

Land ★ SALE

108 & 112 E INTERSTATE 20, WEATHERFORD, TX

LanCarte.com



Colt Ellison
817-565-9718 | cellison@lancarte.com

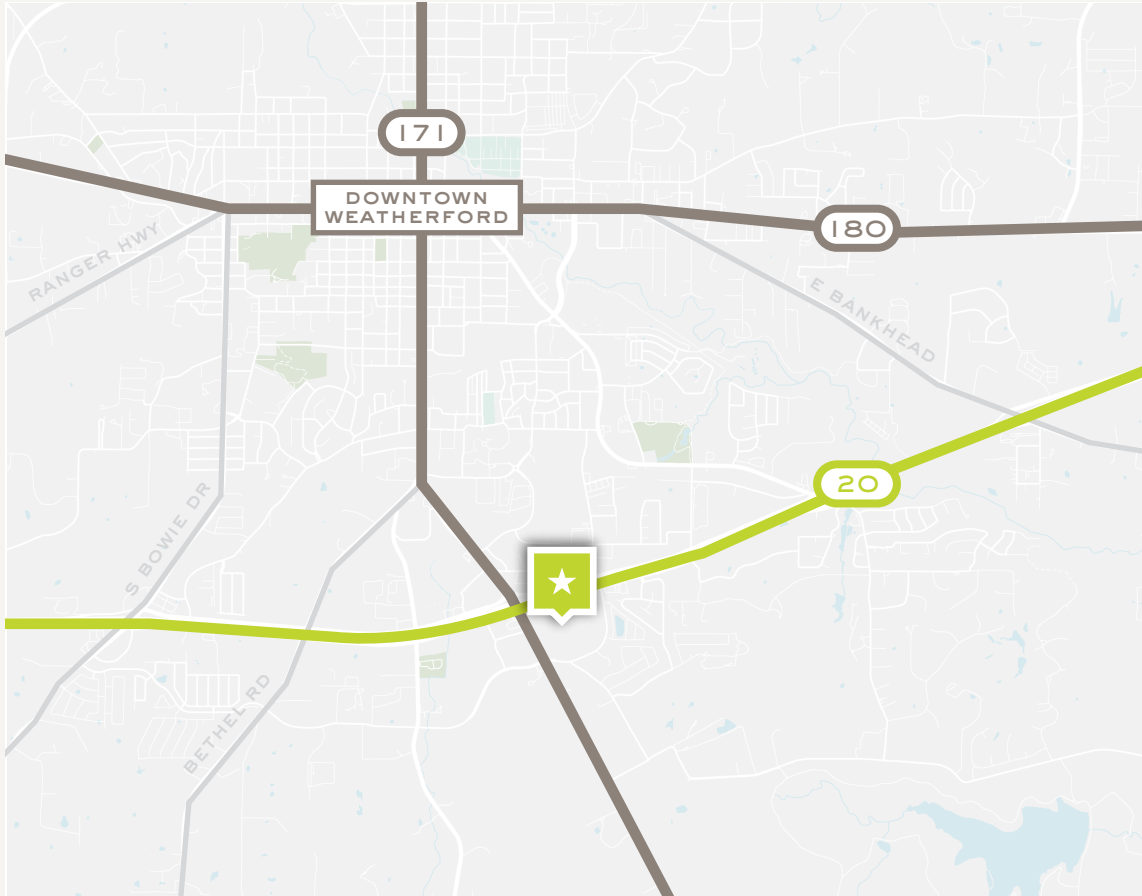
Laurie Carter
817-682-4143 | lcarter@lancarte.com

Land ★ SALE

108 & 112 E INTERSTATE 20

1.74 ACRES

LanCarte.com



PROPERTY FEATURES

- 1.74 Acres Available
- Zoning: C2 Interstate
- Proposed Use: Bank, Commercial, Fast Food, Health Care, Hospitality, Parking Lot, Restaurant, Retail
- Utilities to Site with Drive-Through Capability
- High Traffic Count: 56,000 VPD

LOCATION OVERVIEW

Highly visible retail pad-site, approx. 76,000 SF (1.74 acres), available for sale, ground lease, or build-to-suit. Located at the main intersection of I-20 E and Hwy 171 (S. Main St) in Weatherford, a Ft. Worth suburb, within the 271,829 SF Weatherford Marketplace, the largest regional power center serving five counties. Adjacent to Target, Best Buy, Kohl's, and Lowe's, and surrounded by strong national and regional retailers, the site sits behind Chipotle with a large pylon sign on I-20 service road seeing nearly 56,000 vehicles daily. The trade area population is 134,000 and growing, just 3.5 miles from the new Costco. Zoned C2 Interstate, ideal for a bank, restaurant/QSR, or stand-alone retail.



Land ★ SALE

108 & 112 E INTERSTATE 20

1.74 ACRES

LanCarte.com



Land ★ SALE

108 & 112 E INTERSTATE 20

1.74 ACRES

LanCarte.com

CITY OF WEATHERFORD, TX

Weatherford, situated on I-20, is a key logistical hub with easy access to the largest inland metropolitan area in the U.S. The city's strategic location ensures efficient local and national connectivity, enhanced by nearby intermodal facilities at Alliance Airport in Fort Worth. With access to major interstates and airports, Weatherford is well-positioned for rapid travel and business operations across.

- Ranked #1 for business 12 years in a row (Chief Executive)
- Ranked #1 in business climate, infrastructure and exports (Business Facilities)
- Ranked #1 in lowest tax burden and new business investment
- Ranked #1 in most state highway and freight miles
- Ranked #1 in attracting business talent (Forbes)
- Ranked #7 in Forbes "American Cities of the Future" (Dallas)
- For the 11th year in a row, Area Development magazine honored Texas with their Silver Shovel award for winning new business investment and job creation.
- Costco location in Weatherford at the northwest corner of Interstate 20 and Center Point Road (estimated completion early 2025).



Land ★ SALE

108 & 112 E INTERSTATE 20

1.74 ACRES

LanCarte.com

DEMOGRAPHICS



POPULATION & INCOME

POPULATION

38.2K

INCOME

\$73.3K

MEDIAN AGE

38.7

PER CAPITA

\$34.9

HOUSEHOLDS

10.5K

MEDIAN NET
WORTH

\$111.1K

EMPLOYMENT

WHITE COLLAR

61.1%

BLUE COLLAR

26.7%

SERVICES

12.2%

UNEMPLOYMENT

3.2%

EDUCATION

NO DIPLOMA

11%

SOME HS

30%

SOME COLLEGE

35%

GRAD/DEGREE

24%



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Colt Ellison

817-565-9718 | cellison@lancarte.com

Laurie Carter

817-682-4143 | lcarter@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.