

FOR SALE

## JCPenney Pad Site at Weatherford Ridge

Interstate 20 &amp; S Main Street | Weatherford, TX



## Overview

|            |             |
|------------|-------------|
| LOT SIZE   | 1 Acres     |
| SALE PRICE | \$1,000,000 |
| PRICE / SF | \$22.96     |



## Contact

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## Description

Area retailers include JCPenney, Belk, TJ Maxx, Bed Bath & Beyond, Michaels, Target, Lowe's & Walmart.

Film Alley Weatherford, a 74,000 square foot movie-bowling arcade entertainment facility, is now open at the corner of Texas Drive and East Interstate 20 Frontage Road.

## Nearby Retailers



## Demographics

|                    | 3 MILE   | 5 MILE   | 10 MILE   |
|--------------------|----------|----------|-----------|
| Total Population   | 25,084   | 37,353   | 74,610    |
| Total # Households | 9,701    | 14,300   | 27,486    |
| Average HH Income  | \$77,436 | \$84,359 | \$103,534 |
| Daytime Population | 28,327   | 39,873   | 71,637    |

Year: 2020 | Source: Esri

## Traffic Counts

|               |            |
|---------------|------------|
| Interstate 20 | 30,008 VPD |
| SH-171        | 20,917 VPD |

Year: 2015 | Source: TXDOT

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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SITE

Vacant

Vacant:  
Cheers  
Liquor

## JCPenney Pad Site at Weatherford Ridge

Interstate 20 &amp; S Main Street | Weatherford, TX



E Interstate 20 &amp; S Main St, Weatherford, Texas, 76087 Rings: 3, 5, 10 mile radii Prepared by Esri Latitude: 32.72891 Longitude: -97.78913

|  | 3 miles  | 5 miles  | 10 miles  |
|--|----------|----------|-----------|
| <b>Population</b>                                    |          |          |           |
| 2000 Population                                      | 17,481   | 25,533   | 45,983    |
| 2010 Population                                      | 21,680   | 32,070   | 61,903    |
| 2020 Population                                      | 25,084   | 37,353   | 74,610    |
| 2025 Population                                      | 26,765   | 39,636   | 80,654    |
| 2000-2010 Annual Rate                                | 2.18%    | 2.31%    | 3.02%     |
| 2010-2020 Annual Rate                                | 1.43%    | 1.50%    | 1.84%     |
| 2020-2025 Annual Rate                                | 1.31%    | 1.19%    | 1.57%     |
| 2020 Male Population                                 | 48.3%    | 48.8%    | 49.4%     |
| 2020 Female Population                               | 51.7%    | 51.2%    | 50.6%     |
| 2020 Median Age                                      | 38.1     | 38.9     | 40.5      |
| <b>Households</b>                                    |          |          |           |
| 2000 Households                                      | 6,782    | 9,758    | 16,892    |
| 2010 Households                                      | 8,431    | 12,322   | 22,908    |
| 2020 Total Households                                | 9,701    | 14,300   | 27,486    |
| 2025 Total Households                                | 10,415   | 15,240   | 29,720    |
| 2000-2010 Annual Rate                                | 2.20%    | 2.36%    | 3.09%     |
| 2010-2020 Annual Rate                                | 1.38%    | 1.46%    | 1.79%     |
| 2020-2025 Annual Rate                                | 1.43%    | 1.28%    | 1.58%     |
| 2020 Average Household Size                          | 2.48     | 2.53     | 2.67      |
| <b>Housing Units</b>                                 |          |          |           |
| 2020 Total Housing Units                             | 10,456   | 15,472   | 29,603    |
| 2020 Owner Occupied Housing Units                    | 6,092    | 9,739    | 21,175    |
| 2020 Renter Occupied Housing Units                   | 3,609    | 4,561    | 6,311     |
| 2020 Vacant Housing Units                            | 755      | 1,172    | 2,117     |
| <b>Race and Ethnicity</b>                            |          |          |           |
| 2020 White Alone                                     | 88.0%    | 88.6%    | 90.3%     |
| 2020 Black Alone                                     | 2.1%     | 1.7%     | 1.2%      |
| 2020 American Indian/Alaska Native Alone             | 0.8%     | 0.8%     | 0.8%      |
| 2020 Asian Alone                                     | 1.1%     | 0.9%     | 0.8%      |
| 2020 Pacific Islander Alone                          | 0.1%     | 0.1%     | 0.1%      |
| 2020 Hispanic Origin (Any Race)                      | 16.0%    | 16.2%    | 13.8%     |
| <b>Income</b>  |          |          |           |
| 2020 Median Household Income                         | \$58,278 | \$61,931 | \$76,234  |
| 2020 Average Household Income                        | \$77,436 | \$84,359 | \$103,534 |
| 2020 Per Capita Income                               | \$30,423 | \$32,294 | \$38,259  |
| <b>2019 Population 25+ by Educational Attainment</b> |          |          |           |
| Total  | 17,002   | 25,575   | 51,644    |
| High School Graduate                                 | 24.1%    | 23.9%    | 21.5%     |
| GED/Alternative Credential                           | 5.6%     | 6.2%     | 5.2%      |
| Some College, No Degree                              | 25.8%    | 26.2%    | 24.8%     |
| Associate Degree                                     | 9.8%     | 9.0%     | 8.1%      |
| Bachelor's Degree                                    | 15.2%    | 15.9%    | 21.0%     |
| Graduate/Professional Degree                         | 7.7%     | 7.7%     | 10.4%     |
| <b>Daytime Population</b>                            |          |          |           |
| 2020 Total Daytime Population                        | 28,327   | 39,873   | 71,637    |
| Workers  | 14,105   | 18,896   | 30,684    |
| Residents  | 14,222   | 20,977   | 40,953    |

Source: Esri, U.S. Census

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

**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 or 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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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date