

OFFERING MEMORANDUM

# Lone Oak Strip Center

1801 Lone Oak Road  
Weatherford, TX 76086

\$9,715,965  
PRICE

7.31%  
CAP RATE

\$710,340  
NOI

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## PRESENTED BY



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# Executive Summary

1801 Lone Oak Road · Weatherford, TX 76086

 ASKING PRICE <b>\$9,715,965</b>	 NOI <b>\$710,340</b>	 CAP RATE <b>7.31%</b>
 OCCUPANCY <b>100%</b>	 BASE RENT <b>\$710,340</b>	 EGI <b>\$851,970</b>

We are pleased to offer Lone Oak Strip Center phase 1 and phase 2, a 33,756 square foot retail property situated on approximately 3.53 acres at 1801 Lone Oak Road and 1725 Lone Oak Road in the heart of Weatherford, Texas. The property presents an outstanding investment opportunity for both institutional and private capital.

Lone Oak Strip Center is a best-in-class retail center located at 1801 Lone Oak Road, Weatherford, TX 76086. The ownership is offering this stabilized asset to the market, providing a unique opportunity to acquire a dominant retail position in a high-traffic corridor.

## PROPERTY DATA

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## Investment Highlights

The property is zoned C-1 , permitting a broad range of commercial uses including restaurant, service, and specialty retail operations.

The center benefits from a well-maintained, modern facade with high-traffic corner ingress/egress and multiple points of access for maximum consumer convenience.

Flexible floor plates allow for a variety of retail configurations, accommodating tenants ranging from small-shop inline users to large-format anchor spaces.

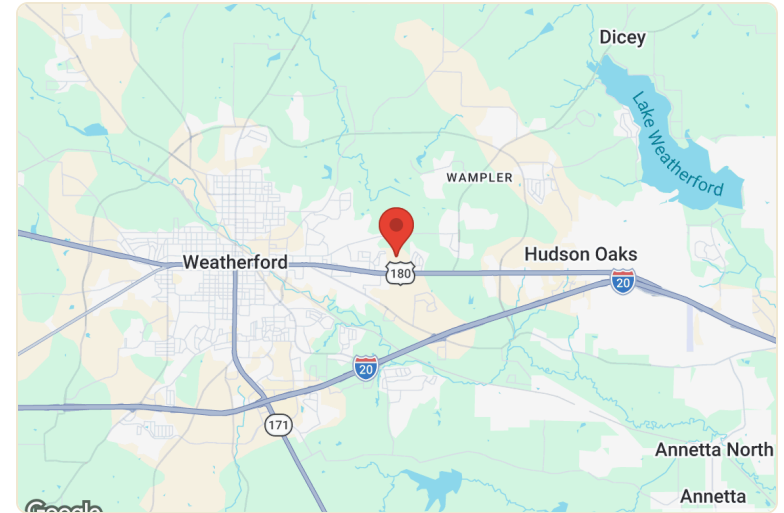
The single-level layout maximizes leasable area while maintaining strong sight lines and storefront exposure to passing vehicular and pedestrian traffic.

Asking Price	\$9,715,965
NOI	\$710,340
Cap Rate	7.31%
Occupancy	100%
Base Rent	\$710,340
EGI	\$851,970

## Location Highlights

Situated at the epicenter of the Weatherford retail trade area, the property draws from a deep primary consumer base within a three- and five-mile radius.

Lone Oak Strip Center is prominently positioned along a high-traffic retail corridor in Weatherford, TX, capturing maximum visibility from the primary trade area.



### LOCATION

Address	1801 Lone Oak Road
City	Weatherford
State	Texas
Zip Code	76086
County	US
Coordinates	32.760274,-97.7565041

### TRANSIT

Weatherford Santa Fe Dr 1.6 mi

### AIRPORTS

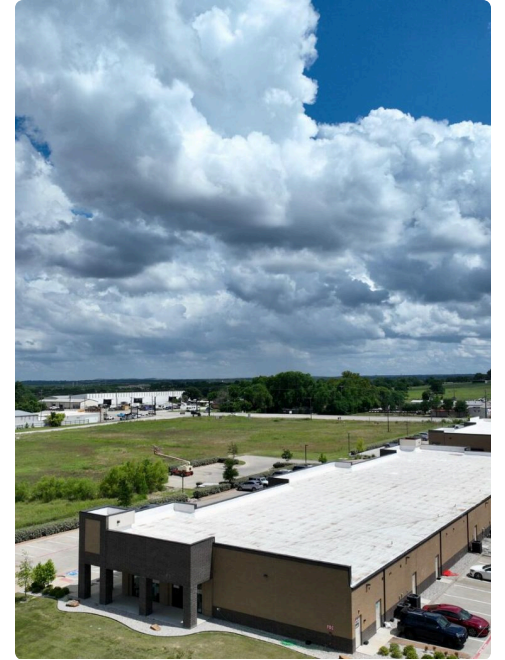
Fort Worth Meacham International Airport 23.4 mi  
Tailspin Airpark 12.8 mi  
Mineral Wells Regional Airport (MWL) 17.6 mi  
DFW International Airport 52.0 mi

### HIGHWAYS

Hwy 180 0 ft  
Interstate 20 1.0 mi



# Exterior Views



# Rent Roll

Suite	Tenant	SF	% of Bldg	Rent/SF	Monthly	Annual Rent	Lease Type	Start	End	Incr %
1-6	Powerhouse Gym	10,458	31.2%	\$16.87	\$14,702.21	\$176,426.46	NNN	09/01/24	09/01/34	—
7-8	Gold Creek Homes	2,800	8.4%	\$23.00	\$5,366.67	\$64,400.00	NNN	08/17/23	—	—
9	Video Ketamine and Wellness Center LLC	1,400	4.2%	\$22.00	\$2,566.67	\$30,800.00	NNN	—	08/30/30	2.8%
10	Vigeo Ketamine and Wellness Center LLC	2,100	6.3%	\$22.00	\$3,850.00	\$46,200.00	NNN	04/11/23	08/01/30	2.8%
Phase 2, 1	Pinnacle Performance Care PLLC	2,053	6.1%	\$23.00	\$3,934.92	\$47,219.00	NNN	11/19/24	11/19/29	—
Phase 2, 2	Sweet Southern Blowouts	1,395	4.2%	\$22.00	\$2,557.50	\$30,690.00	NNN	11/19/24	11/19/29	3.0%
Phase 2, 3	Sweet Southern Blowouts LLC	1,395	4.2%	\$22.00	\$2,557.50	\$30,690.00	NNN	05/27/26	11/19/29	3.0%
Phase 2, 4	Custom Pro Nutrition	1,395	4.2%	\$23.00	\$2,673.75	\$32,085.00	NNN	10/21/24	10/21/29	3.0%
Phase 2, 5	TR Nail Salon	2,075	6.2%	\$22.00	\$3,804.17	\$45,650.00	NNN	03/05/25	03/01/32	2.0%
Phase 2, 6	Crystal Crawford Children's Playhouse	2,100	6.3%	\$25.00	\$4,375.00	\$52,500.00	NNN	—	05/31/31	—
Phase 2, 7 & 8	Babe Bridal, LLC	2,790	8.3%	\$24.00	\$5,580.00	\$66,960.00	—	03/26/25	03/26/28	—
Phase 2, 9	Prayers and Pilates Weatherford, LLC	1,400	4.2%	\$25.00	\$2,916.67	\$35,000.00	NNN	—	04/15/31	—
Phase 2, 10	Indoor Fairways	2,155	6.4%	\$24.00	\$4,310.00	\$51,720.00	NNN	12/15/25	12/15/28	—
<b>Total</b>		<b>33,516</b>	<b>100.0%</b>	<b>\$21.19</b>	<b>\$59,195.06</b>	<b>\$710,340.46</b>				

GLA 33,516 SF

% LEASED 100.0%

AVG RENT/SF \$21.19

TENANTS 13

AVG LEASE TERM 5.5 yrs

## Notes

# Valuation Summary

## KEY METRICS

**\$9,715,965**  
ASKING PRICE

**7.31%**  
CAP RATE

**\$710,340**  
NOI

### PROJECTED EXIT

Hold Period	<b>1 yrs</b>
Exit Cap Rate	<b>7.3%</b>
Exit Year NOI	<b>\$716,175</b>
Projected Sale	<b>\$9,810,615</b>

## INCOME

Base Rental Income	<b>\$710,340</b>
CAM Reimbursements	<b>\$141,630</b>
Effective Gross Income	<b>\$851,970</b>

## EXPENSES

Property Tax	<b>\$95,048</b>
Insurance	<b>\$31,862</b>
<b>GENERAL EXPENSES</b>	
Trash	<b>\$4,820</b>
Landscaping	<b>\$7,500</b>
Electricity	<b>\$2,400</b>
<b>Total General Expenses</b>	<b>\$14,720</b>

Total Expenses

**\$141,630**

# Cash Flow Projection

	In-Place	Year 1
Base Rental Revenue	\$710,340	\$716,175
Additional Income	\$141,630	\$141,630
<b>Effective Gross Income</b>	<b>\$851,970</b>	<b>\$857,805</b>
Property Tax	(\$95,048)	(\$95,048)
Insurance	(\$31,862)	(\$31,862)
General Expenses	(\$14,720)	(\$14,720)
<b>Total Operating Expenses</b>	<b>(\$141,630)</b>	<b>(\$141,630)</b>
<b>Net Operating Income</b>	<b>\$710,340</b>	<b>\$716,175</b>
<i>Cap Rate</i>	7.31%	7.37%

## NET OPERATING INCOME



## Tenant Profiles



### Powerhouse Gym

Fitness · Novi, Michigan · Est. 1974  
powerhousegym.com

Square Feet: **10,458 SF**

Lease Exp.: **Sept 2034**

Locations: **80+**

Powerhouse Gym is the fastest-growing gym licensing organization in the world. We are distinguished by our unsurpassed motivating atmosphere, knowledgeable staff, and premier exercise equipment, which supports our members in meeting their individual fitness goals. We provide these with the dedication to the highest quality of customer satisfaction delivered with a sense of friendliness, individual pride, and company spirit. The strength of our heart-felt identity is utilized to inspire every person that steps foot into our gyms to better themselves.



### Gold Creek Homes

Professional Services · Weatherford, Texas ·  
Est. 2018

Square Feet: **2,800 SF**

Locations: **1+**

Commercial Builder



### Vigeo Ketamine and Wellness Center

Health and Wellness · Fort Worth, TX · Est.  
2022  
vigeowellness.com

Locations: **2+**

Treating Mind & Body Whether it is you personally, a friend, or perhaps a family member, no one goes untouched by the struggles that poor mental health can cause in a person's day-to-day life. At Vigeo Wellness, we focus on taking care of both the mind and body. With innovative new treatment options like ketamine therapy and IV vitamin infusions, we understand what it takes to help you become the best version of yourself. Vigeo Wellness wants to be your guide. There is hope for relief. Know that at our clinic, we care about you and your journey to recovery.

## Tenant Profiles (continued)



### Pinnacle Performance Care

Health and Wellness · Weatherford, TX ·  
Est. 2021

[pinnacleperformancecare.com](http://pinnacleperformancecare.com)

Square Feet: **2,053 SF**

Lease Exp.: **October 2029**

Locations: **2+**

At Pinnacle Performance Care, our mission is to support you on your path to achieving optimal health and wellness. Founded in 2021 by Shaun and Danielle Carlton, we draw from decades of combined experience in medical and animal health to provide innovative, non-invasive, and drug-free therapies. Our approach focuses on addressing the root causes of health challenges, empowering you to take control of your wellness journey and reach your personal summit of health.



### Sweet Southern Blowouts

Professional Services · Weatherford, TX ·  
Est. 2024

[sweetsouthernblowouts.com](http://sweetsouthernblowouts.com)

Square Feet: **2,790 SF**

Lease Exp.: **Oct 2029**

Locations: **1+**

Every woman deserves to feel confident, beautiful, and empowered—whether she’s a stay-at-home mom, a busy professional, or any hardworking lady in between. Our mission is to create a welcoming haven where you can leave your stress at the door and indulge in the pampering you truly deserve. With fabulous hair at the heart of what we do, we’re here to help you look and feel your best. From the moment you walk in to the moment you walk out, we strive to ensure you leave radiating confidence, ready to take on the world with a smile.



### Custom Pro Nutrition

Vitamin and Supplements Store ·  
Weatherford · Est. 2024

Square Feet: **1,395 SF**

Lease Exp.: **September 2029**

Locations: **1+**

Custom Pro Nutrition is a vitamin and supplements store in Weatherford, Texas focused on sports nutrition, wellness supplements, and helping customers find products that match their health and fitness goals.

## Tenant Profiles (continued)



### TR Nail Salon

Nail Spa · Weatherford · Est. 2025  
trnailspa.com

Square Feet: **2,075 SF**

Lease Exp.: **March 2032**

Locations: **1+**

At TR Nail Spa, we believe every client deserves to look and feel their very best. Our salon is more than just a place for nail care—it's a relaxing destination where style, comfort, and beauty come together. From the moment you walk in, our friendly and professional team is here to ensure your experience is both enjoyable and unforgettable. We offer a wide range of services to suit your needs, including: Dipping powder, gel x, builder gel, tap gel, facial, eyelashes extension, wax, pedicures.



### Babe Bridal

Retail · Weatherford · Est. 2024  
babebridalboutique.com

Square Feet: **2,790 SF**

Lease Exp.: **March 2028**

Locations: **1+**

Bridal Boutique. At Babe Bridal, every appointment is private. That means you and your crew get the whole boutique to yourselves. No distractions, no pressure—just time to try on beautiful gowns and soak in the moment. We are dedicated to providing exceptional service and personalized attention to each and every bride who walks through our doors. We also wanted to create a space that offers a girly, glam vibe to set the mood on what should be a fun and intimate experience.



### Prayers and Pilates

Holistic Wellness · Roanoke, Texas · Est.  
2024  
prayersandpilates.com

Square Feet: **1,400 SF**

Lease Exp.: **April 2031**

Locations: **4+**

Discover a sanctuary for holistic wellness at our Christian-based Pilates and Infrared Light Therapy Studio. Strengthen your body and nourish your spirit with our Pilates classes, infused with faith and positivity. Experience the healing benefits of infrared red light therapy, promoting relaxation and rejuvenation. Join our community to renew your body and spirit. Embrace wellness from within, and let us guide you on the path to a healthier, more balanced life. Healing the body from the inside out

## Tenant Profiles (continued)



### Indoor Fairways

Golf Simulator Facility · Weatherford, TX ·  
Est. 2026

[indoorfairwaystx.com](http://indoorfairwaystx.com)

Square Feet: **2,155 SF**

Lease Exp.: **December 2028**

Locations: **1+**

Golf Simulators | Social Lounge Your go-to spot for tee times, weather proof golf, and good times. 24/7 Facility

# Sales Comparables

## 808 Plaza

808 Fort Worth Highway, Weatherford, TX

<b>SALE PRICE</b> \$3,360,000	<b>CAP RATE</b> 7.00%	<b>BUILDING SF</b> 10,550	<b>PRICE/SF</b> \$318.48	<b>UNITS</b> 5	<b>OCCUPANCY</b> 100%	<b>YEAR BUILT</b> 2019
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Multi-Tenant retail property. The improvements were built in 2019 and possess access/exposure along Fort Worth Highway.

## Keller Commons

2122 Rufe Snow, Keller, TX

<b>SALE PRICE</b> \$9,299,000	<b>CAP RATE</b> 6.79%	<b>BUILDING SF</b> 29,400	<b>PRICE/SF</b> \$316.29	<b>OCCUPANCY</b> 92%	<b>YEAR BUILT</b> 2005	<b>SALE DATE</b> Jun 2026
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This multi-tenant retail property is currently listed for sale for \$9,299,000 or \$316.29 per square foot. The property is currently 92.3% occupied, with a reported cap rate of 6.79%.

# Rental Comparables

## Shops at Crown Park

229 Shops Blvd, Unit 101, Willow Park, TX



**BUILDING SF**  
2,297

**MARKET RENT**  
\$26.00/SF

**YEAR BUILT**  
2018

Commercial building located in The Shops at Willow Park. It serves as a local hub for dining, fitness, and wellness.

## Shops at Crown Park

327 Shops Boulevard Unit 103, Willow Park, TX



**BUILDING SF**  
1,746

**MARKET RENT**  
\$26.00/SF

**YEAR BUILT**  
2017

This property is ideal for a restaurant, bar, lounge, or other entertainment concepts seeking an experience that is surrounded by other entertainment, shopping, and retail business

# Market Overview



POPULATION  
25,250

AREA  
27.8 sq mi

ELEVATION  
1,053 ft

TIME ZONE  
Central Time Zone

COUNTY  
Parker County

STATE  
Texas

## Market Overview: Weatherford, TX

### Weatherford, Texas: A Premier Opportunity for Commercial Real Estate Investment in One of the Fastest-Growing Areas of the DFW Metroplex.

Weatherford serves as the county seat of Parker County, which is among the top fastest-growing counties in Texas:

- Parker County has seen ~19-21%+ growth since 2020, with populations climbing from around 150,000+ to estimates near 180,000–189,000 recently, and strong annual growth rates around 4-4.6%.
- It ranks among the leaders in Texas for percentage population growth and is on a trajectory similar to high-growth areas like Collin County (home to Frisco). Projections show continued robust expansion, with thousands of new residents added annually and major master-planned communities underway.
- This demographic surge creates sustained demand for commercial spaces — retail, office, industrial, medical, and mixed-use — to serve new residents, businesses, and commuters.

#### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	4,008
Median HH Income	\$61,656
Households	1,527

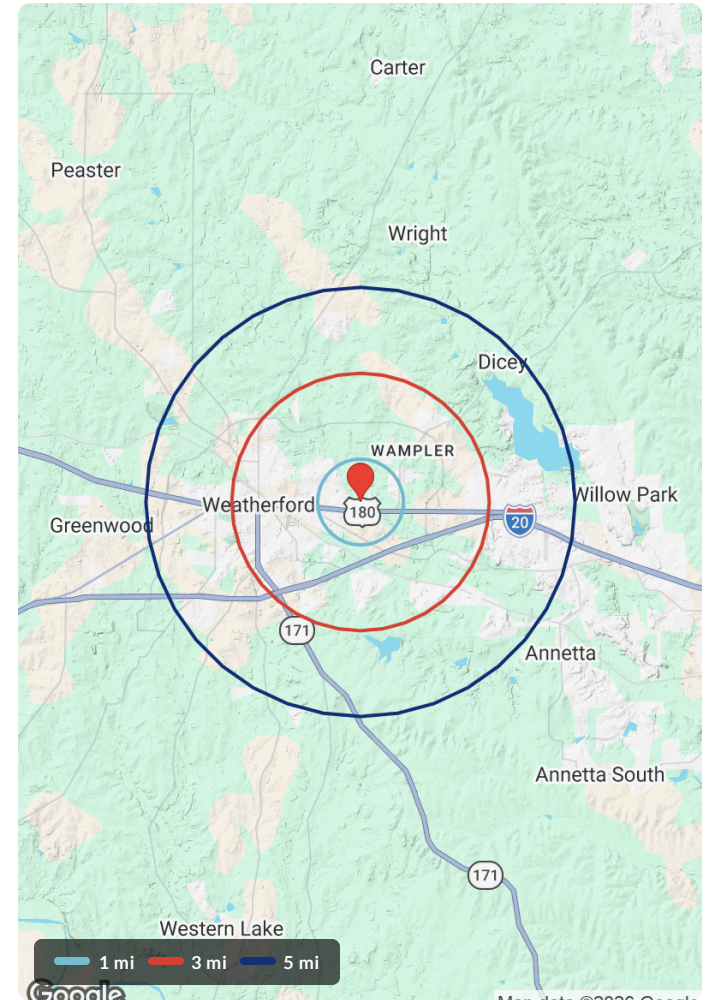
3-MILE RADIUS	
Population	29,084
Median HH Income	\$71,932
Households	11,746

5-MILE RADIUS	
Population	47,980
Median HH Income	\$82,247
Households	18,950

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,374	16,856	28,339
2010 Population	2,774	22,438	36,439
2025 Population	4,008	29,084	47,980
2030 Population	4,316	30,439	50,522
2025-2030 Growth Rate	1.49 %	0.91 %	1.04 %
2025 Daytime Population	3,414	32,965	49,097
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	493	6,548	10,805
2010 Total Households	941	8,655	13,895
2025 Total Households	1,527	11,746	18,950
2030 Total Households	1,625	12,094	19,626
2025 Avg. Household Size	2.59	2.39	2.47
2025 Owner Occupied Housing	681	6,719	12,353
2030 Owner Occupied Housing	727	6,940	12,846
2025 Renter Occupied Housing	846	5,027	6,597
2030 Renter Occupied Housing	898	5,154	6,780
2025 Vacant Housing	66	753	1,255
2025 Total Housing	1,593	12,499	20,205
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	916	1,216
\$15,000-\$24,999	72	1,135	1,668
\$25,000-\$34,999	285	829	1,119
\$35,000-\$49,999	152	1,221	1,798
\$50,000-\$74,999	257	1,974	2,930
\$75,000-\$99,999	109	1,298	2,149
\$100,000-\$149,999	395	2,174	3,713
\$150,000-\$199,999	92	1,008	1,770
\$200,000 or greater	78	1,191	2,588
Median HH Income	\$61,656	\$71,932	\$82,247
Average HH Income	\$83,130	\$96,441	\$109,333



\$61,656 MEDIAN HH INCOME (1-MI)	\$83,130 AVG HH INCOME (1-MI)
44.6% OWNER OCCUPIED (1-MI)	55.4% RENTER OCCUPIED (1-MI)
4.1% VACANCY RATE (1-MI)	1.49 % 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

