

COMMERCIAL INVESTMENT OPPORTUNITY

101 COLLEGE AVENUE

Historic Weatherford Courthouse Square • Weatherford, Texas 76086



DOWNTOWN COMMERCIAL REAL ESTATE

Approximately 7,800 SF | First & Second Floors | High-Visibility Historic Downtown Location

7,800 SF

Approx. Offering Area

HIGH TRAFFIC VOLUME

Downtown Visibility

SELLER FINANCING

Owner Will Consider

Prepared by Edge Real Estate, LLC

EXECUTIVE SUMMARY

A distinctive downtown owner-user, investment and redevelopment opportunity

101 College Avenue offers approximately 7,800 square feet of commercial real estate in the heart of Historic Downtown Weatherford. The offering is structured around the first floor and the vertically aligned second-floor area, creating a practical two-level ownership configuration for a purchaser seeking a prominent downtown presence.

The property's scale, historic-square setting, high-visibility location and flexible layout may appeal to owner-users, investors and adaptive-reuse purchasers. Potential concepts include professional office, specialty retail, showroom, creative workspace, service uses, mixed commercial occupancy or a combination of owner occupancy and future leasing, subject to City approval and buyer due diligence.

CORE ADVANTAGE

A recognizable downtown address with approximately 7,800 SF, strong visibility, flexible occupancy potential and meaningful value-add upside.

Address	101 College Avenue, Weatherford, Texas 76086
County	Parker County
Offering Area	Approximately 7,800 SF
Levels	First floor and second floor
Pricing	Available upon request
Seller Financing	Owner will entertain qualified owner-financing proposals

INVESTMENT HIGHLIGHTS

- Historic Weatherford Courthouse Square location in Parker County's established civic and commercial core.
- Approximately 7,800 square feet offered across two levels.
- High traffic volume and strong downtown visibility without relying on an unsupported site-specific vehicle count.
- Flexible owner-user, investment, adaptive-reuse and mixed-occupancy potential, subject to approvals.
- First- and second-floor configuration designed to avoid dependence on the separate neighboring airspace area.
- Owner will entertain seller-financing proposals from qualified purchasers.
- Second floor provides significant value-add potential through renovation and modernization.
- Nearby downtown sales provide useful market context, subject to verification and adjustment.

POSITIONING

A character-rich downtown commercial asset offering size, visibility, identity and redevelopment potential that smaller nearby properties may not provide.

PROPERTY PROFILE & CONFIGURATION

Street Address	101 College Avenue
City / ZIP	Weatherford, Texas 76086
County	Parker County
Building Area Offered	Approximately 7,800 SF
Levels Offered	First floor and second floor
Current Use	Commercial retail / office building
Parking	Downtown parking; dedicated rights to be independently verified
Zoning / Permitted Use	Buyer to verify intended use with City of Weatherford
Condition	Buyer to complete structural, mechanical, roof, environmental and code-related inspections

Simplified Ownership Configuration

SECOND FLOOR OFFERED

Directly above first-floor footprint

FIRST FLOOR OFFERED

101 College Avenue footprint

SEPARATE AIRSPACE AREA

Not included in current offering concept

NEIGHBORING BUILDING AREA

Not part of offered first-floor footprint

Final legal description, survey, title treatment and boundaries must be confirmed by the title company, surveyor and legal counsel. The current marketing concept describes the cleaner approximately 7,800-SF configuration and does not represent excluded airspace as part of the sale.

VALUE-ADD REDEVELOPMENT OPPORTUNITY

SECOND FLOOR

The second floor requires a complete remodel and presents an opportunity for a purchaser to reposition and modernize a substantial portion of the property.

Depending on the purchaser's proposed use, occupancy classification and the City of Weatherford's plan review, current-code improvements may be required. The City may require an elevator and a fire sprinkler system; accessibility, life-safety and other code-related improvements may also apply.

Buyer Verification

- Confirm proposed use and occupancy classification with the City of Weatherford.
- Verify whether elevator installation will be required for the planned redevelopment.
- Verify fire sprinkler and other life-safety requirements.
- Evaluate ADA/accessibility requirements, stairs, restrooms and paths of travel.
- Obtain qualified architectural, engineering and construction estimates before relying on renovation assumptions.
- Inspect roof, structure, HVAC, plumbing, electrical and moisture/environmental conditions.

INVESTMENT PERSPECTIVE

Renovation requirements create cost and execution considerations, but they may also provide a buyer with the ability to create modern, differentiated downtown space tailored to a specific business or leasing strategy.

LOCATION, VISIBILITY & HIGH TRAFFIC VOLUME

101 College Avenue is positioned in Historic Downtown Weatherford near the Parker County Courthouse, local businesses, professional offices, restaurants, retail destinations and community activity. The setting provides the identity and walkable character sought by many downtown users.

HIGH TRAFFIC VOLUME

The property benefits from a high-traffic downtown environment and strong visibility associated with the Courthouse Square and surrounding commercial streets. Traffic is intentionally described qualitatively in this packet; no unsupported site-specific daily vehicle count is represented.

Traffic Measurement Context

TxDOT uses Annual Average Daily Traffic (AADT) as a standard traffic-volume measure. Prospective purchasers who require a specific count for underwriting should independently verify the latest applicable City of Weatherford, NCTCOG or TxDOT traffic data for the exact roadway segment serving the property.

Location Advantages

- Recognizable address in the Weatherford historic square area.
- High-visibility downtown setting with substantial daily activity.
- Access to nearby dining, retail, professional services and civic destinations.
- Opportunity for prominent building signage, subject to City and historic-district requirements.
- Central Parker County location serving Weatherford and the western DFW customer base.
- Historic character that can differentiate an owner-user or tenant from conventional suburban space.

INVESTMENT & LEASING PERSPECTIVE

The following scenarios are illustrative only. They show how the approximately 7,800-SF offering could perform under gross rental-rate assumptions of \$20, \$22, \$24 and \$26 per square foot, with 3% annual rent increases. Prior discussions treated these rates as inclusive of taxes and insurance.

Year 1 Rate/SF	Year 1 Gross	Monthly	5-Year Gross	5-Year Taxes + Insurance	5-Year Net Before Other Costs
\$20.00	\$156,000	\$13,000	\$828,225	\$75,175	\$753,050
\$22.00	\$171,600	\$14,300	\$911,048	\$75,175	\$835,873
\$24.00	\$187,200	\$15,600	\$993,870	\$75,175	\$918,695
\$26.00	\$202,800	\$16,900	\$1,076,693	\$75,175	\$1,001,518

Known Annual Expense Figures

Property Taxes	\$9,500
Insurance	\$5,535
Combined	\$15,035

Expense scope excludes maintenance, management, utilities, repairs, reserves, capital improvements, brokerage, legal, accounting and financing costs.

ILLUSTRATIVE FIVE-YEAR LEASE SCHEDULE

\$20.00/SF starting rate with 3% annual increases

Lease Year	Rate / SF	Annual Gross	Monthly Gross	Net After Taxes + Insurance
1	\$20.00	\$156,000	\$13,000	\$140,965
2	\$20.60	\$160,680	\$13,390	\$145,645
3	\$21.22	\$165,500	\$13,792	\$150,465
4	\$21.85	\$170,465	\$14,205	\$155,430
5	\$22.51	\$175,579	\$14,632	\$160,544

UNDERWRITING NOTE

These figures are not an appraisal, rent opinion or guarantee. A purchaser should replace illustrative assumptions with verified market rent, current tax and insurance statements, renovation costs, vacancy, leasing commissions, reserves, financing terms and other ownership costs before making an investment decision.

Potential Occupancy Strategies

- Owner-user occupying the full building.
- Owner occupying one level or portion while leasing remaining space.
- Single-tenant repositioning after renovation.
- Multi-tenant configuration, subject to access, utilities, code and floor-plan feasibility.

COMPARABLE SALES CONTEXT

Two downtown Weatherford transactions previously identified by the owner/representative are included as general market reference points. They are not presented as verified appraisal comparables. Buyers should independently verify building area, condition, land area, parking, occupancy, property rights and sale terms.

Property	Reported Sale Price	Reported Timing	Context
120 College Avenue Approx. 1,600 SF	\$652,000	Timing not supplied	Nearby downtown reference; verify deed, size, condition and terms.
112 E. Church Street Approx. 2,500 SF	\$698,750	January 2026	Recent downtown reference; verify deed, size, condition and terms.

Why the Subject Stands Out

- Approximately 7,800 SF - substantially larger than the two cited downtown references.
- Historic-square setting with high traffic volume and strong visibility.
- Two-level configuration with owner-user and future leasing flexibility.
- Value-add redevelopment potential on the second floor.
- Seller financing may provide additional transaction flexibility.

SELLER FINANCING AVAILABLE

The owner will entertain owner-financing proposals. Price, down payment, interest rate, amortization, maturity and borrower qualifications are negotiable, subject to owner approval and formal documentation.

DUE DILIGENCE & BROKER CONTACT

Recommended Due Diligence

Ownership & Title	Current title commitment, vesting deed, legal description, exceptions, easements, party-wall/airspace agreements and access rights.
Survey & Boundaries	Current survey identifying included first- and second-floor areas, excluded airspace and shared structural elements.
Building Condition	Roof, foundation, exterior, windows, plumbing, electrical, HVAC, stairs, life-safety, moisture and environmental review.
Code & Use	Zoning, certificate of occupancy, fire code, accessibility, parking, signage, historic-district review and intended-use approval.
Financial	Current taxes, insurance, utilities, maintenance history, capital expenditures and any rental income.
Renovation	Second-floor scope, elevator, sprinkler, accessibility and other current-code requirements.
Transaction	Purchase contract, seller disclosures, financing, inspection period, title objections and closing conditions.

BROKER CONTACT

Keith Davis | Edge Real Estate, LLC | 817-597-9611

[Commercial](#) | [Farm & Ranch](#) | [Investment Strategy](#)

Disclaimer

The information contained in this marketing packet was compiled from information previously supplied by the owner/representative and is intended solely as preliminary marketing material. It is not an appraisal, survey, title opinion, engineering report, environmental report, legal opinion or guarantee of income, condition, square footage, traffic count, permitted use or future performance. Prospective purchasers must conduct their own independent investigation and rely on their own legal, financial, tax, engineering, surveying and real estate advisers. The owner and broker reserve the right to modify, withdraw or reject any proposal without notice.