

# Industrial ★ SALE

LanCarte.com

5989 N FM 51 WEATHERFORD, TX 76085



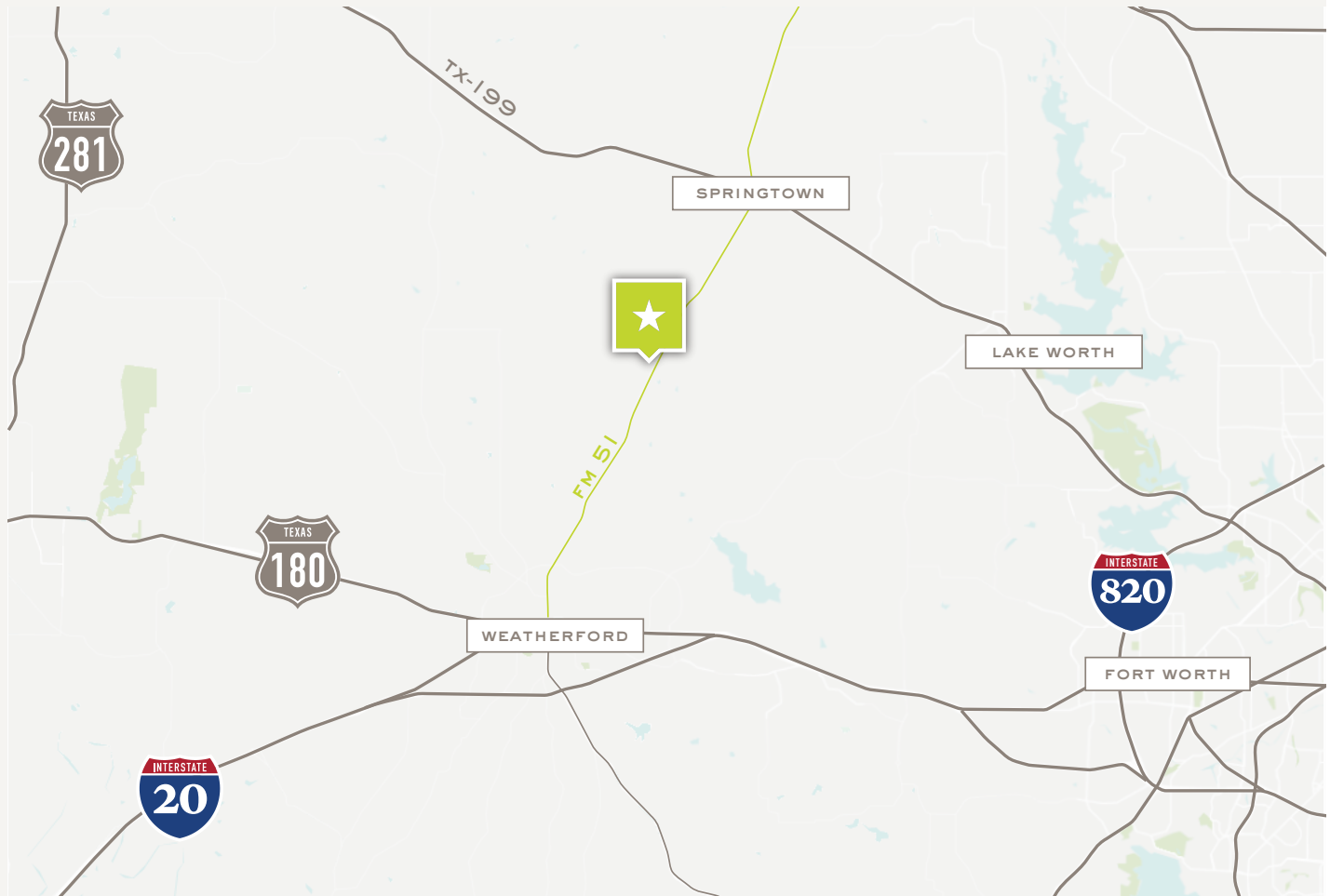
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## PROPERTY FEATURES

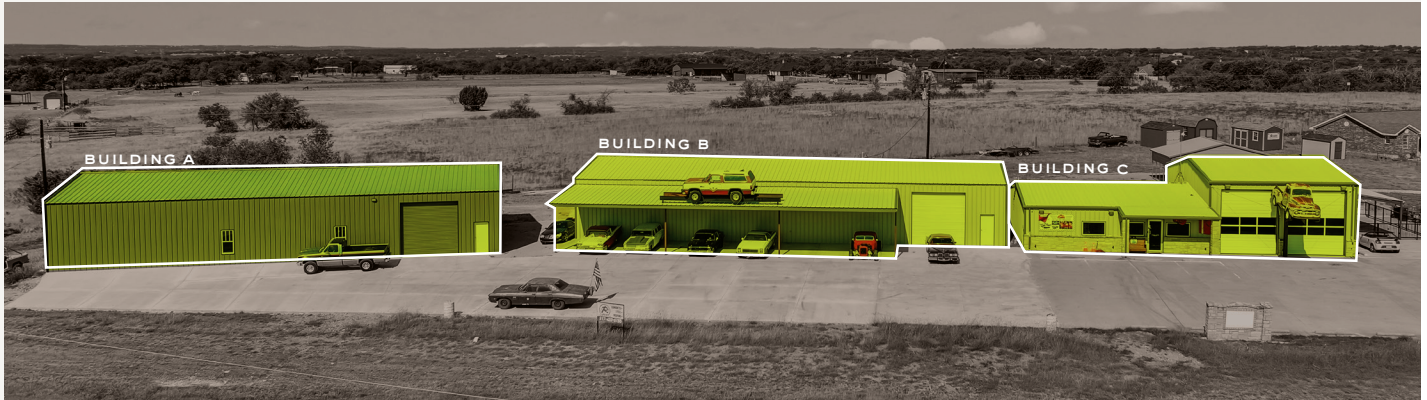
- Built in 2024
- Total Building Size: 12,000 SF for 3 Buildings (5,000, 4,000, 3,000 SF)
- 2.25 Acre Property
- Spaces Fully Insulated
- 2 Grade Level Doors on Each Building
- Building C is Opening Restaurant with Plans to Lease-Back
- Open Yard
- 16,677 VPD
- Highway 51 Frontage

## LOCATION OVERVIEW

Located just north of Weatherford along FM 51, this property benefits from excellent visibility and accessibility in one of Parker County's most active commercial corridors. The site sees approximately 16,677 vehicles per day, providing consistent exposure for any business. With a restaurant tenant in place providing immediate leaseback income, this location offers both stability and opportunity.

## SALE PRICE

## CONTACT BROKER



**BUILDING A**

+/- 5,000 SF

- 2 Grade-Level Doors (12 x 12)
- Air Conditioned Office

**BUILDING B**

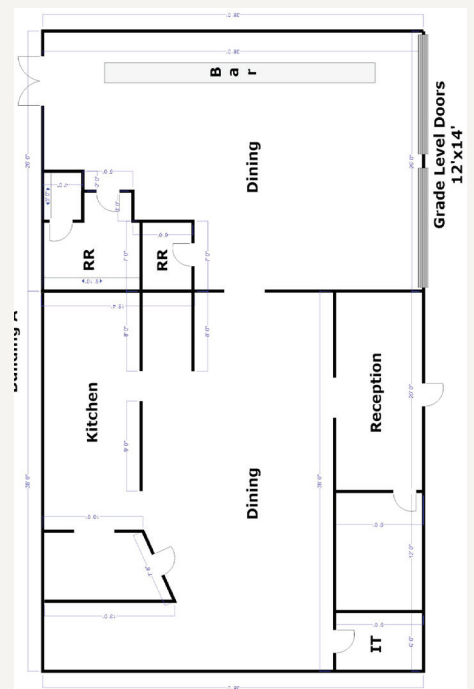
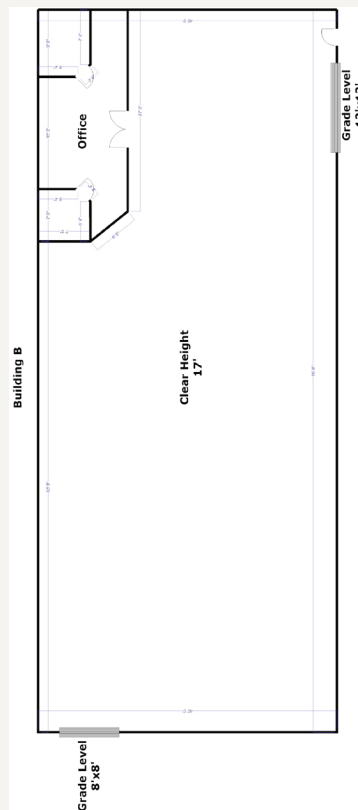
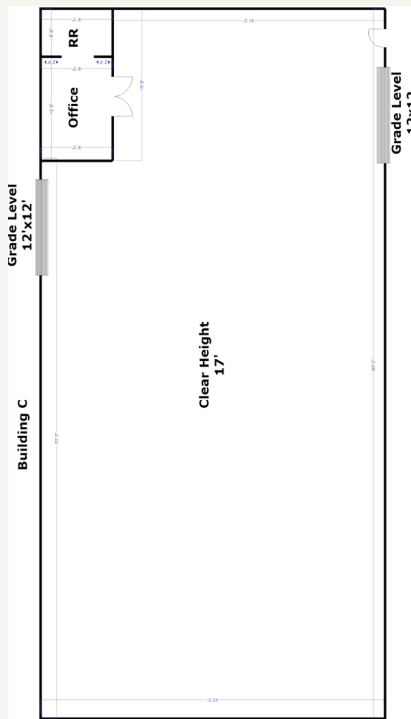
+/- 4,000 SF

- 2 Grade-Level Doors (12 x 12)
- Air Conditioned Office

**BUILDING C**

+/- 3,000 SF

- 2 Grade-Level Doors (12 x 14)
- Restaurant that current owner would like lease-back
- Stage and Patio



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**BUILDINGS A & B**



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**BUILDING C**





LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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