

Land/Retail ★ SALE

108 & 112 E INTERSTATE 20, WEATHERFORD, TX

LanCarte.com



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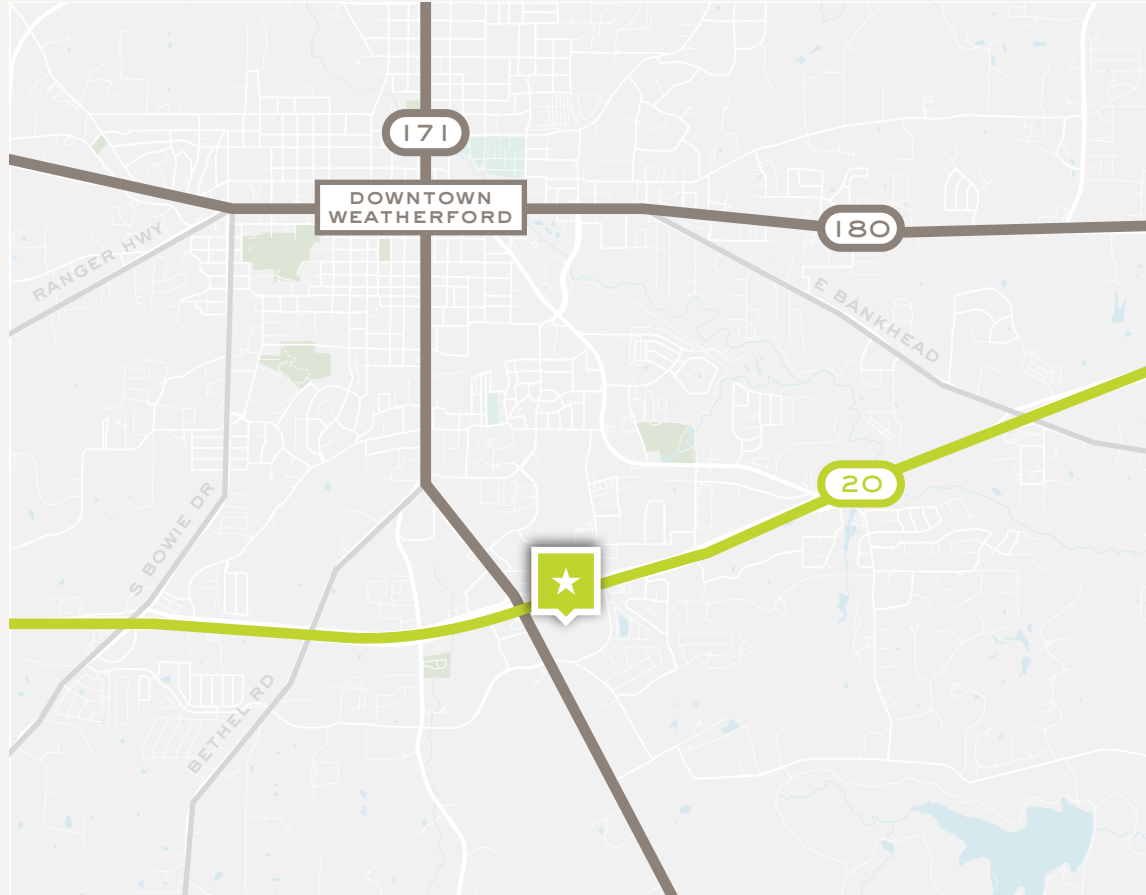
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1.74 ACRES

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PROPERTY FEATURES

- Recently Re-Platted
- Utility Easements Moved/Abandoned
- 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.



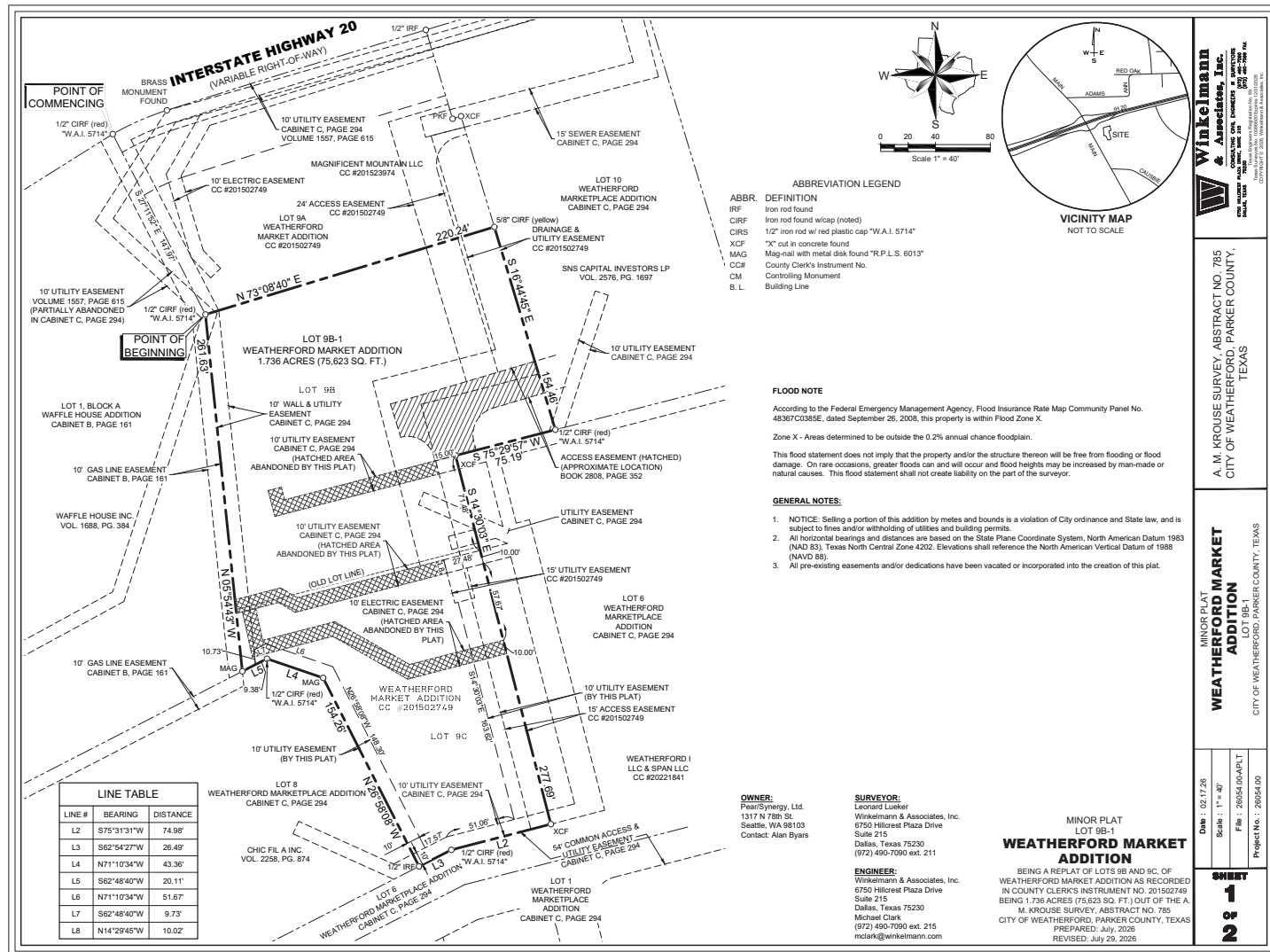
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SURVEY



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DEMOGRAPHICS



POPULATION & INCOME

POPULATION

41k

MEDIAN AGE

40

HOUSEHOLDS

14.6k

INCOME

\$81k

VACANCY RATE

5.7%

MEDIAN NET WORTH

\$111.1k

EMPLOYMENT

WHITE COLLAR

61.1%

SERVICES

12.2%

BLUE COLLAR

26.7%

UNEMPLOYMENT

4.1%

EDUCATION

NO DIPLOMA

11%

SOME COLLEGE

33%

SOME HS

30%

GRAD/DEGREE

24%

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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).





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