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RANGER HWY

**PROPERTY LINE
APPROXIMATE**

+/- 22 ACRES

PRIME INVESTMENT PROPERTY SITS IN A HIGHLY ACCESSIBLE LOCATION BETWEEN HWY 180 AND I-20

BILL FORD
817-456-8153

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Investment Summary:

1543 Ranger Hwy, Weatherford, TX 76086

Zoned AG Parker County - No ETJ, in the Center of Weatherford. This 22 plus acres has a private road and gated entrance and income producing. A perfect location for a housing development, tiny homes or cottages, industrial or manufacturing, multi family and anything you can imagine. With 4 income producing houses on the property (approximate value of \$750,000), this could be the beginning of a development for tiny home, RV's with 1 to 2 acres or a High Density Development.. The property is great for employee housing for your manufacturing or industrial business with a secure entrance. It is located only minutes from downtown Weatherford in Parker County and a Ric Williamson and Hwy I-20.

Selling Points:

22+ Acres of Prime Commercial Land: Rare large tract with flexible future development potential in a growing Weatherford market.

Excellent Highway Access & Visibility: Located directly on Ranger Highway with quick access to I-20 and Ric Williamson Memorial Loop, ideal for commercial or mixed-use projects.

Flat, Buildable Terrain with Natural Features: Mostly level land with mature trees and a creek along the southeast boundary, offering both usability and aesthetic appeal.

Strong Growth Corridor: Weatherford continues to see residential and commercial expansion driven by DFW metro growth.

Private Gated Access: Existing private road and gate enhance security and controlled access.

Low Carrying Costs: Modest annual property taxes help improve overall investment returns.



Ideal for RV Park, Build-to-Rent, or Industrial Development



One of the 4 income-producing homes currently on site

HUDSON OAKS

DOWNTOWN WEATHERFORD

HALL MIDDLE SCHOOL

US 180
10,136 VPD
(2023)

FOR SALE
±22 ACRES

**PROPERTY LINE
APPROXIMATE**

RANGER HWY
6,775 VPD
(2023)

**PROPERTY LINE
APPROXIMATE**

FOR SALE
±6.77 ACRES

SOLD

RIC WILLIAMSON
19,135 VPD
(2023)

LIAMSON

RANGER HWY

Future RV Pads

Existing Income
Homes

Cottage Homes

RV Pads

Green Space / Creek Buffer

Conceptual site plan
illustrating a phased
RV and cottage-style
community on ±22
acres along Ranger
Highway in
Weatherford, Texas

RENDITION ONLY

LOCAL PROXIMITY ATTRactions

Walmart Supercenter – ~2.3 mi

ALDI Grocery – ~2.0 mi

Target & Kohl's – ~3.0 mi

Downtown Weatherford Historic District
– ~3–5 min drive

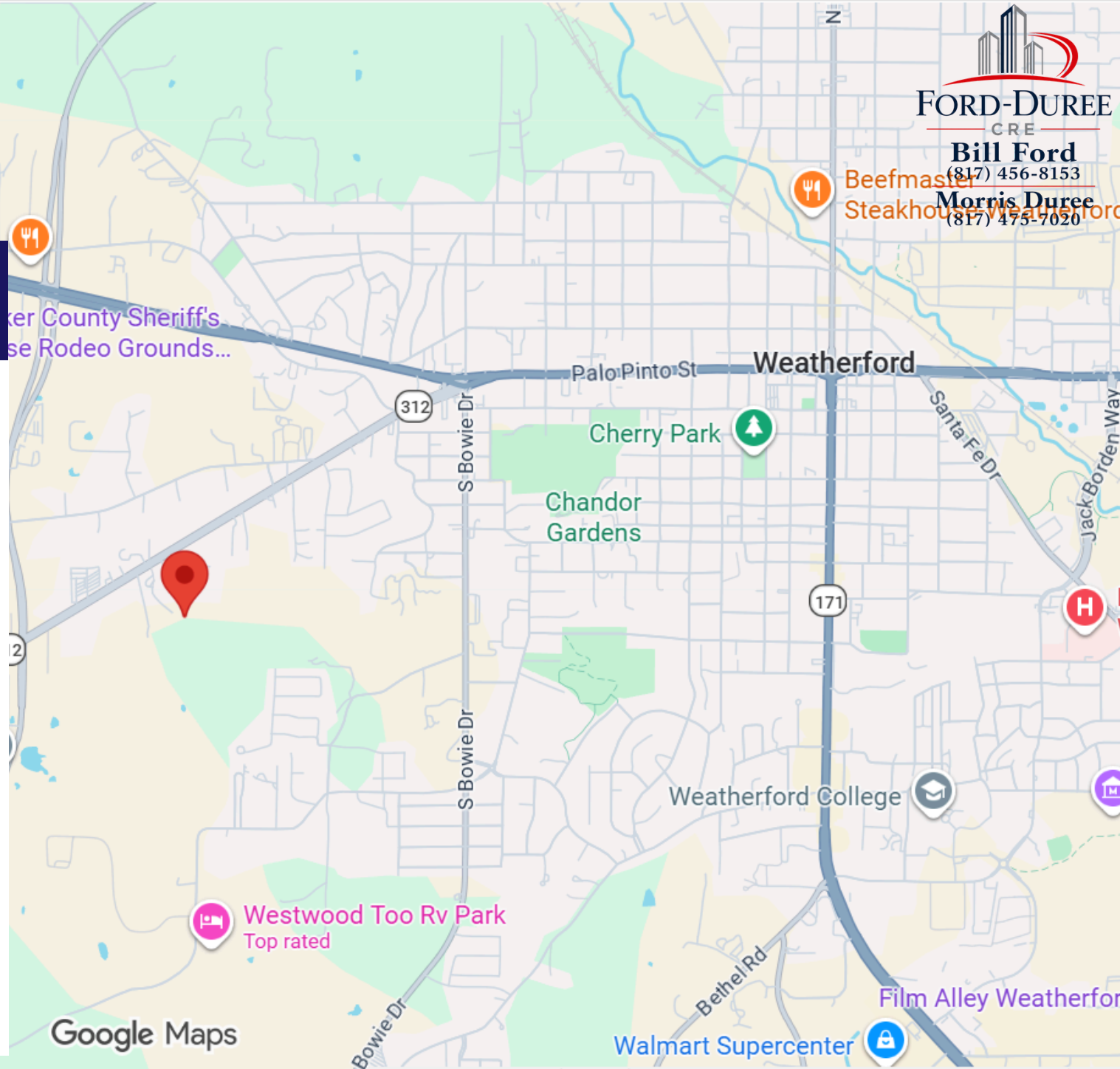
Lake Weatherford – ~10–12 min drive

I-20 via Ric Williamson Loop – ~5–7 min
drive

Mineral Wells / Lake Mineral Wells Park –
~15–20 min drive

Granbury (historic shopping &
waterfront) – ~30 min drive

Glen Rose (tourism & nature) – ~45 min
drive



Weatherford, TX

Where DFW Growth Meets Opportunity

Weatherford, Texas is a rapidly expanding Parker County market positioned along the western growth corridor of the Dallas–Fort Worth Metroplex, just minutes from Fort Worth via Interstate 20. The city benefits from strong population growth, expanding retail and housing demand, and continued infrastructure investment as DFW pushes west.

Known for its historic downtown, business-friendly environment, and high quality of life, Weatherford offers lower land costs and greater development flexibility than core DFW submarkets. National retailers, regional employers, and new residential communities continue to anchor long-term demand, making Weatherford an attractive destination for commercial, residential, RV, and mixed-use development.

With easy highway access, a growing local workforce, and proximity to regional recreation, Weatherford delivers the rare combination of small-town character and big-market upside.

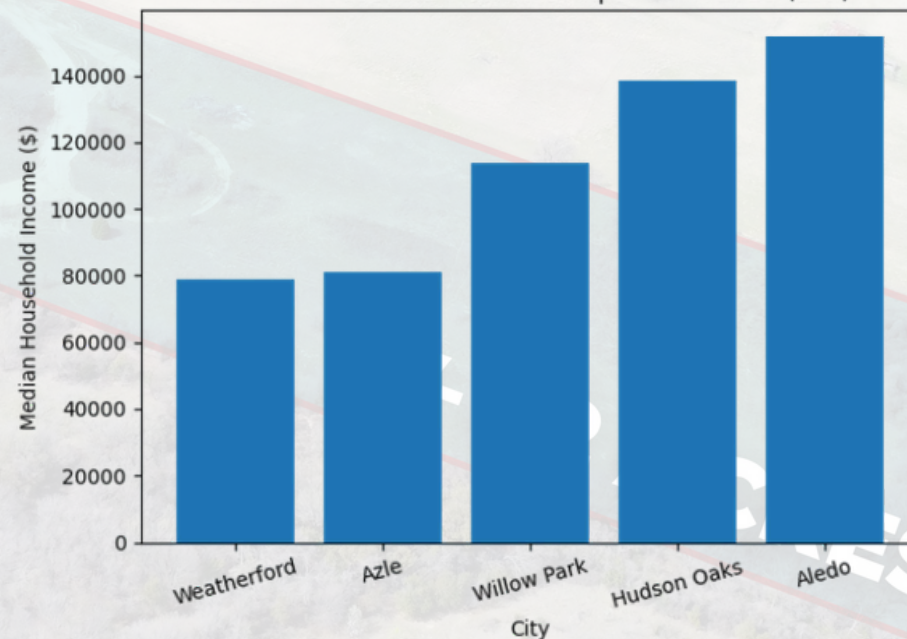
Population:

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 - 2025 (Est.)



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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PREFERRED TITLE COMPANY

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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 AGENT: The broker becomes the 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 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

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