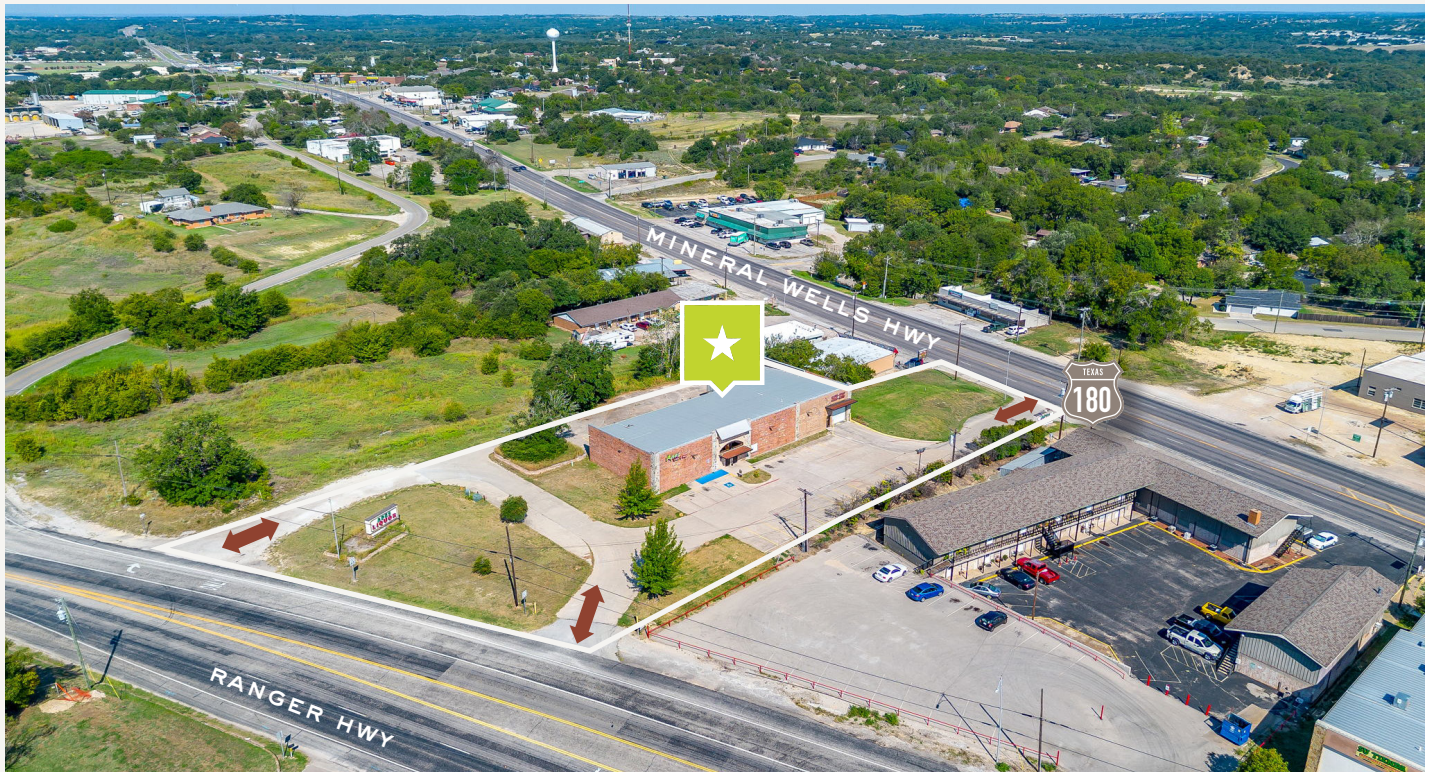
Located in Weatherford, TX, one of the fastest growing cities in the state with an 8.2% growth rate since 2020, this property is ideally positioned for growth. Nestled between Mineral Wells Highway and Ranger Highway, it offers convenient ingress and egress from two major Weatherford thoroughfares. Just east of the new Ric Williamson Highway, there are multiple new developments underway. This site provides excellent visibility, accessibility, and a strong opportunity to be in the path of Weatherford's rapid expansion.

SALE PRICE

\$1,500,000

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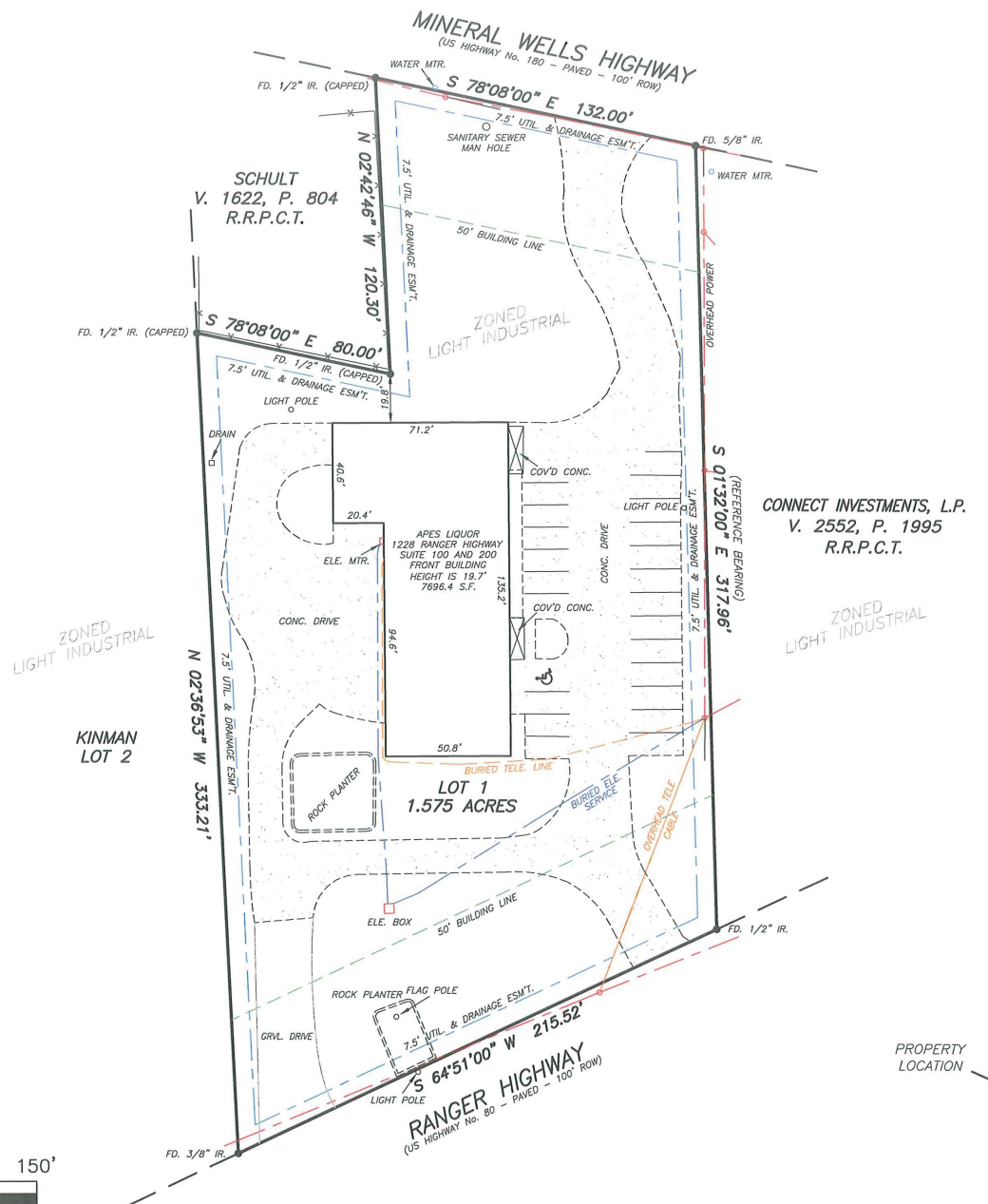
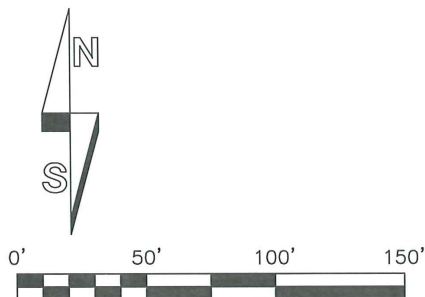
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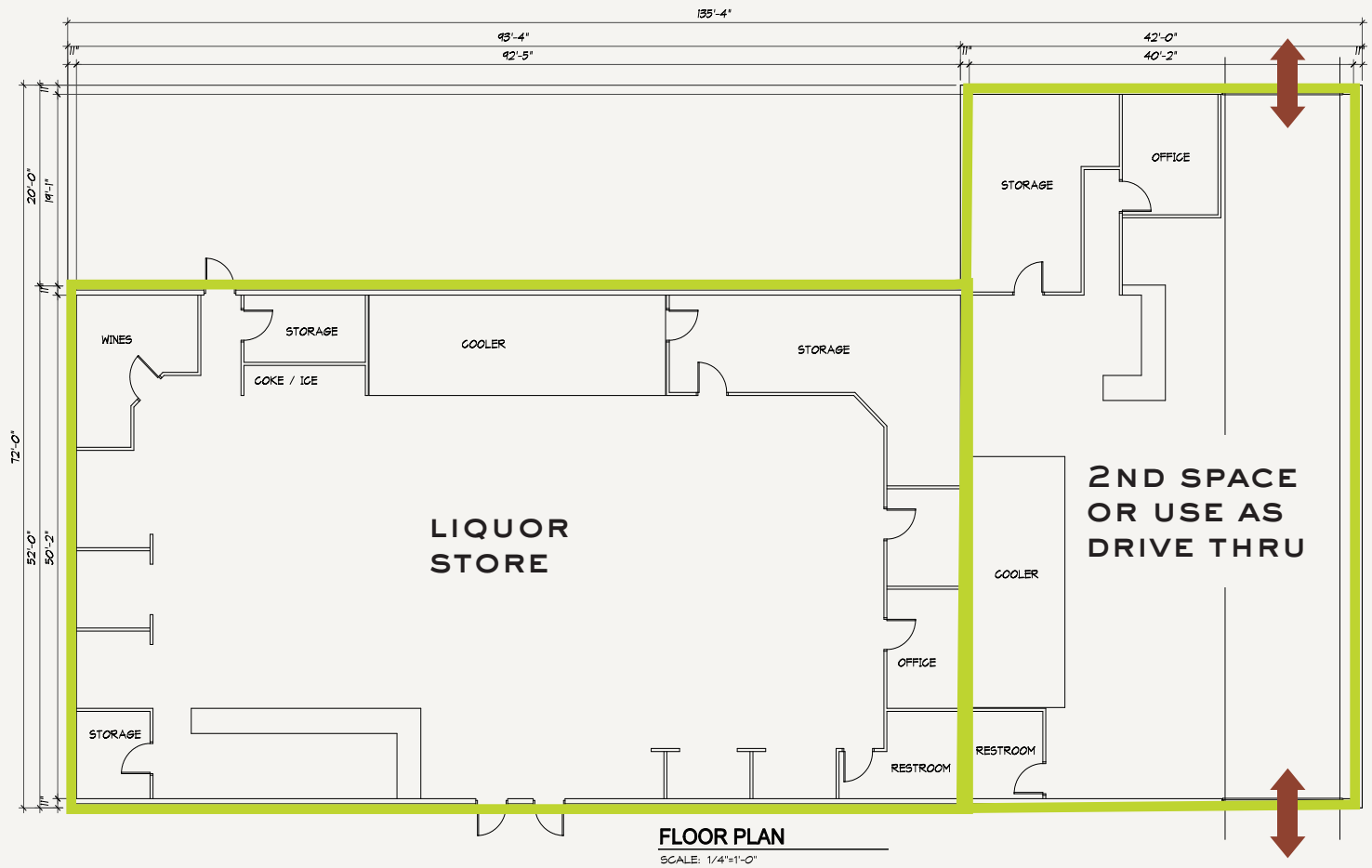
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NOTES:

- 1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO PLAT AS RECORDED IN P.C. C, SLIDE 785, P.P.R.C.T.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEY. CALL 1-800-DIG-TEST AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) THIS SURVEY ONLY VALID FOR AND ONLY THE EASEMENTS AND RESTRICTIONS LISTED IN TITLE NUMBER 100-#PC08342056 WERE REVIEWED FOR THIS SURVEY.
- 4) SOUTHEAST CORNER OF PROPERTY IS APPROXIMATELY 700' SOUTHWEST OF THE INTERSECTION OF RANGER HIGHWAY AND SOUTH BOWIE DRIVE (ACCORDING TO GOOGLE EARTH).
- 5) ZONING DERIVED FROM THE CITY OF WEATHERFORD ZONING MAP.
- 6) ZONING REQUIREMENTS FOR 120':
 - A) MAX. BUILDING HEIGHT IS 12';
 - B) MIN. FRONT BLDG. LINE IS 25';
 - C) MIN. SIDE BLDG. LINE IS 25';
 - D) MAX. LOT COVERAGE IS 60%; INCLUDING MAIL BOXES AND BUILDINGS IS 40%;
 - E) IMPERVIOUS COVERAGE (INCLUDING ALL BUILDINGS, PARKING AREAS, SIDEWALKS, ETC.).
- 7) PARKING
 - 22 - REGULAR PARKING SPACES
 - 23 - HANDICAP PARKING SPACES
 - 23 - TOTAL SPACES

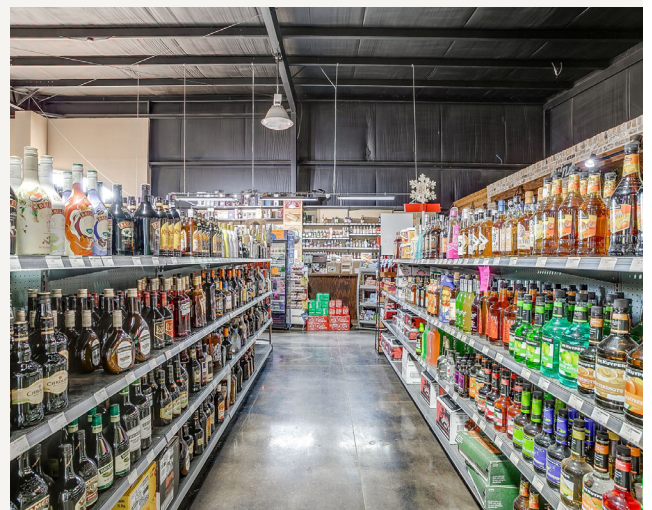


FLOOR PLAN



Retail ★ SALE
601 SOUTH MAIN STREET

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LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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