

I-20 Frontage Rd

Pad Opportunity

Weatherford, TX 76087

Retail
Leasing Opportunity
Leasing Brochure



MATTHEWS™

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Project Scope

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- Pad Available 0.975 AC (42,471 AC) for BTS/GL
- Brand new Parry's Pizza build to suit next door
- Exceptional regional accessibility with immediate frontage along I-20
- The corridor is experiencing strong residential expansion and retail demand, driven by continued westward growth out of Fort Worth
- Strategically located in the main retail corridor of Weatherford, featuring a future HEB just west at the I-20 & Bethel Rd intersection
- This location presents a rare opportunity to capitalize on early-stage growth with high visibility and strong co-tenancy momentum

±0.975 AC
Available

±75,500 VPD
I-20

±26,700 VPD
Hwy 171



Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,456	22,504	46,313
Current Year Estimate	2,929	19,594	41,220
2020 Census	2,356	16,733	36,140
Growth Current Year-Five-Year	17.98%	14.85%	12.36%
Growth 2020-Current Year	24.31%	17.10%	14.06%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,283	8,408	17,934
Current Year Estimate	1,033	6,862	14,978
2020 Census	858	5,974	13,406
Growth Current Year-Five-Year	24.20%	22.53%	19.74%
Growth 2020-Current Year	20.33%	14.86%	11.72%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$133,352	\$145,666	\$131,196

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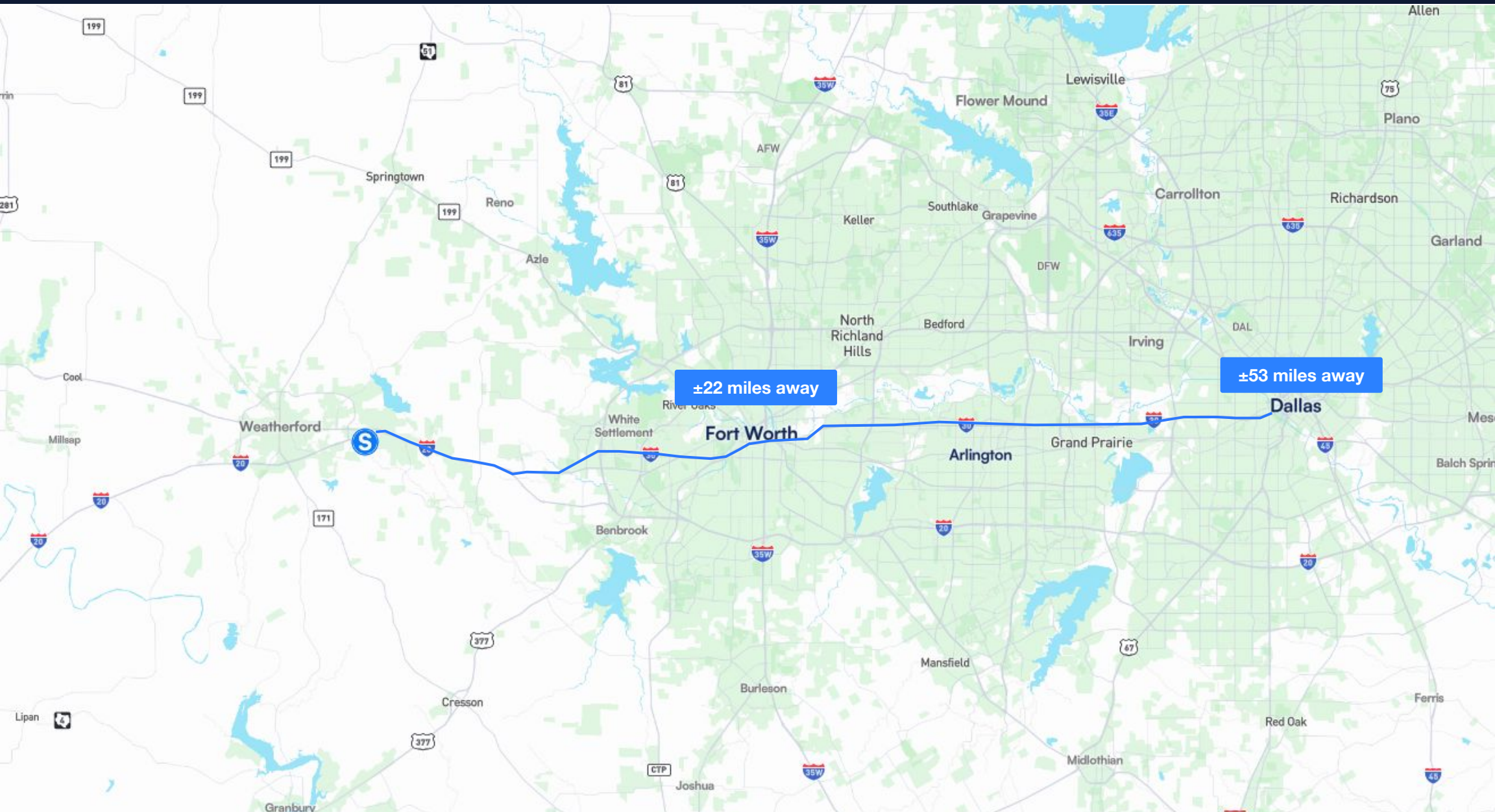


Retail Pad for Lease

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Weatherford, TX Market Overview



#14 Fastest-Growing Affordable Suburb in America — 2025

31.6% Population Growth Since 2020

Part of One of the Nation's Premier Growth Markets

Weatherford is a rapidly growing community on the western edge of the Dallas–Fort Worth Metroplex, approximately 25 miles west of Fort Worth. The city benefits from its proximity to the broader DFW employment base while maintaining a lower-density suburban and semi-rural character. Weatherford's population reached an estimated **40,634 in 2025**, representing approximately **31.6% growth since 2020**, a significant demographic tailwind for continued residential and commercial development.

The local economy is supported by a diverse mix of **education, healthcare, government, retail, manufacturing, and aerospace-related employment**. Major employers include Weatherford ISD, Parker County, Weatherford College, Medical City, Walmart, the City of Weatherford, Ameri-Fab, JAMAK Fabrication, and Weatherford Aerospace. Weatherford also benefits from access to the much larger DFW labor pool, with many residents commuting east toward Fort Worth.

Household fundamentals remain favorable, with **median household income of approximately \$81,500** and a mean commute of roughly **25 minutes**. Weatherford also functions as an important retail and service hub for surrounding Parker County communities; the city recorded more than **\$2.0 billion in retail sales in 2022**, highlighting its role as a regional commercial center rather than simply a bedroom community.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **I-20 Frontage Rd, Weatherford, TX, 76087** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham

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