

Three Separate Offerings | Assemblage Opportunity



STCO
WHOLESALE

209 Center Point Rd,
Weatherford, TX 76087



**PROPERTY LINE
APPROXIMATE**

Investment Summary:

209 Center Point Rd, Weatherford, TX 76087

209 Center Point Rd is a 0.48-acre commercial land parcel located in one of Weatherford's fastest-growing commercial corridors, ideally positioned just off Interstate 20 with excellent accessibility and visibility. The site sits approximately 200 yards from the new Costco and within one block of major national traffic drivers to be known as Weatherford Point. The project includes multiple retailers and one confirmed tenant Sprouts Farmers Market (~23,256 sf) – signaling retail expansion beyond basic big-box retailers. The property presents a compelling opportunity for developers, investors, or owner-users to capitalize on Weatherford's retail and service expansion – either as a standalone project or by combining it with adjacent parcels to create a larger development site. Strategically located amid retail, healthcare, dining, and service sectors, it's suited for a wide range of commercial uses and long-term value creation in a high-demand market.



Close-up aerial highlighting the subject property boundaries.

Selling Points:

Prime High-Visibility Location – Positioned in a premier growth corridor with direct exposure to major thoroughfares just off I-20 and Hwy 180, ensuring strong traffic counts and daily visibility for future tenants or investors

Proximity to Major Retail Anchors – Only yards from the newly opened Costco and within a short distance of Weatherford Point – significantly boosting foot traffic and regional draw

Flexible Commercial Potential – Zoned agriculturally with commercial opportunity, the site is suitable for retail, office, medical, service, or mixed-use development, allowing for versatile investment strategies or owner-user plans.

Expansion Opportunity – Adjacent contiguous properties can be purchased to assemble over 2 acres, creating a larger footprint for bigger developments or multi-tenant configurations.

Strong Market Growth – Weatherford continues rapid commercial and residential growth, enhancing long-term land value and demand in this part of Parker County.



Aerial overview illustrating the subject property in relation to surrounding commercial and residential developments.

LAKE WEATHERFORD

PARKER COUNTY
AUTOMOTIVE

MAJESTIC
PERK

1.16 ACRES

.48 ACRES

.5 ACRES

PROPERTY LINE
APPROXIMATE

First
Bank + Texas

urbanAir
ADVENTURE PARK

H-E-B

Cheddar's
SCRATCH KITCHEN

Chuy's

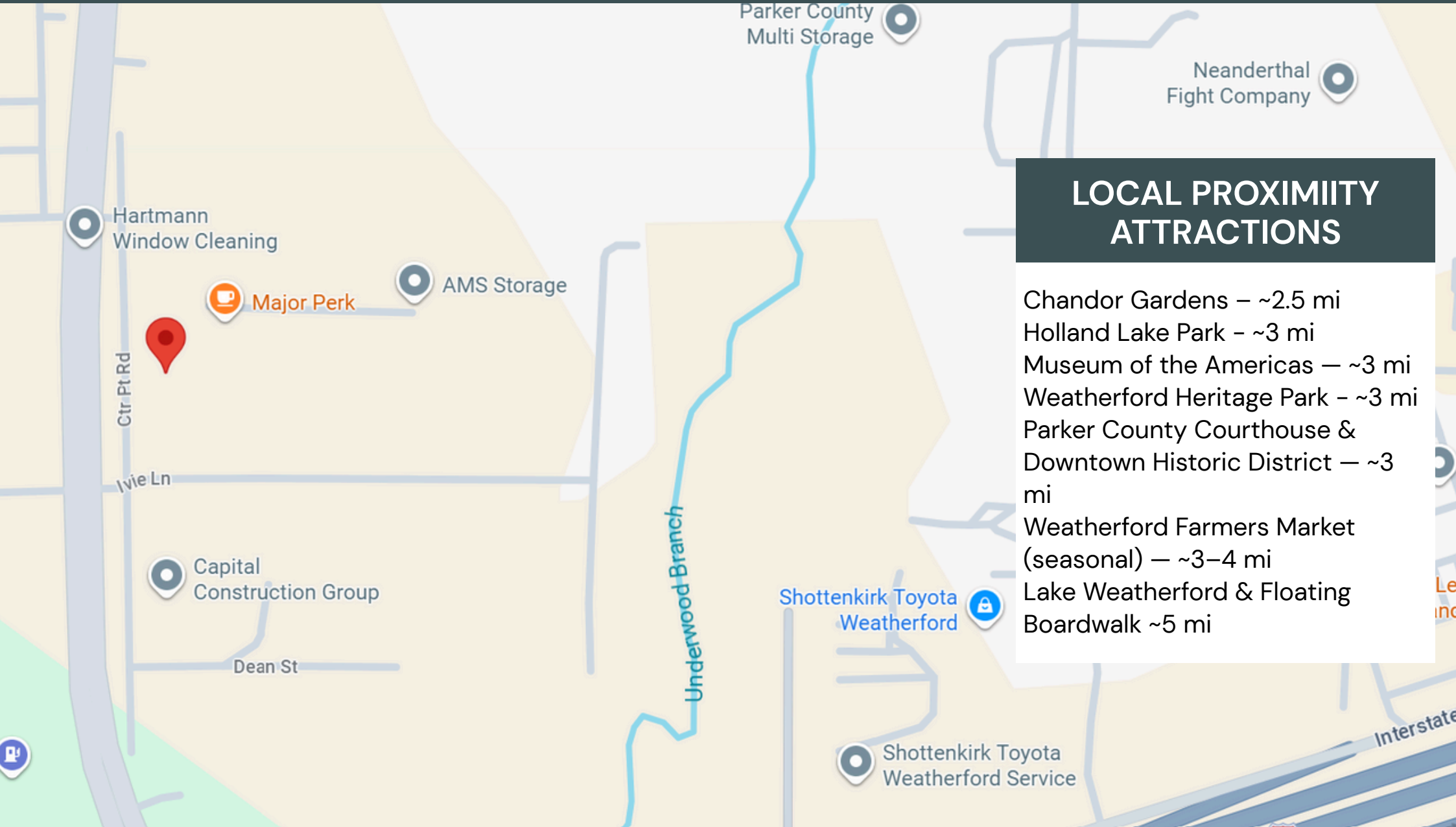
HOME ZONE
Texas Born. Family Owned.

HighRidge
CHURCH

Splash
Kingdom

OLYMPUS
HUDSON OAKS

TOYOTA
Shottenkirk
WEATHERFORD



LOCAL PROXIMITY ATTRACTIONS

- Chandor Gardens – ~2.5 mi
- Holland Lake Park – ~3 mi
- Museum of the Americas – ~3 mi
- Weatherford Heritage Park – ~3 mi
- Parker County Courthouse & Downtown Historic District – ~3 mi
- Weatherford Farmers Market (seasonal) – ~3–4 mi
- Lake Weatherford & Floating Boardwalk ~5 mi

TRAFFIC AND ACCESSIBILITY STATISTICS

🚗 Minutes from I-20 – Direct access to a major east-west interstate connecting Weatherford to Fort Worth & the DFW Metroplex

🕒 Efficient Commutes – Average local commute time of ~26 minutes

🚗 High Traffic Exposure Nearby – Major corridors in the area see 30,000–60,000+ vehicles per day, supporting strong visibility

🛣️ Strong Road Network – Easy ingress/egress via surrounding arterials and collector roads

✈️ DFW International Airport – Approximately under 1 hour drive, providing regional and national connectivity

Conceptual rendering illustrating potential future development of the site.



Why Weatherford? Growth, History, and Opportunity—All in One Market.

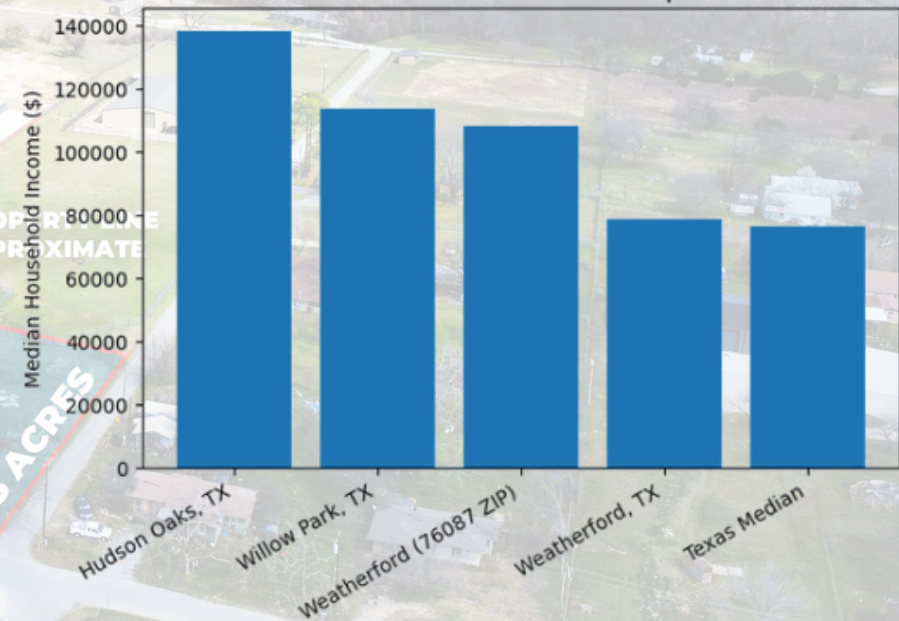
LAKE WEATHERFORD

Weatherford, known as the “Peach Capital of Texas,” blends small-town charm with powerful growth driven by its proximity to the Dallas–Fort Worth Metroplex. As one of the fastest-growing areas in Parker County, Weatherford attracts residents and businesses seeking more space, lower costs, and a high quality of life while remaining within easy reach of Fort Worth. The city boasts a vibrant historic downtown anchored by the iconic Parker County Courthouse, a strong local economy supported by retail, healthcare, and logistics, and ongoing infrastructure investment tied to I-20 expansion. This combination of heritage, accessibility, and sustained population growth makes Weatherford an increasingly attractive destination for long-term real estate investment and development.

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 Comparison



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.

EXCLUSIVELY LISTED BY:

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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.

<i>Exp Commercial, LLC</i>	<i>9010212</i>	<i>tx.broker@expcommercial.com</i>	<i>855-450-0324</i>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<i>Clifford Bogart</i>	<i>313043</i>	<i>tx.broker@expcommercial.com</i>	<i>(214) 704-9862</i>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<i>Clifford Bogart</i>	<i>313043</i>	<i>tx.broker@expcommercial.com</i>	<i>214-704-9862</i>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<i>William E Ford III</i>	<i>827317</i>	<i>william.ford@expcommercial.com</i>	<i>(817) 456-8153</i>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date