



PROPERTY LINE APPROXIMATE

3.2 ACRES

3.1 ACRES

# 6.3 ACRES OF OPPORTUNITY AT THE GATEWAY TO WEATHERFORD'S GROWTH

BILL FORD  
817-456-8153

# Investment Summary:

2424 Ivie Ln, Weatherford, TX 76087

2424 Ivie Ln in Weatherford, TX (ZIP 76087) presents a high-potential commercial investment opportunity on approximately 6.3 acres of versatile land in one of Parker County's fastest-growing corridors, just seconds from I-20 and Hwy 180 with excellent regional visibility and access. Priced at \$1,300,000, this property's strategic location near major retailers, dining, and entertainment hubs positions it well for commercial development, including mixed-use, retail, office, medical, hospitality, or other high-activity uses. The land includes a small existing structure built in 2015 and benefits from multi-zoning (agricultural, commercial, residential), providing flexibility for a wide range of investment or development strategies. Given Weatherford's growth trends and ongoing regional expansion, this parcel offers a compelling play for both long-term capital appreciation and income generation potential.



**Prime acreage with exceptional access and visibility near I-20 in Weatherford**

# Selling Points:

**Prime Location Near Major Highways:** Situated just seconds from I-20 and Hwy 180, the site benefits from heavy traffic patterns and excellent accessibility for future commercial tenants or buyers.

**High Visibility in a Growth Corridor:** The property's proximity to prominent retail and service destinations enhances its profile for retail, office, or mixed-use development.

**Substantial Acreage (6.3 Acres):** A large parcel size offers flexibility in site planning, subdivision, phased development, or aggregation with adjacent properties to maximize scale.

**Multi-Zoning Potential:** Zoned agricultural, commercial, and residential, the property fits various use cases, from traditional commercial to potential residential-adjacent development.

**Existing Improvements:** Includes a structure built in 2015, which could be repurposed, renovated, or removed depending on development goals, adding optionality

**Strong Investment Appeal in Weatherford Market:** Weatherford continues to grow as a desirable community in the Dallas-Fort Worth metro area, with increasing commercial demand and supportive infrastructure.



**Existing residential improvements offering immediate use or redevelopment potential**





**This parcel has recently come available as a separate offering and can be discussed.**

## LOCAL PROXIMITY ATTRACTIONS

Chandor Gardens – ~3.5

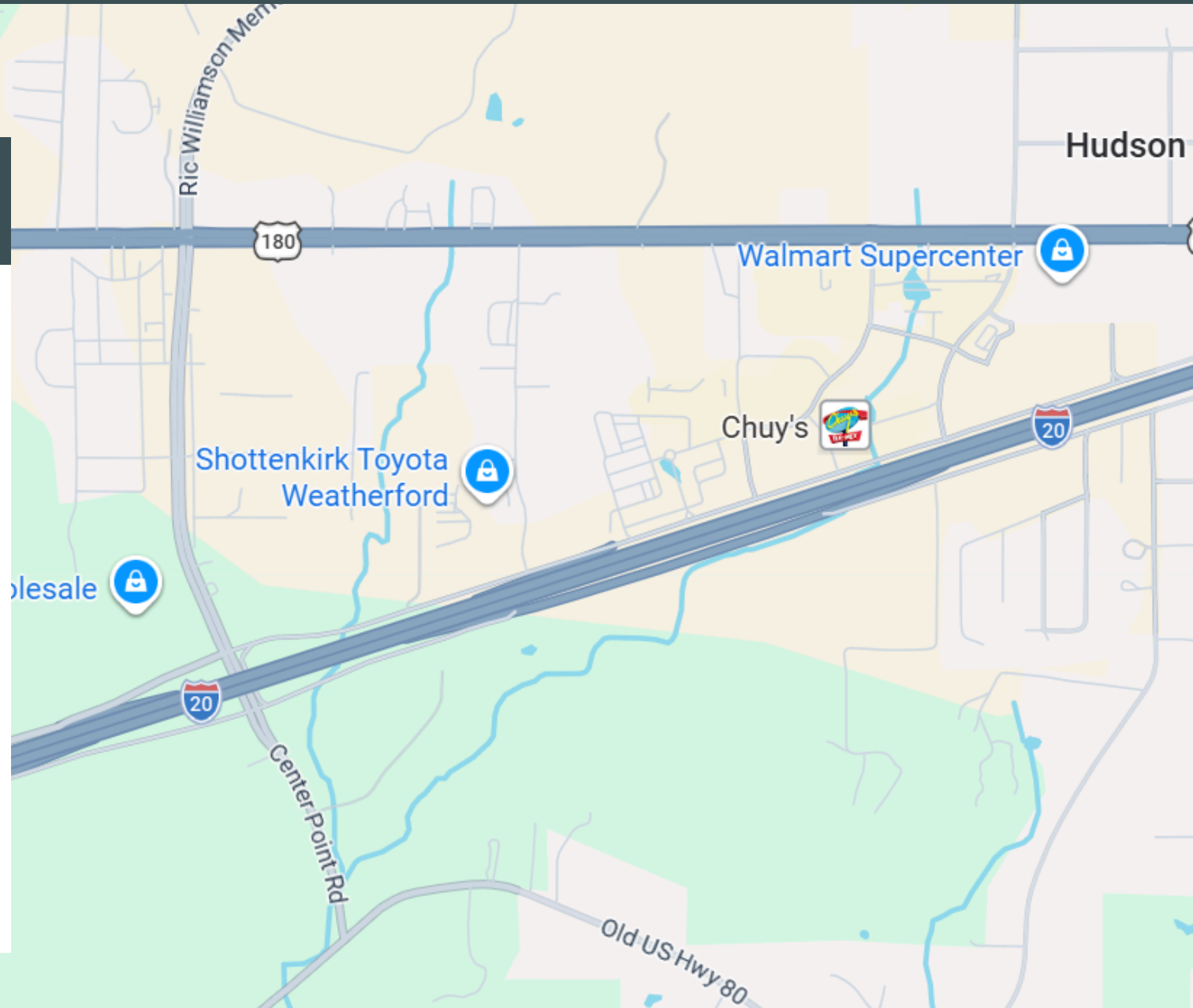
Parker County Courthouse –  
~3.7 miles

Lake Weatherford – ~4 miles

Vintage Grill & Car Museum –  
~3.5 miles

Weatherford Historic  
Downtown & Shopping District  
– ~3.5–4 miles

Weatherford Farmers Market –  
~4 miles



# TRAFFIC AND ACCESSIBILITY STATISTICS

**High Daily Traffic Exposure**  
Nearby I-20 carries approximately 45,000+ vehicles per day, providing strong regional visibility and consistent pass-by traffic.

**Proximity to Highway 180 (Fort Worth Hwy)**  
Highway 180 supports an estimated 20,000-40,000 vehicles per day, serving as a primary commercial and commuter route through Weatherford.

**DFW Metroplex Access**  
Roughly 30 minutes west of Fort Worth, positioning the property within commuting distance of the DFW economic hub.

**Commercial-Friendly Traffic Patterns**  
Surrounding roadway infrastructure supports retail, office, medical, hospitality, and mixed-use development.

**Immediate Access to I-20**  
Located just minutes from Interstate 20, a major east-west transportation corridor connecting Weatherford to Fort Worth and the greater DFW Metroplex.

**Strong Regional Connectivity**  
Easy access to frontage roads, major arterials, and local thoroughfares, supporting efficient ingress/egress for customers, employees, and deliveries.

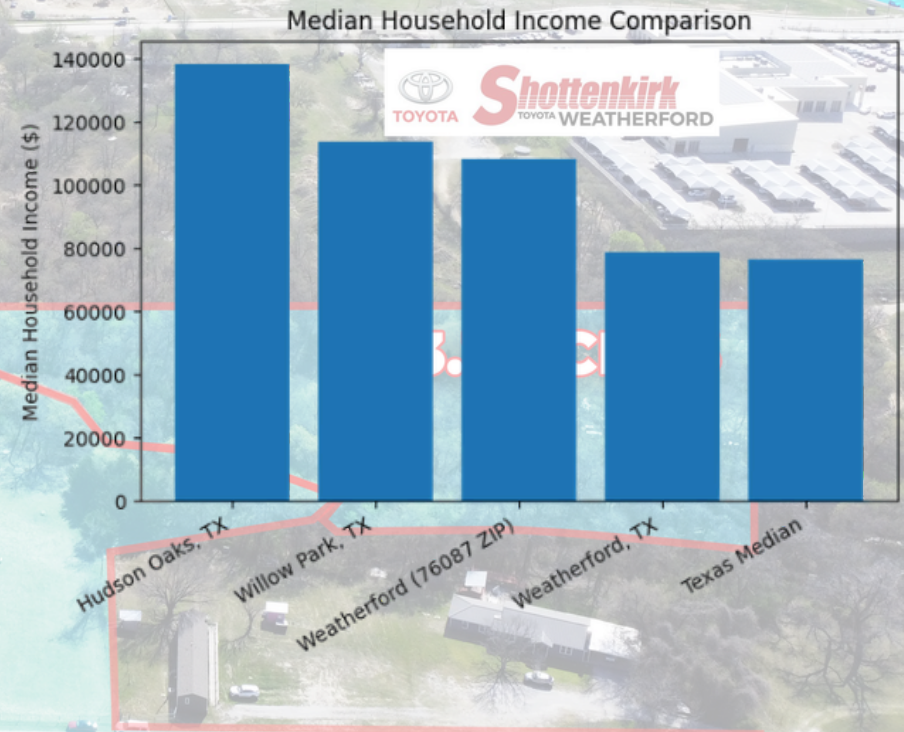
**Minutes from Downtown Weatherford**  
Approximately 8 minutes to Historic Downtown Weatherford and Parker County Courthouse, enhancing convenience and local traffic draw.

# Historic roots, modern growth — the western gateway to the DFW Metroplex

Weatherford, Texas—proudly known as the “Peach Capital of Texas”—offers a unique blend of historic charm, cultural depth, and accelerating growth. Established in 1858, the city features the iconic Parker County Courthouse, one of the finest examples of Second Empire architecture in Texas, anchoring a vibrant downtown square filled with local shops and restaurants. Weatherford is also home to Chandor Gardens, a nationally recognized European-inspired garden estate, and Lake Weatherford, a popular destination for recreation and outdoor tourism. Strategically located along Interstate 20, Weatherford serves as the western gateway to the Dallas–Fort Worth Metroplex, benefiting from strong commuter access while maintaining a distinct small-town identity. With continued residential and commercial expansion, a growing population, and a pro-business environment, Weatherford has become an increasingly attractive destination for development and investment.

**Population:**  
39,400 residents — a significant increase from ~30,850 in 2020, reflecting strong growth in the DFW expansion corridor. Parker County has a population of near 180,000.

**Median Age:**  
Approximately 37.4 years, indicating a balanced mix of working-age adults, families, and retirees in the community.



Median household income estimates based on the U.S. Census Bureau’s American Community Survey and recent demographic projections (2023 ACS 5-year estimates).

## DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required **Parker County**.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

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# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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

**AS AGENT FOR OWNER (SELLER) AND/OR LANDLORD:** An owner's agent through an agreement with the owner, usually in a written listing 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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;

and  
The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date