



ONE OF THE FEW NEW PROFESSIONAL SPACES CURRENTLY AVAILABLE IN WEATHERFORD.

Rare opportunity to lease 2,360 SF of new shell space in one of Weatherford's fastest-growing retail and professional corridors. The property sits just off I-20 near Target, Lowe's, and several national retailers, providing excellent visibility and convenient access for clients and employees. Ideal for medical, dental, med-spa, professional office, or specialty service users seeking a customizable space in a high-traffic location.

FEATURES

Available SF: 2,360 SF
Property Type: Office
Pricing: Call Broker

HIGHLIGHTS

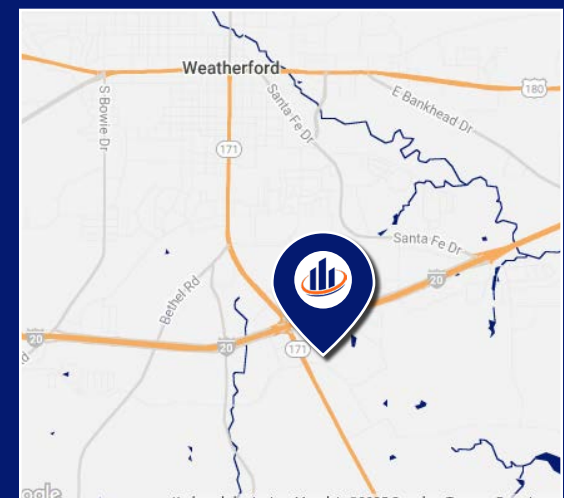
- » 2,360 SF Available
- » New Shell Space
- » Medical / Professional Office Opportunity
- » Located within Weatherford's rapidly expanding retail and residential growth corridor.

MEDICAL / PROFESSIONAL SPACE – 2,360 SF

TARGET & LOWE'S CORRIDOR IN WEATHERFORD

181 E BB Fielder Rd #300
 Weatherford, TX 76087

AVAILABLE:
2,360 SF



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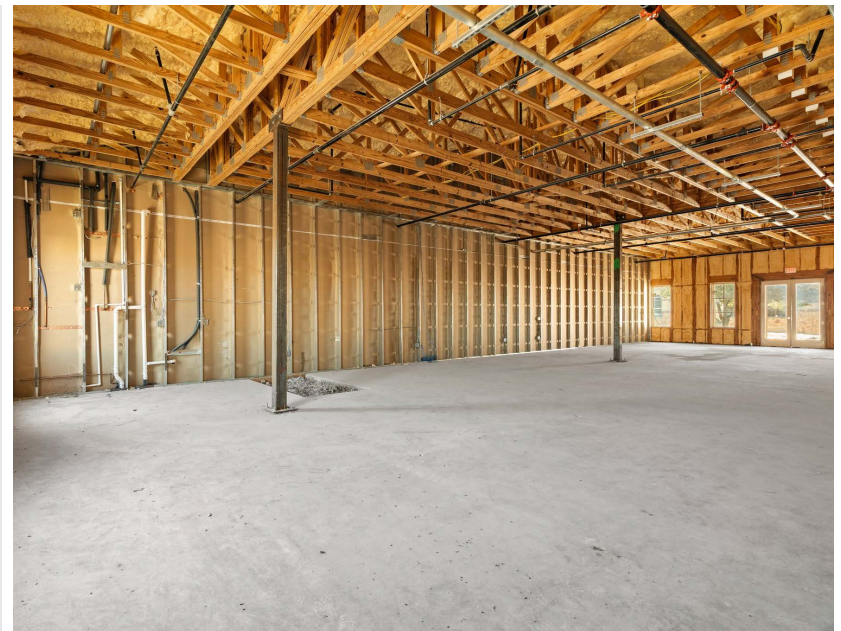


IDEAL TENANTS

- Dental Practice
- Med Spa / Aesthetic Clinic
- Physical Therapy
- Chiropractor
- Insurance or Financial Office
- Professional Services
- Medical Specialists

LANDLORD INCENTIVES

- Tenant Improvement Allowance Available
- Flexible build-out options
- Competitive lease rates
- New construction professional building
- Broker inquiries welcome. Tenant rep commission offered.



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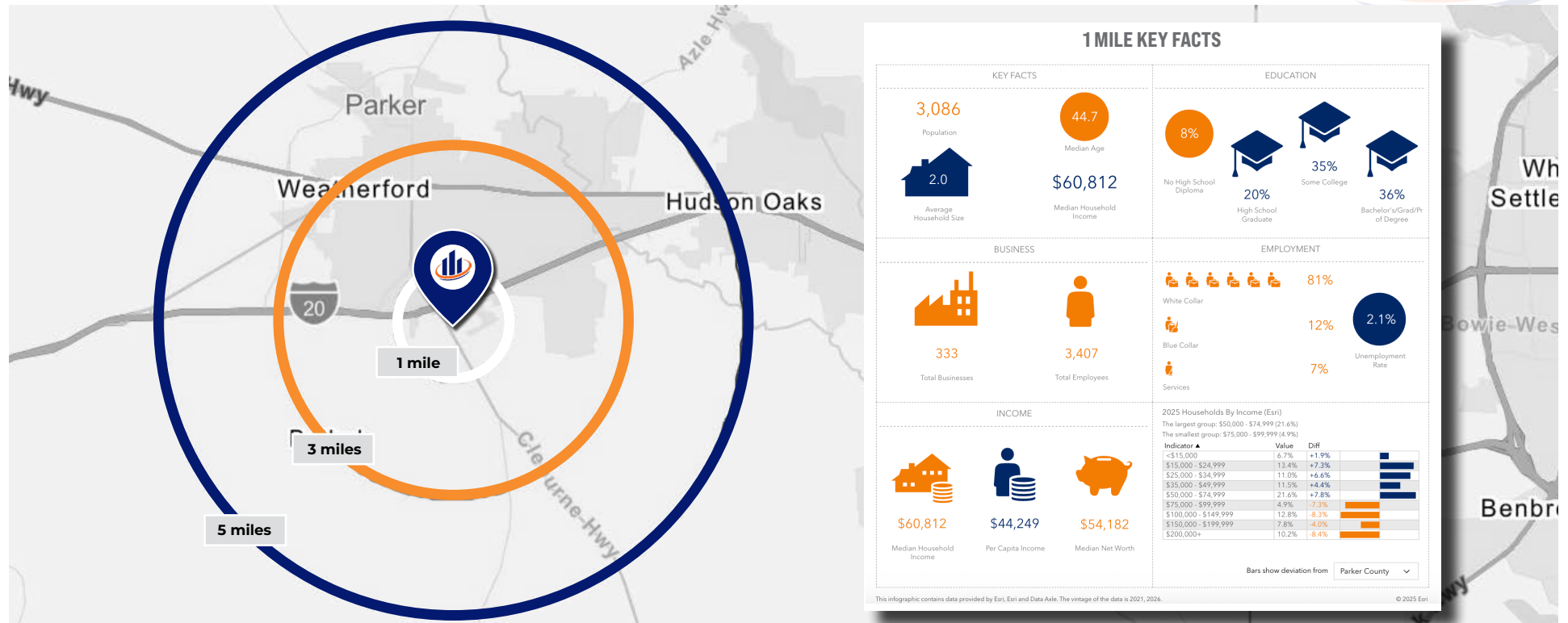
LOCATION ADVANTAGES

- Located within Weatherford's rapidly expanding retail and residential growth corridor
- Adjacent to Target, Lowe's, and major national retailers
- Easy access to Interstate 20
- Surrounded by strong residential growth
- Excellent accessibility for Parker County residents



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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	3,086	26,741	42,714	3,185	28,544	45,539
Households	1,077	10,814	16,874	1,495	11,324	17,663
Families	763	6,845	11,161	758	7,060	11,522
Average Household Size	1.99	2.38	2.47	2.04	2.44	2.52
Owner Occupied Housing Units	575	6,403	10,753	580	6,674	11,252
Renter Occupied Housing Units	905	4,411	6,121	915	4,650	6,410
Median Age	44.7	38.7	39.1	45.2	40.1	40.3
Median Household Income	\$60,812	\$73,788	\$77,989	\$64,473	\$81,976	\$87,079
Average Household Income	\$89,410	\$100,041	\$104,502	\$96,723	\$108,810	\$114,007



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>DFW Trinity Advisors, LLC</u>	<u>9004520</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5525</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ivan M. del-Aguila</u>	<u>0704342</u>	<u>ivan.delaguila@svn.com</u>	<u>(469)815-4154</u>
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

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