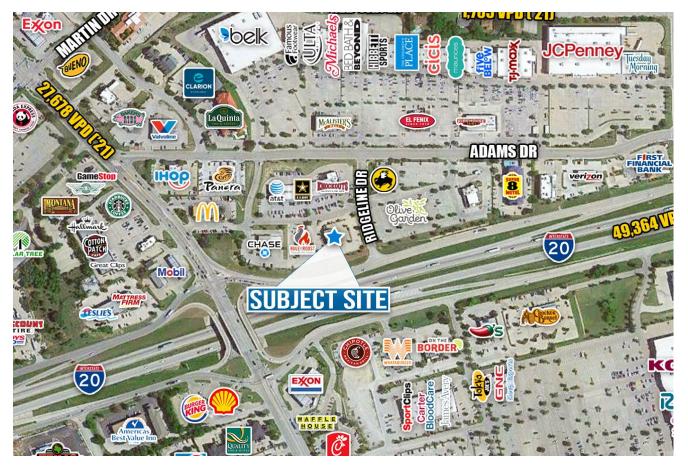
Weatherford, TX



LOCATION:

245 E Interstate 20 Weatherford, TX 76087

PROPERTY HIGHLIGHTS:

Building Size: +/- 3,745 SF w/ Drive-Thru

+/- 1.116 AC Lot Size:

- Located at prime location fronting I-20 near highly trafficked shopping centers that see a total of nearly 10M annual visitors.
- Contact broker for pricing

AREA TENANTS

Belk, Target, Walmart, Kohls, JC Penney, Michaels, Lowe's, Home Depot, IHOP, Chili's, Cracker Barrel, ULTA, etc.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,742	27,160	39,956
Daytime Population	7,556	32,744	43,063
Avg. HH Income	\$89,393	\$88,555	\$95,871
Median HH Income	\$72,251	\$73,277	\$78,566

TRAFFIC COUNTS:

Interstate 20: 53,921 VPD (2021) S Main Street: 27,378 VPD (2021)

CONTACT:

TEY@FALCONCOMPANIES.COM **TEY TINER** 214.534.3683



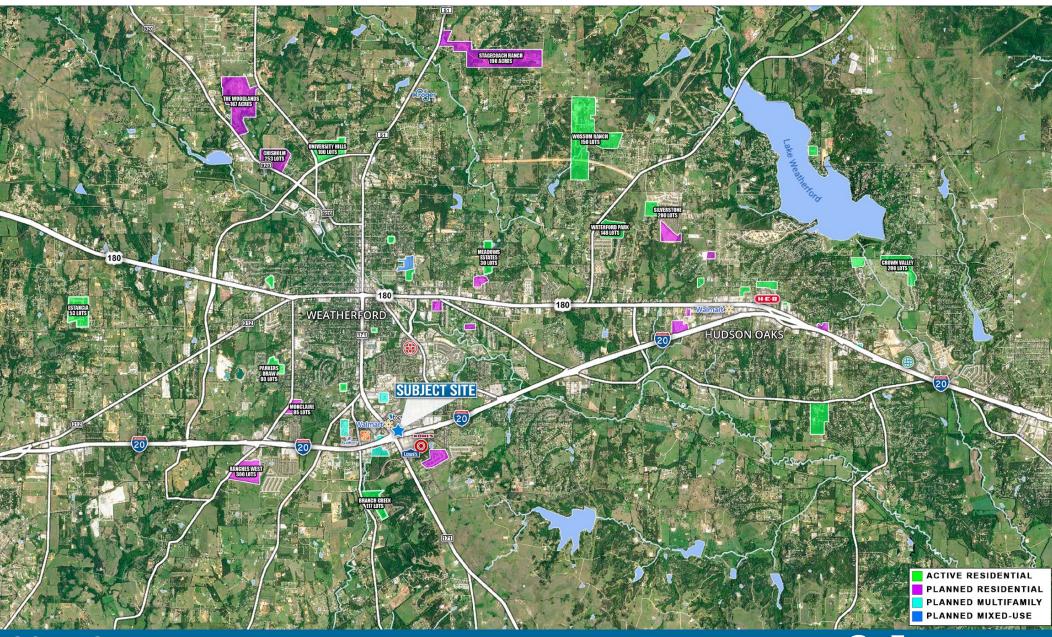
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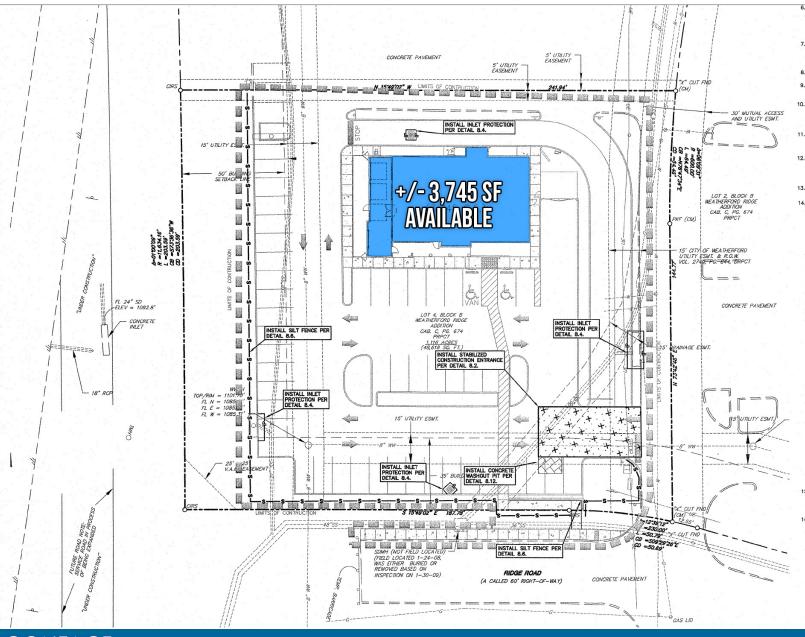
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- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT INTERVALS OF AT LEAST ONCE EVERY TWO (2) WEEKS AND IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS, SILT ACCUMULATION AT CONTROLS
- ANY NECESSARY REPAIRS TO DAMAGED AREAS SET ACCOMULATION AT CONTINUE.

 WILST BE REMOVED WHEN THE DEPTH REACHES SM (6) INCRES SM (7) INCRES SM (7) INCRES SM (7) INCRES SM (8) INCRES SM (
- WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE OR HAY BALES.
- SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND
- PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

 10. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE STET WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OF PREMANENTLY CEASED. AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
- THE FORTUNE OF STE.

 1. TRAFFIC LEAVING THE CONSTRUCTION SITE WILL EXIT THROUGH A STABILIZED CONSTRUCTION STEW AND THE STABILIZED CONSTRUCTION EXIT AS LOCATED ON THE FLANS, WHEN SOILS HAVE COLLECTED ON THE STABILIZED VEHICULAR EXIT TO AN EXTERN WHICH REQUOES ITS INTENDED EFFECTIVENESS, THE SURFACE WILL BE CLEANED AND REESTABLISHED FOR THE INTENDED PURPOSE.
- NUD/DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
- 14. PERMANENT EROSION CONTROL:
 - ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
 - ALL DISTORBED MESS SYMLL BE RESIDENCE AS NOTICE BELOW.

 A) A MINNING OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL
 BY AND AND AND AND AND AND BETWEEN THE CORN AND
 BY AND AND AND AND AND AND AND AND AND
 OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED
 OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED
 OTHERWISE BY THE PROJECT'S LANDSCAPE PLAN: BROADCAST SEEDING:
 - I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 - II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HAULED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
 - (C) FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15—15—15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
 - (D) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.

HYDRAULIC SEEDING:

- HYDRAULG SEDIMO:

 I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER YEL WITH A PURITY OF 95% WITH 90% GERMANATION.

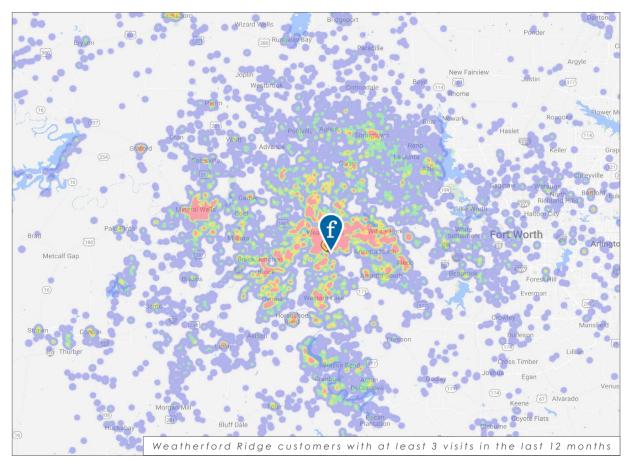
 II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
- (E) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
- (G) THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOLL BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS RANFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. (COORDINATE WITH
- (H) RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
- (I) SEEDING SHALL APPLY TO ALL AREAS WITHIN DISTURBED PROJECT AREA NOT COVERED BY PAVEMENT, BUILDING PAD OR PROJECT LANDSCAPING PLANS INCLUDING RIGHT-OF-WAYS AND OFFSITE EASEMENTS.
- (J) AT LEAST TWO SEEDINGS SHOULD OCCUR DURING PROJECT. THEY SHOULD OCCUR WITHIN 14 DAYS AFTER PONDS ARE GRADED AND PRIOR TO BY FINAL PUNCH LIST.
- THE EPA GENERAL PERMIT REQUIRES THAT A TEMPORARY OR PERMANENT SEDIMENT BASIN BE INSTALLED IN ANY DRAINAGE LOCATION WHERE MORE THAN 10 ACRES IN THE UPSITEMA DRAINAGE ARE DISTURBED AT ONE TIME. THE SEDIMENT BASIN MUST PROVIDE AT LEAST 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE IF LAND,
- 16. CONTRACTOR'S FILING OF NOTICE OF TERMINATION (NOT) SHALL OCCUR UPON TACO

CONTACI:

214.534.3683 TEY@FALCONCOMPANIES.COM **TEY TINER**

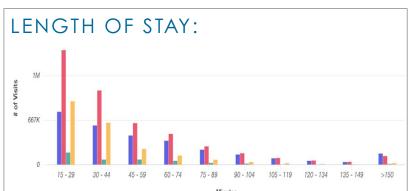
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Weatherford, TX









SHOPPING CENTER FOOT TRAFFIC (12 mos: June 2022 to June 2023)

Weatherford Ridge: **Weatherford Marketplace**: **Weatherford Commons:** Walmart:

est. # of Customers 506,600 customers 773,000 customers 193,900 customers 282,000 customers

est. # of visits 2.8M visits 4.5M visits 467K visits 2.1M visits

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

DEMOGRAPHIC SUMMARY 245 E Interstate 20, Weatherford, Texas, 76086 Ring of 1 mile

KEY FACTS







3,742 1,562

Population

No High School

Diploma

Households

\$60,488 Median Disposable

Income

Median Age

EDUCATION







23%

High School Graduate

40% Some College

f Degree

30%

Bachelor's/Grad/Pro

Tapestry Segments

Old and Newcomers 1,122 households

Exurbanites

Small Town Sincerity

355 households

65 households





4.2%

of Households

of Households

71.8%



\$8,311,173

Dining at Home



\$89,393

\$39,873

\$93,568

Income

Median Household Average Household Per Capita Income Income

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,066

Apparel & Services



\$5,539,109 Dining Out

\$6,224 Health Care

BUSINESS



419

Total Businesses

7,556

Daytime Population

200000+ 150000-199999 100000-149999 75000-99999 50000-74999 35000-49999 25000-34999 15000-24999 0-14999 100 200 300 HOUSEHOLD INCOME

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This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activites, 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Sales Agent / Associate's Name	License No.	E-Mail	Phone
	Buyer / Tenant / Seller / Landlord Initials	 	