



For Sale

2.091 Acres in Weatherford, TX
NWC of Bethel Rd & BB Fielder Dr

 JLL SEE A BRIGHTER WAY

The Property

Parcel ID: 94891

Acres: 2.091

Zoning: Planned Development

Utilities Available to Site

Asking Price: \$6.50/SF

In addition to being .31 miles south of future ramps to Interstate 20, the site sits adjacent to both the Westover Village Estates and LEO at Bethel Place communities. It is in the path of Weatherford's growth while also benefiting from DFW's massive population outside of Fort Worth and Dallas.

Its proximity to Weatherford High School and a large residential population directly West of the site means sustained traffic. Nearby established retailers including Target, Academy Sports & Outdoors, Home Depot, and Lowes demonstrate developer interest in the area, along with a future HEB and retail / multifamily / medical / office developments adjacent to the site.



Demographics

Estimated population

1-mi	3-mi	5-mi
3,477	22,148	35,084

Number of households

1-mi	3-mi	5-mi
1,245	9,000	16,127

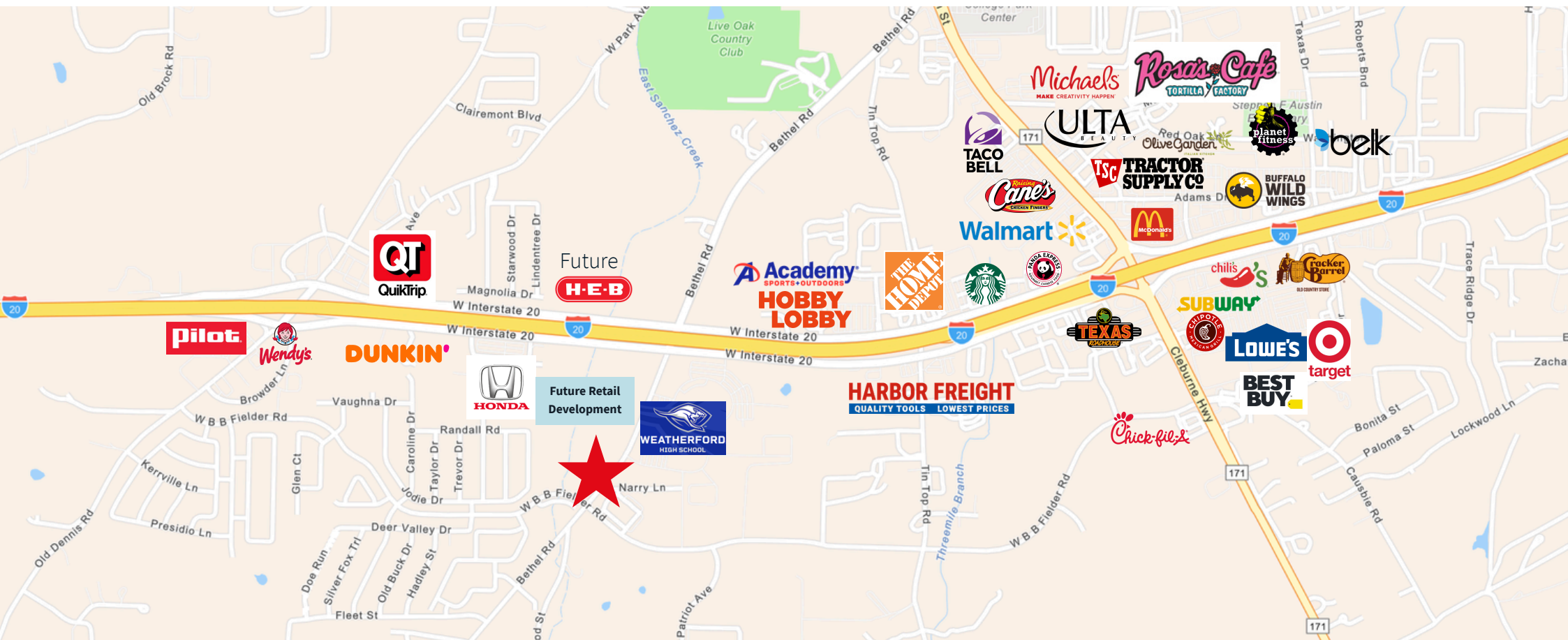
Median household income

1-mi	3-mi	5-mi
\$128,116	\$105,526	\$105,602

Vehicles per day

I-20 @ Bethel Rd	Bethel Rd & BB Fielder
51,396	9,647

Nearby Retail

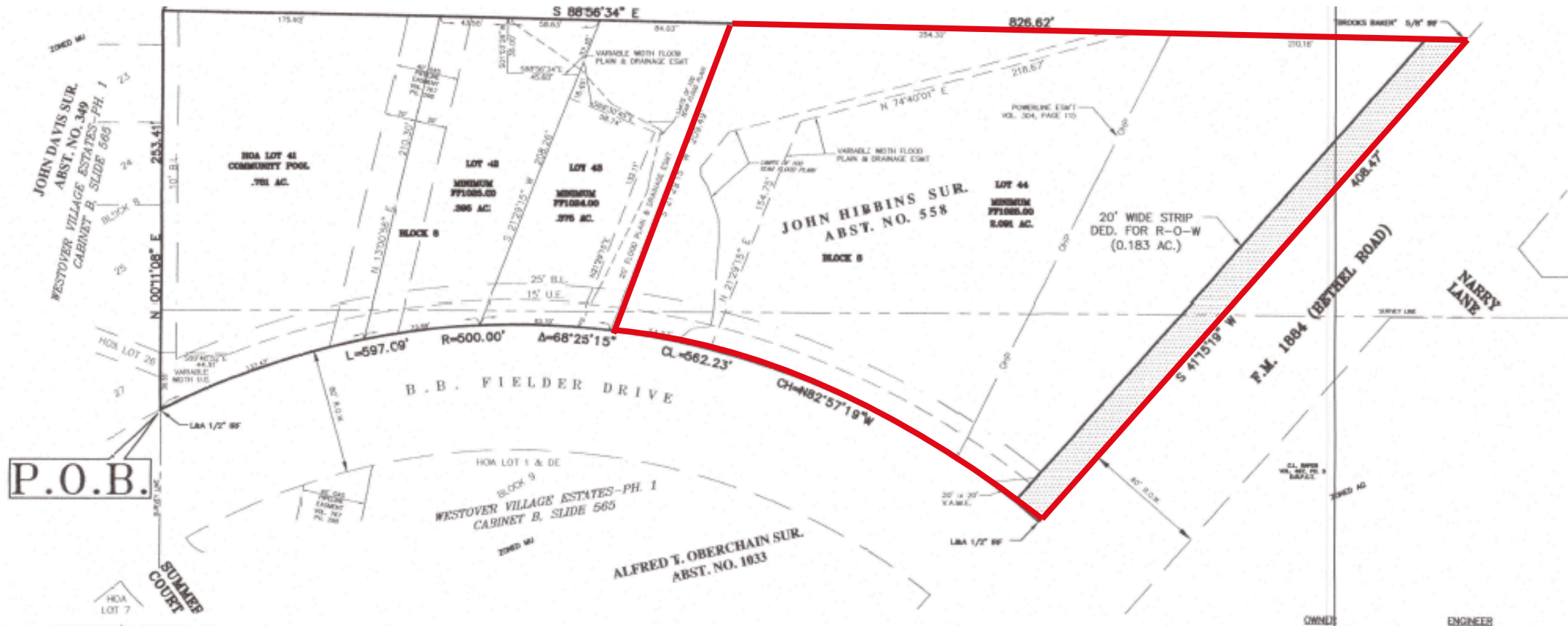


**More than 30 retail locations
within 3 miles of the property**

The intersection of Highway 171 and Interstate 20 is a hotbed of retail development and sits about 1 mile Northeast of the site. Retail giants operate in this dense commercial area to capitalize on Weatherford's rapidly growing population and future development.

Bethel Road is becoming an important commercial spine on the east/southeast side of Weatherford. Residential expansion and additional retail activity is driving demand. A future H-E-B has also been cited as an anchor that could substantially increase the area's retail draw.

Survey



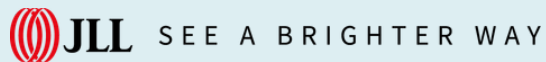
Aerial



Why Weatherford?

Weatherford is one of the most promising development markets in North Texas, offering the advantages of the Dallas–Fort Worth Metroplex while maintaining lower land costs and greater room for growth. Its location along Interstate 20 provides excellent regional access, while continued residential expansion throughout Parker County is creating demand for retail, office, medical, hospitality, and mixed-use projects.

From an investment standpoint, Weatherford benefits from ongoing infrastructure improvements, expanding commercial corridors, and a business-friendly environment that supports responsible growth. Developers can often secure larger sites at more attractive prices than in more mature parts of the Metroplex while still capitalizing on the region's strong economic and population trends. facilities, restaurants, entertainment venues, and service-oriented businesses. Weatherford represents an opportunity to participate in the next phase of North Texas expansion.



Thank you

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