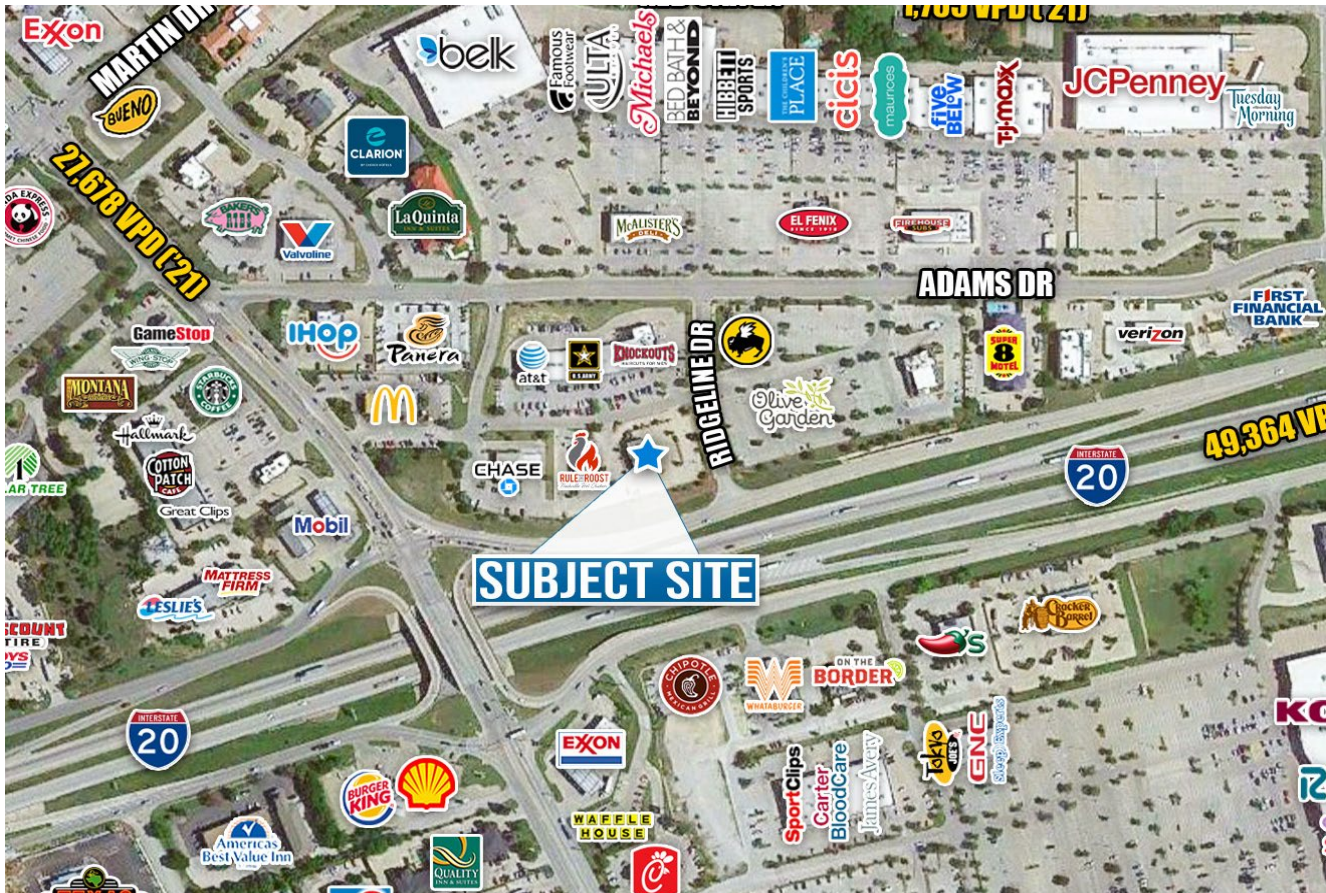


2ND GEN RESTAURANT W/ DRIVE-THRU FOR SALE OR LEASE

Weatherford, TX



LOCATION:

245 E Interstate 20
Weatherford, TX 76087

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 3,745 SF w/ Drive-Thru
- **Lot Size:** +/- 1.116 AC
- 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 TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

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



WWW.FALCONCOMPANIES.COM

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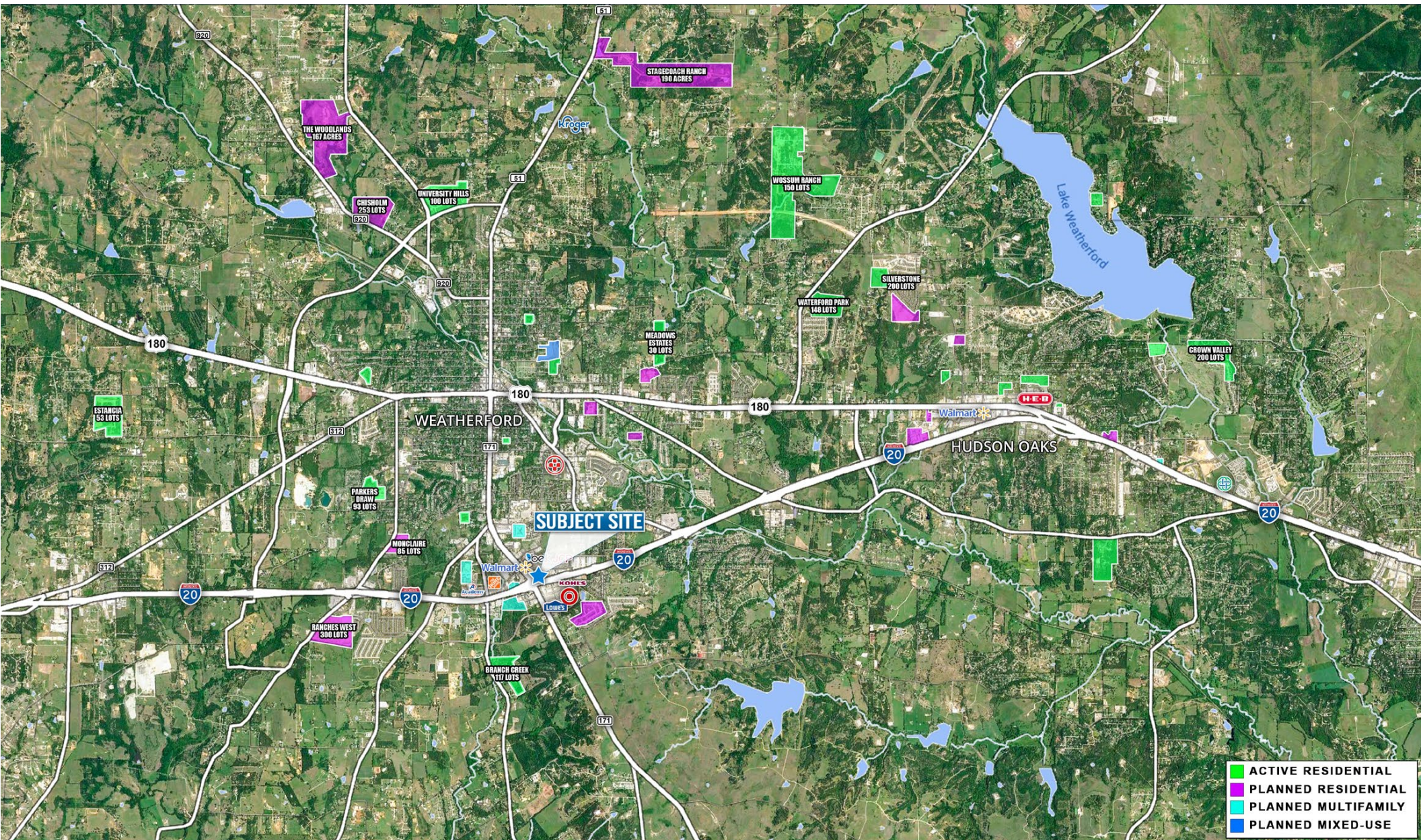
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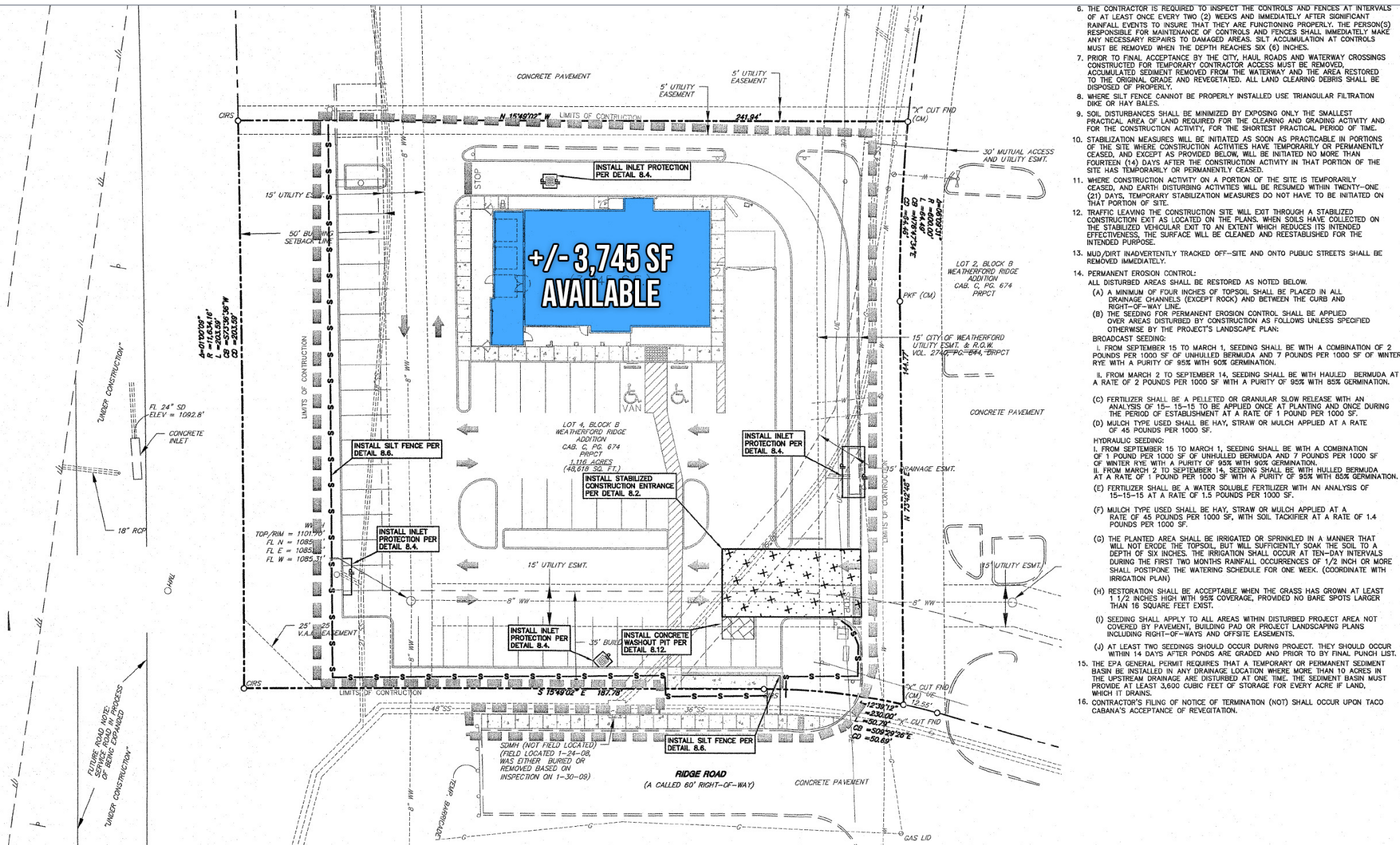
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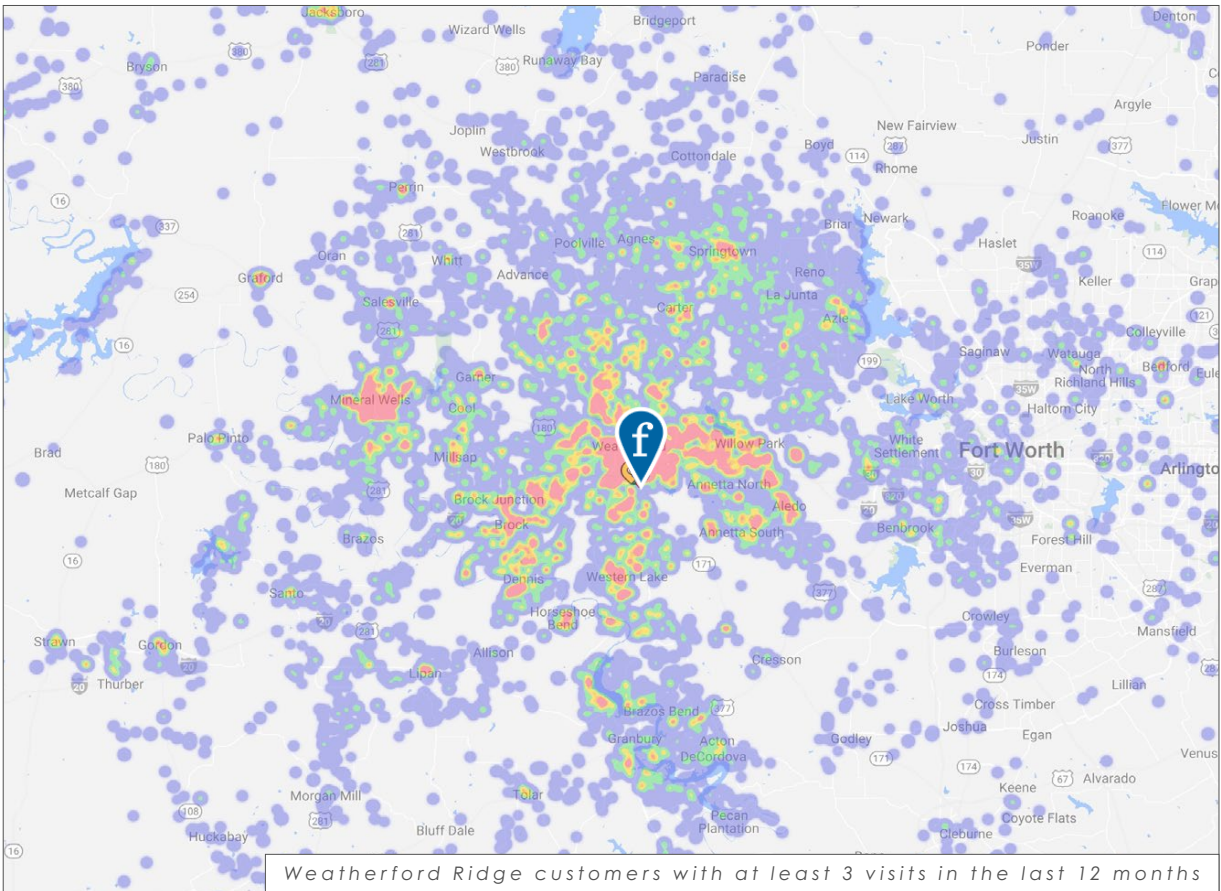
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Weatherford, TX

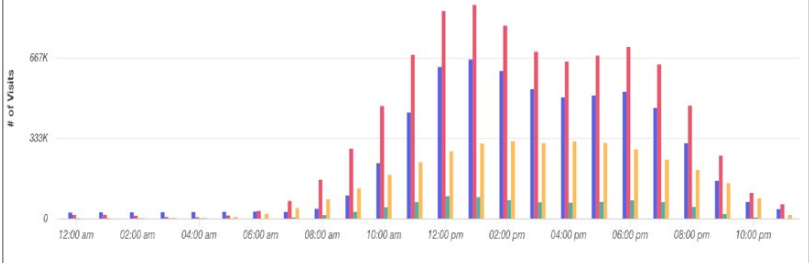


Weatherford Ridge customers with at least 3 visits in the last 12 months

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

	est. # of Customers	est. # of visits
Weatherford Ridge:	506,600 customers	2.8M visits
Weatherford Marketplace:	773,000 customers	4.5M visits
Weatherford Commons:	193,900 customers	467K visits
Walmart:	282,000 customers	2.1M visits

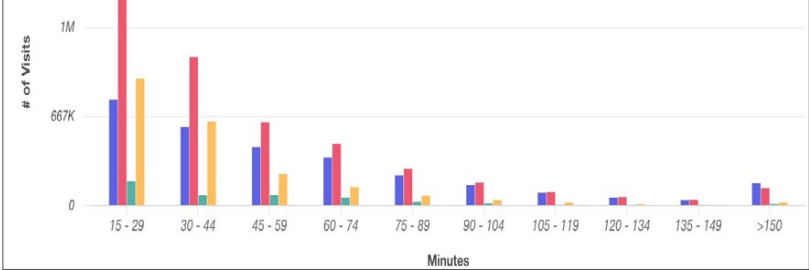
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

245 E Interstate 20, Weatherford, Texas, 76086

Ring of 1 mile

KEY FACTS



3,742

Population

1,562

Households

\$60,488

Median Disposable
Income

42.2

Median Age

EDUCATION

7%

No High School
Diploma

23%

High School
Graduate

40%

Some College

30%

Bachelor's/Grad/Pro
f Degree

Tapestry Segments



8F

Old and Newcomers

1,122 households

71.8%

of Households



1E

Exurbanites

355 households

22.7%

of Households



12C

Small Town Sincerity

65 households

4.2%

of Households

ANNUAL HOUSEHOLD SPENDING



\$2,066

Apparel &
Services



\$5,539,109

Dining Out



\$166

Computers &
Hardware



\$6,224

Health Care



\$8,311,173

Dining at Home

BUSINESS



419

Total Businesses



7,556

Daytime Population

INCOME



\$72,251

Median Household
Income



\$89,393

Average Household
Income



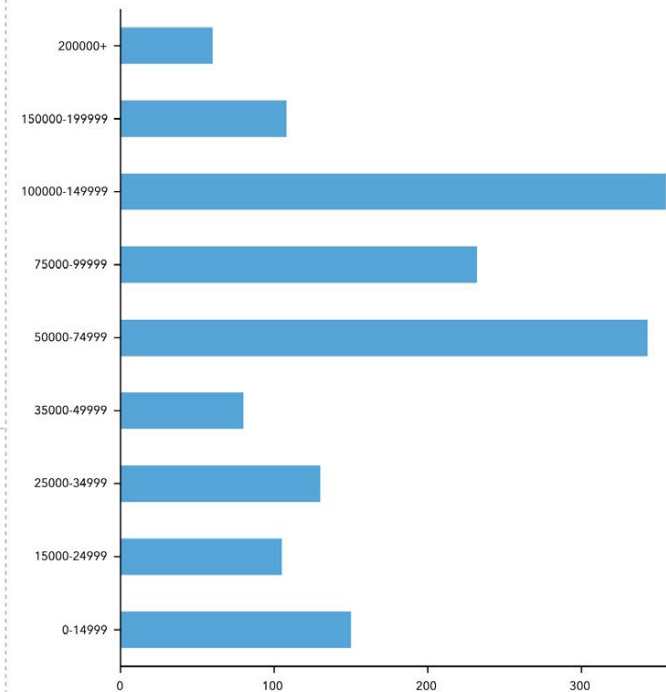
\$39,873

Per Capita Income



\$93,568

Median Net Worth



HOUSEHOLD INCOME

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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date