



Weatherford ETJ Land ★ SALE

100.00 AC
SE CORNER OF
S MAIN STREET
(SH 171)



Darren Cain, Member ASSC SIOR
832-418-0611 | dcain@lancartecre.com

Sarah LanCarter CCIM SIOR
817-228-4247 | sarah@lancartecre.com



Executive Summary

PROPERTY SUMMARY

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LanCarte Commercial is excited to present a rare opportunity to acquire 100.0 acres in Weatherford, TX. This greenfield site, strategically located within the ETJ, offers unmatched versatility and a range of uses with no zoning restrictions. Situated in the heart of a major growth corridor just west of Fort Worth, TX, this property is ideally suited for development with its efficient shape, gentle rolling terrain, and over 4,000 linear feet of road frontage. The site's location and characteristics make it ideal for new development with a mix of uses, capitalizing on the excellent demographics in this rapidly growing county.

The City of Weatherford is positioned in Parker County, the 4th fastest-growing county in Texas, with a 15.5% growth rate since 2020. This dynamic growth, combined with a significant 17.4% job increase from 2018 to 2023, creates a strong economic foundation for residential and commercial developments. The site's proximity to the planned UT Arlington West Campus development, Fort Worth Alliance Airport, Lockheed Martin, and easy access to IH-20 further enhance its appeal, making it conducive for a future development.

LISTING HIGHLIGHTS:

- Total Land Area: 100 Acres
- County: Parker County
- Zoning: None; City of Weatherford ETJ
- Low Tax Rate
- Electric to Site
- Prominent Visibility and Frontage
 - o 2489' Frontage along S. Main
 - o 1552' Frontage along Old Airport Rd
 - o 18,373 AVD along S. Main (TX Dot 2022)
- Weatherford ISD: Above Average Ranking by Niche.com

NEW UT ARLINGTON WEST CAMPUS ANNOUNCEMENT



The upcoming UTA campus expansion in Weatherford, TX, signals a promising future for growth and real estate in the area. This development is set to attract a surge of students, faculty, and staff, driving demand for housing, retail, and services. With increased foot traffic and economic activity, this expansion offers lucrative opportunities for commercial real estate investments.

Property Details

AREA DEVELOPMENT & POINT OF REFERENCE

LanCarteCRE.com


**SUBJECT
PROPERTY**

DISTANCES

A DOWNTOWN
WEATHERFORD
12_{MIN}

B WALSH RANCH
18_{MIN}

UT ARLINGTON
WEST (2026)
18MIN

D LOCKHEED
MARTIN
27 MIN MIN LOCKHEED MARTIN

E DOWNTOWN
FORT WORTH
31 MIN FORT WORTH®


 ALLIANCE AIRPORT
44 MIN

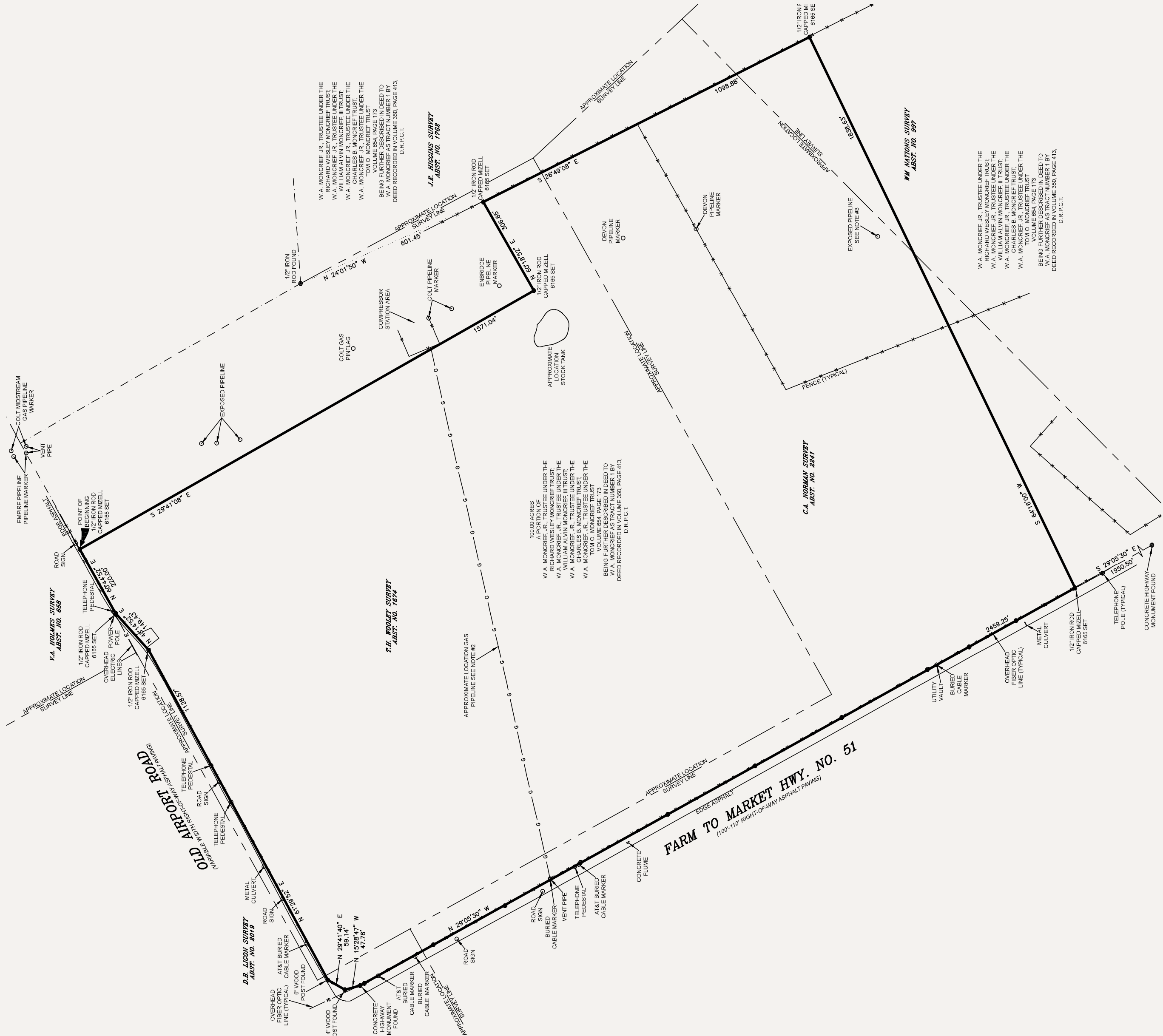


 DFW INT'L
AIRPORT
49 MIN
 DFW

H ABILENE
109_{MIN}

Property Details

PROPERTY SURVEY



Property Details

PARKER COUNTY

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Parker County offers a thriving business environment with a robust local economy and strategic location near major highways. With a strong community focus and access to an expanding market, it's an ideal setting for commercial real estate investment. Weatherford, with 38,109 people, is the largest city in Parker County.

DEMOGRAPHICS

- **Parker County:** 4th fastest growing county in Texas, with a 15.5% growth rate since 2020, and 4.36\$ YoY 2023-2024
- **Job Growth:** From 2018 to 2023, jobs increased by 17.4% in 4 Texas ZIPs from 31,203 to 36,618. This change outpaced the national growth rate of 3.6% by 13.8%.
- **Population Growth:** As of 2023 the region's population increased by 21.1% since 2018, growing by 18,947. Population is expected to increase by 19.8% between 2023 and 2028
- **Subject Property:** Located in the Parker County census tract with the highest projected population growth rate of 28.15% between 2024 and 2029.
- Significant residential and retail growth in the trade area; deep labor pool

AVERAGE HOUSEHOLD INCOME (2020)

The average annual household income in Weatherford is \$101,412, while the median household income sits at \$78,765 per year.

1 MILE	3 MILES	5 MILES
185,295	105,421	105,292
PROJECTED BY 2029	PROJECTED BY 2029	PROJECTED BY 2029
205,427	120,160	118,351

AVERAGE HOME VALUE (2024)

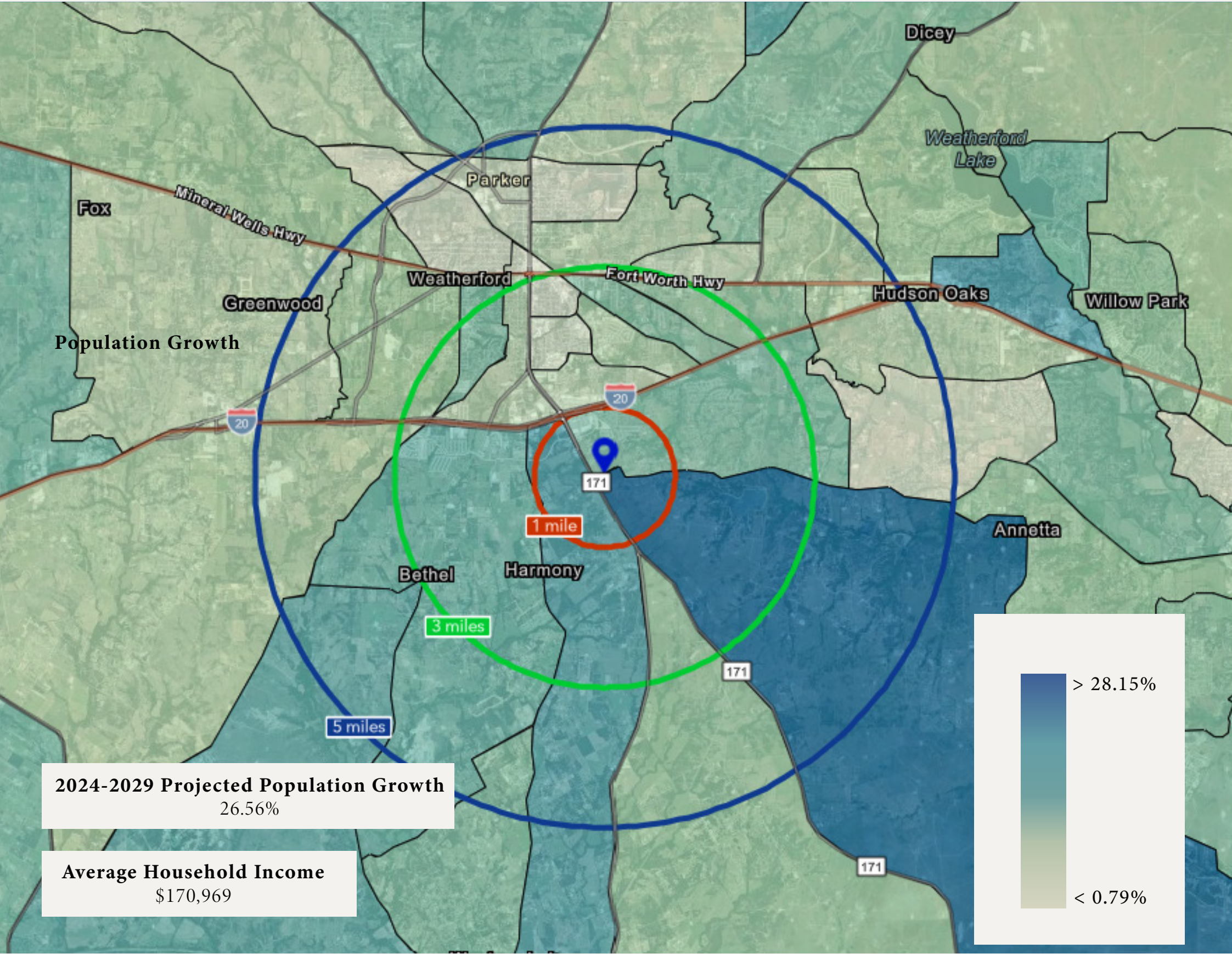
The average annual home value in Weatherford is \$393,393, while the median property value sits at \$368,833 per year.

1 MILE	3 MILES	5 MILES
\$486K	\$333K	\$390K
PROJECTED BY 2029	PROJECTED BY 2029	PROJECTED BY 2029
\$560k	\$403k	\$479K

PERCENTAGE OF RENTER OCCUPIED HOUSEHOLDS (2024)

1 MILE	3 MILES	5 MILES
5.8%	41.4%	30.6%

POPULATION GROWTH & HOUSEHOLD INCOME MAP



This census tract ranked #2 in the area with when blended and weighed together.



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Relentlessly Pursuing What Matters

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