QUICKPRINT

101 COLLEGE AVENUE

Weatherford, Texas 76086

DOWNTOWN COMMERCIAL REAL ESTATE OPPORTUNITY

Approximately 7,800 SF | First and Second Floors | Historic Downtown Weatherford

CONFIDENTIAL OFFERING MATERIALS

Property details are based on information provided by the owner/representative and should be independently verified.

Executive Summary

A flexible downtown Weatherford commercial property with a clear, marketable sale configuration.

Quickprint at 101 College Avenue is positioned in the heart of Weatherford's historic downtown square area. The offering is structured around the first and second floors located directly above the building's first-floor footprint, totaling approximately 7,800 square feet. This approach provides a cleaner real estate configuration that does not rely on the separate airspace area extending over the neighboring building.

Property	Quickprint commercial building
Address	101 College Avenue, Weatherford, Texas 76086
Offering Area	Approximately 7,800 square feet
Configuration	First floor plus second floor directly above the first-floor footprint
District	Downtown / Central Business District / Historic Square area
Potential Uses	Owner-user, office, retail, showroom, creative space, professional services, investment or mixed commercial occupancy
Utilities / Systems	Prospective buyers should verify all utility, HVAC, life-safety and building-system details during due diligence
Pricing	Available upon request. Owner will entertain owner-financing proposals, subject to acceptable price, down payment, interest rate, term, borrower qualifications and mutually agreed documentation.

CORE ADVANTAGE

The offering combines central downtown visibility and identity with enough square footage to accommodate a substantial owner-user or multiple functional departments, while preserving flexibility for future leasing or phased occupancy.

Marketing Highlights

- Located in the Weatherford historic square area, a recognizable commercial destination in Parker County.
- Approximately 7,800 square feet across two levels.
- First- and second-floor sale configuration designed to avoid dependence on the separate airspace area over the neighboring property.
- Potential for owner occupancy, investment, adaptive reuse or a combination of operating business and leased space.
- Downtown character that may appeal to professional, creative, specialty retail, service and destination-oriented users.
- Nearby downtown sales provide useful market reference points, subject to adjustment for size, condition, location and property rights.

Property Profile

Street Address	101 College Avenue
City / ZIP	Weatherford, Texas 76086
County	Parker County
Building Area Offered	Approximately 7,800 SF
Levels Offered	First floor and second floor
Prior Total-Area Reference	An earlier configuration referenced approximately 8,002 SF; the present marketing concept is limited to approximately 7,800 SF
Current Business Identity	Quickprint
Location Character	Established downtown commercial setting near the Weatherford square
Tenure / Delivery	To be confirmed in the purchase agreement or lease documents
Parking	Downtown parking availability and any dedicated rights should be independently verified
Zoning / Permitted Use	Buyer or tenant to verify intended use with the City of Weatherford
Condition	Prospective purchaser or tenant should complete property, structural, mechanical, roof, environmental and code-related inspections

Building Configuration

The marketable real estate package consists of two vertically aligned floors. The second floor being offered is the portion directly above the first-floor building footprint. A separate airspace area associated with the neighboring structure is not included in this simplified offering concept unless later added by a separately negotiated agreement.

SIMPLIFIED CONFIGURATION - NOT TO SCALE	
SECOND FLOOR OFFERED Directly above first-floor footprint	Separate airspace area Not included in current offering concept
FIRST FLOOR OFFERED 101 College Avenue footprint	Neighboring building area

Final legal description, survey, title treatment and boundaries must be confirmed by the title company, surveyor and legal counsel.

DUE-DILIGENCE EMPHASIS

Because this property has previously involved an airspace-related ownership issue, the final marketing and contract package should use the current title commitment, survey and legal description as the controlling sources. The packet intentionally describes the cleaner 7,800-SF configuration without representing that the excluded airspace is part of the sale.

Second-Floor Renovation & Code Considerations

The second floor requires a complete remodel. Depending on the buyer's proposed use, occupancy classification and the City of Weatherford's plan review, the City may require installation of an elevator and a fire sprinkler system to meet applicable current codes. Prospective purchasers should confirm all requirements directly with the City and qualified design and construction professionals before purchase or renovation.

Location & Market Position

101 College Avenue benefits from its position in downtown Weatherford, where historic architecture, local businesses, professional offices, restaurants, courthouse activity and community events create a distinctive commercial environment. Downtown properties can attract users seeking identity, walkability, character and proximity to the Parker County civic and business core.

DOWNTOWN TRAFFIC & VISIBILITY

Approximately 11,914 vehicles per day

Reported at S. Lamar Street and Palo Pinto Street, approximately five blocks from the Weatherford Square. This nearby corridor count supports the property's downtown exposure and accessibility. Exact traffic directly in front of 101 College Avenue should be independently verified.

Source: Commercial marketing report for 501 Palo Pinto Street citing 11,914 VPD; City of Weatherford traffic-count resources direct users to the City, NCTCOG and TxDOT maps.

Potential Location Advantages

- Recognizable downtown address in the Weatherford square area.
- Nearby documented traffic volume of approximately 11,914 vehicles per day at S. Lamar Street and Palo Pinto Street.
- Opportunity for prominent building signage and branded occupancy, subject to city and historic-district requirements.
- Access to nearby dining, retail, professional services and civic destinations.
- Potential appeal to businesses that value historic character over conventional suburban office or retail space.
- Central Parker County location with access to the broader Weatherford and western DFW customer base.

Potential User Profiles

Buyer / User Type	Illustrative Opportunity
Owner-User	Printing, design, professional services, real estate, legal, accounting, engineering, medical-adjacent, creative studio or specialty retail user.
Investor	Single-tenant or multi-tenant repositioning, subject to access, code, utilities, floor plan and market demand.
Hybrid Occupant	Owner occupies one level or a portion of the property and leases remaining space.
Adaptive Reuse Buyer	A buyer seeking a distinctive downtown headquarters, showroom, gallery, event-support space or collaborative workplace.

No representation is made that any particular use is currently permitted or economically feasible. Prospective users should verify zoning, occupancy classification, accessibility, fire protection, parking, signage, historic-district review, renovation requirements and utility capacity.

Investment & Leasing Perspective

Illustrative economics based on figures previously supplied by the owner/representative.

The following scenarios are not appraisals or guarantees. They illustrate how the approximately 7,800-square-foot offering could perform under gross rental-rate assumptions of $20, $22, $24 and $26 per square foot. Prior discussions treated the quoted rates as inclusive of taxes and insurance, with annual increases of 3%.

Year 1 Rate / SF	Year 1 Gross Rent	Year 1 Monthly	5-Year Gross Rent	5-Year Taxes + Insurance	5-Year Net Before Other Costs
$20.00	$156,000	$13,000	$828,225	$75,175	$753,050
$22.00	$171,600	$14,300	$911,048	$75,175	$835,873
$24.00	$187,200	$15,600	$993,870	$75,175	$918,695
$26.00	$202,800	$16,900	$1,076,693	$75,175	$1,001,518

Known Annual Expense Figures Previously Provided

Property Taxes	$9,500 annually
Insurance	$5,535 annually
Combined	$15,035 annually
Expense Scope	Does not include maintenance, management, utilities, repairs, reserves, capital improvements, brokerage, legal, accounting or financing costs

Illustrative Five-Year Schedule at $20.00/SF

Lease Year	Rate / SF	Annual Gross	Monthly Gross	Net After Taxes + Insurance
1	$20.00	$156,000	$13,000	$140,965

Lease Year	Rate / SF	Annual Gross	Monthly Gross	Net After Taxes + Insurance
2	$20.60	$160,680	$13,390	$145,645
3	$21.22	$165,500	$13,792	$150,465
4	$21.85	$170,465	$14,205	$155,430
5	$22.51	$175,579	$14,632	$160,544

UNDERWRITING NOTE

A buyer should replace these illustrative assumptions with actual market rent, current tax and insurance statements, renovation costs, vacancy, leasing commissions, reserves and financing terms before making an investment decision.

Comparable Sales Context

Two downtown Weatherford transactions previously identified by the owner/representative may be useful as general market reference points. They are not presented as verified appraisal comparables. Buyers should independently verify building area, condition, land area, parking, occupancy, property rights and sale terms.

Property	Reported Sale Price	Reported Timing	Use in Analysis
120 College Avenue Approximately 1,600 SF	$652,000	Timing not supplied	Nearby downtown reference; verify deed, size, condition and sale terms.
112 E. Church Street Approximately 2,500 SF	$698,750	January 2026	Recent downtown reference; verify deed, size, condition and sale terms.

Valuation Considerations

- Location within the historic downtown commercial district.
- Approximately 7,800 SF offered across two floors.
- Physical condition and renovation needs, including the complete second-floor remodel and any deferred maintenance.
- Quality of first-floor access, second-floor access, code compliance and ADA considerations.
- Parking availability, signage and visibility.
- Ability to divide, lease or separately operate portions of the building.
- Final title, survey and legal-description treatment of the offered area.
- Market rent, vacancy, operating expenses and investor-required capitalization rate.
- Owner-user value that may exceed purely income-based value for a strategic buyer.

PRICING STRATEGY
An asking price should be established after confirming the legal description, property condition, floor plans, current tax data, title status and verified comparable sales.

OWNER FINANCING AVAILABLE
The owner will entertain owner-financing proposals. Price, down payment, interest rate, amortization, maturity and borrower qualifications are negotiable, subject to owner approval and formal documentation.

Due-Diligence Checklist

Category	Items to Confirm
Ownership & Title	Current title commitment; vesting deed; legal description; exceptions; easements; party-wall or airspace agreements; access rights.
Survey & Boundaries	Current survey clearly identifying the first-floor footprint, second-floor area included, excluded airspace and any shared structural elements.
Building Condition	Roof, foundation, exterior, windows, plumbing, electrical, HVAC, stairs, life-safety systems, moisture and environmental review.
Code & Use	Zoning, certificate of occupancy, fire code, accessibility, parking, signage, historic-district requirements and intended-use approval.
Financial	Current taxes, insurance, utilities, maintenance history, capital expenditures, operating statements and any rental income.
Leases & Equipment	Any tenant leases, copier or equipment leases, service contracts and assignment-consent requirements.
Business vs. Real Estate	Confirm whether the Quickprint business, trade name, inventory, customer lists or equipment are excluded or offered separately.
Transaction Documents	Purchase contract, seller disclosures, title objections, survey approval, financing, inspection period and closing conditions.

IMPORTANT

This packet markets the real estate. It does not state that the Quickprint operating business, equipment, customer relationships or intellectual property are included. Any business assets should be separately itemized and documented.