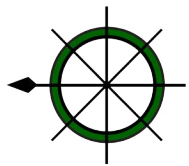


# GROUNDLEASE



## PAD OUTPARCEL AVAILABLE

## WEATHERFORD, TEXAS



**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE

**SCOTT RODGERS** Vice President  
scottrodgers@duwestrealty.com | 214.720.0004

4403 North Central Expressway #110 Dallas Texas 75205  
duwestrealty.com

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## OVERVIEW

- 10,875 SF building on 40,000 SF available for lease (as-is), ground lease or build to suit with multi-tenant drive-thru
- Huge pylon signage facing I-20
- Former Sears in Weatherford Ridge Shopping Center, a retail development strategically placed in the heart of Weatherford, Texas.
- Located at the intersection of I-20 and Main, the retail hub already supports flourishing businesses such as JCPenney, Bed Bath & Beyond, Michaels and Belk.
- Other area retailers include Walmart, Lowe's, Target, Best Buy, Ross, Kohl's, Dollar Tree, Home Depot, Ross, Aldi, Tractor Supply, Office Max, TJ Maxx and many more.

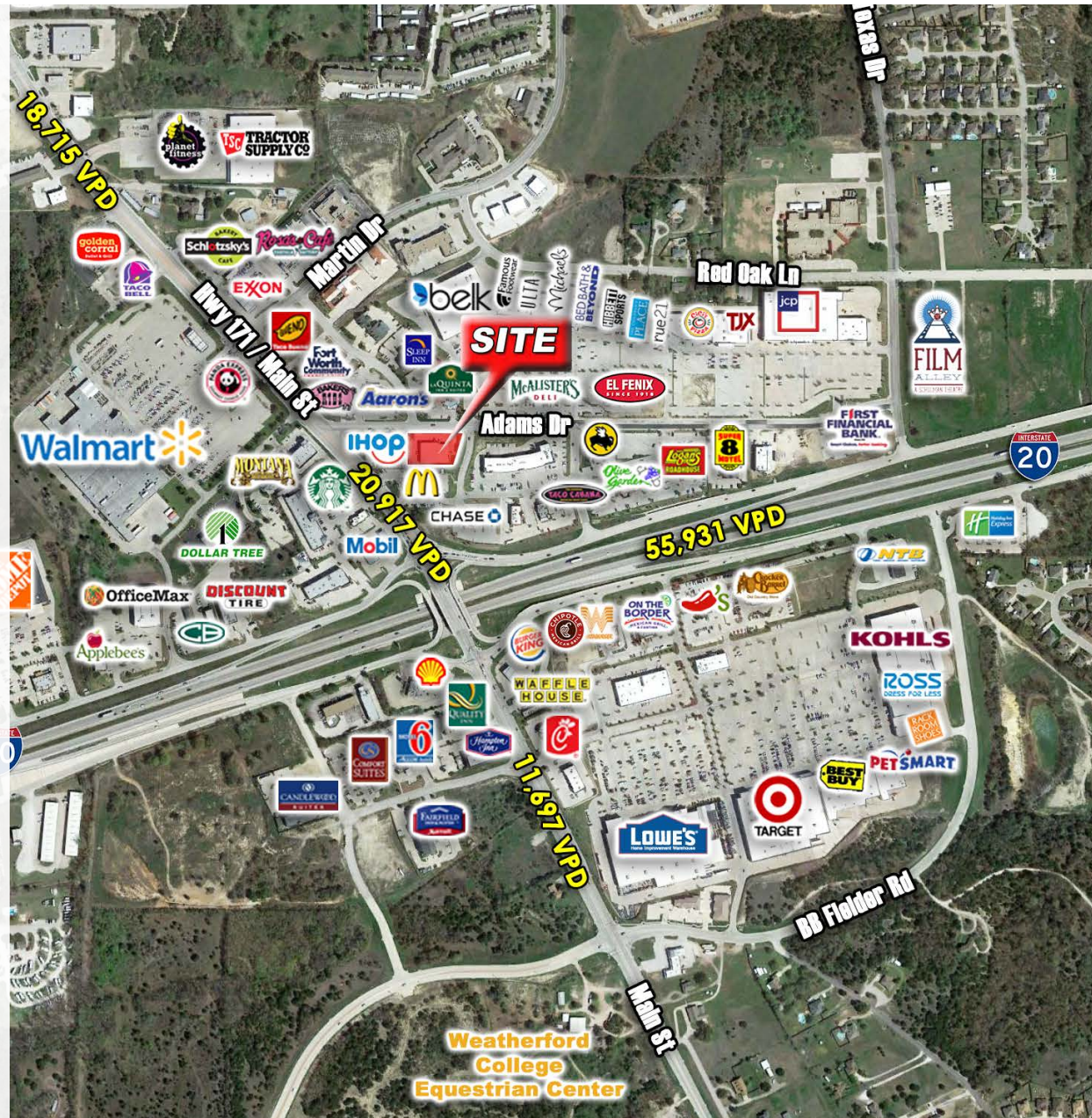
## TRAFFIC COUNTS

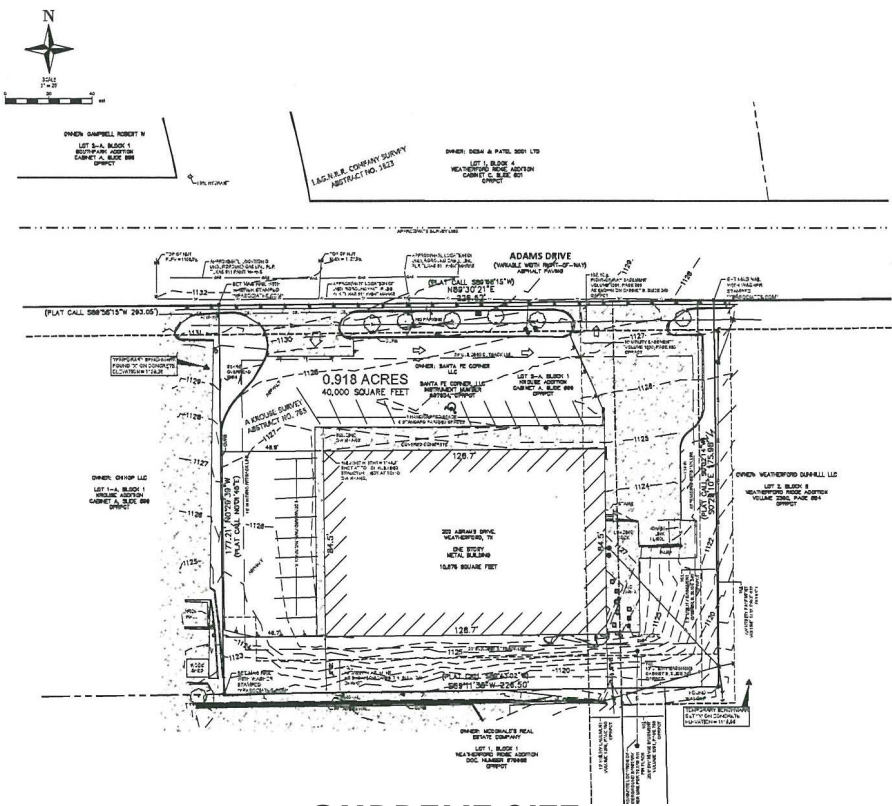
Interstate 20: 55,931 VPD (TXDOT 2015)

Main St/Hwy 171: 20,917 (TXDOT 2015)

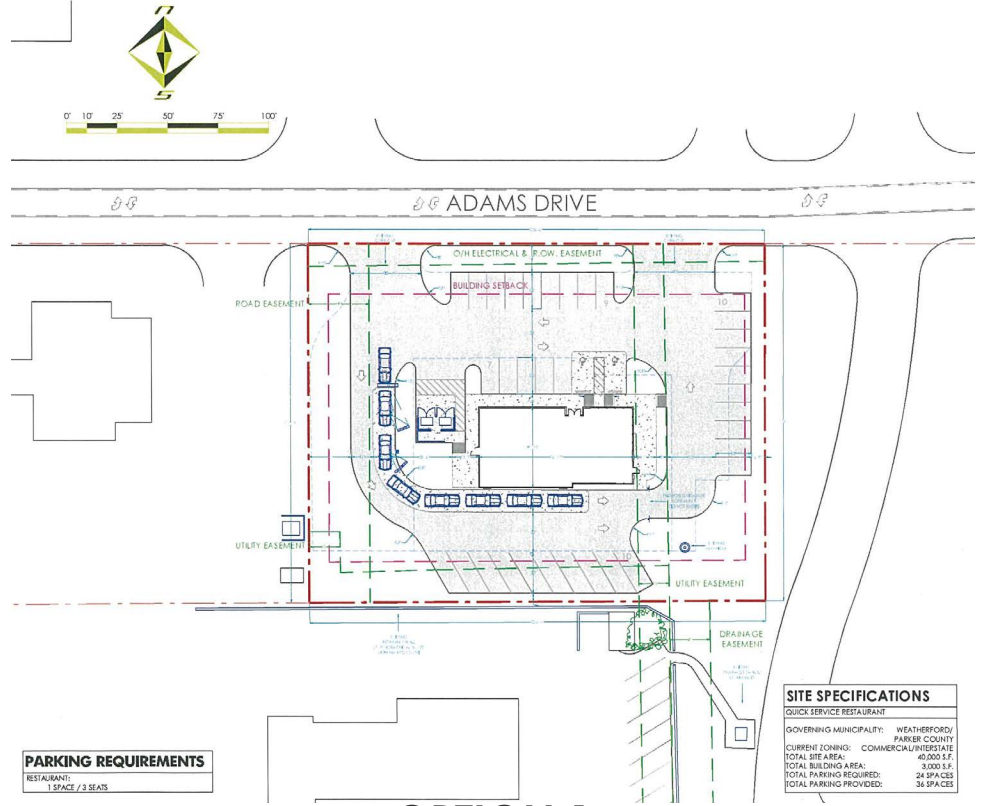
## DEMOGRAPHICS

|                 | 1-mile   | 3-mile   | 5-mile   |
|-----------------|----------|----------|----------|
| 2016 Population | 3,415    | 25,087   | 36,579   |
| Avg HH Income   | \$72,027 | \$72,093 | \$79,252 |
| Daytime Pop.    | 7,797    | 32,293   | 41,640   |





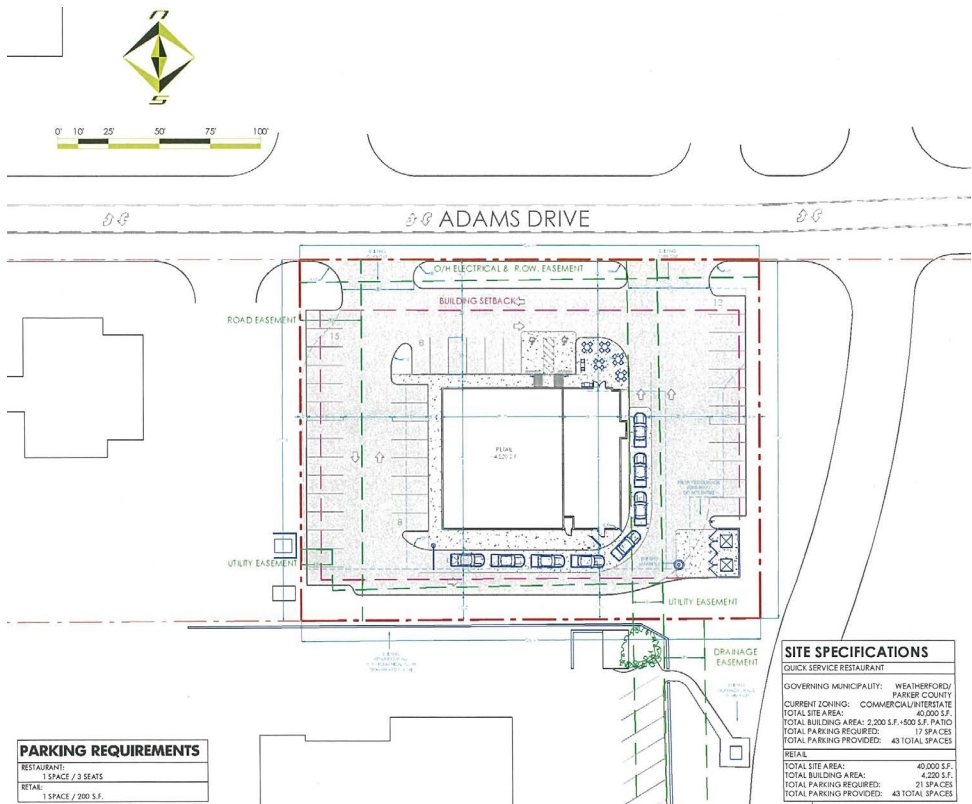
CURRENT SITE



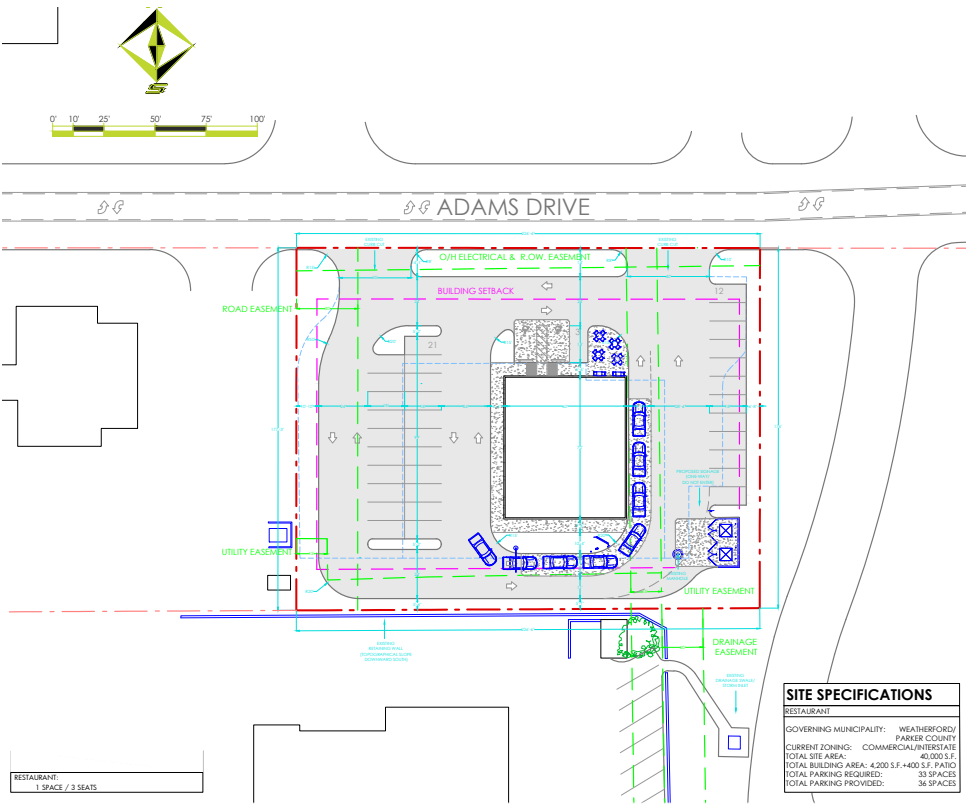
**PARKING REQUIREMENTS**  
RESTAURANT:  
1 SPACE / 3 SEATS

OPTION 1

| SITE SPECIFICATIONS      |               |
|--------------------------|---------------|
| QUICK SERVICE RESTAURANT |               |
| GOVERNING MUNICIPALITY:  | WEATHERFORD   |
| CURRENT ZONING:          | PARKER COUNTY |
| TOTAL SITE AREA:         | 40,000 S.F.   |
| TOTAL BUILDING AREA:     | 3,000 S.F.    |
| TOTAL PARKING REQUIRED:  | 24 SPACES     |
| TOTAL PARKING PROVIDED:  | 36 SPACES     |



OPTION 2



OPTION 3

