



Green Meadow
CAPITAL

Multiple Pads Available in Weatherford, TX

2601 – 2607 S Main St
Weatherford, TX 76087

Brian Waxler

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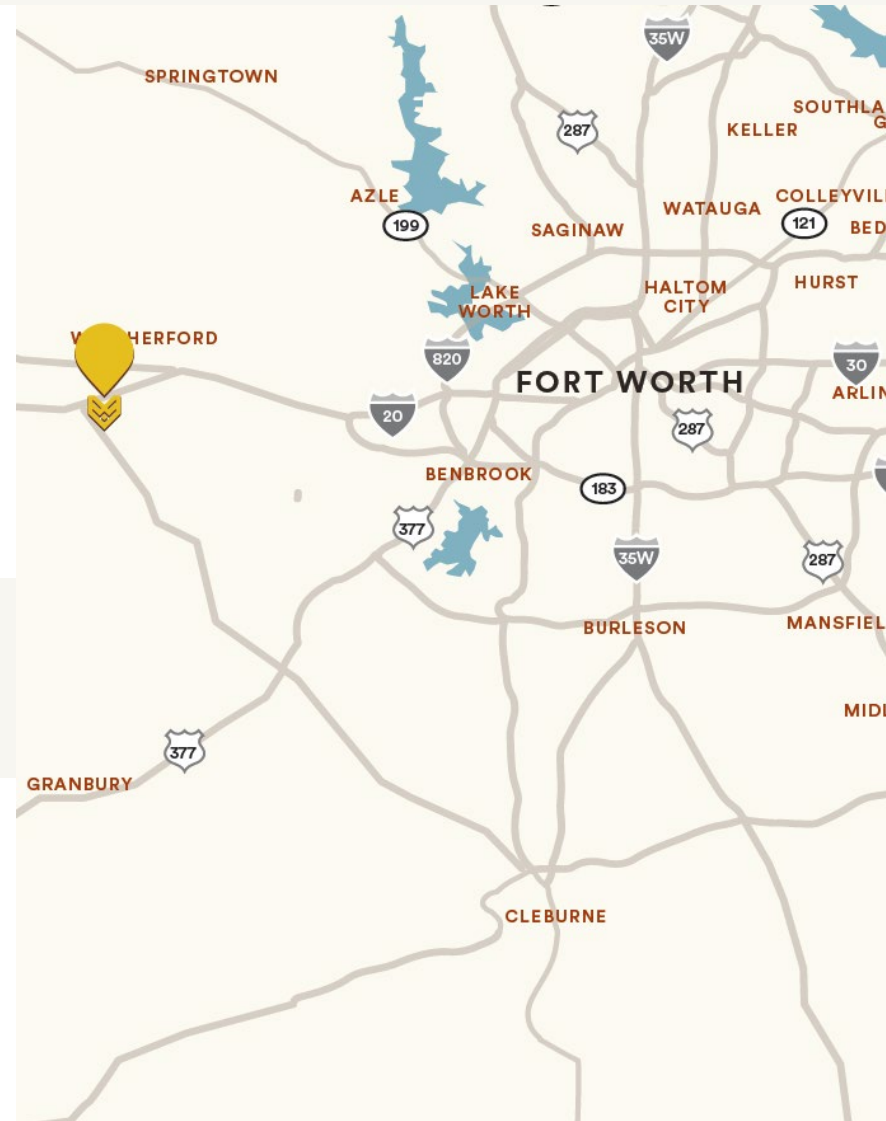


PROPERTY DETAILS

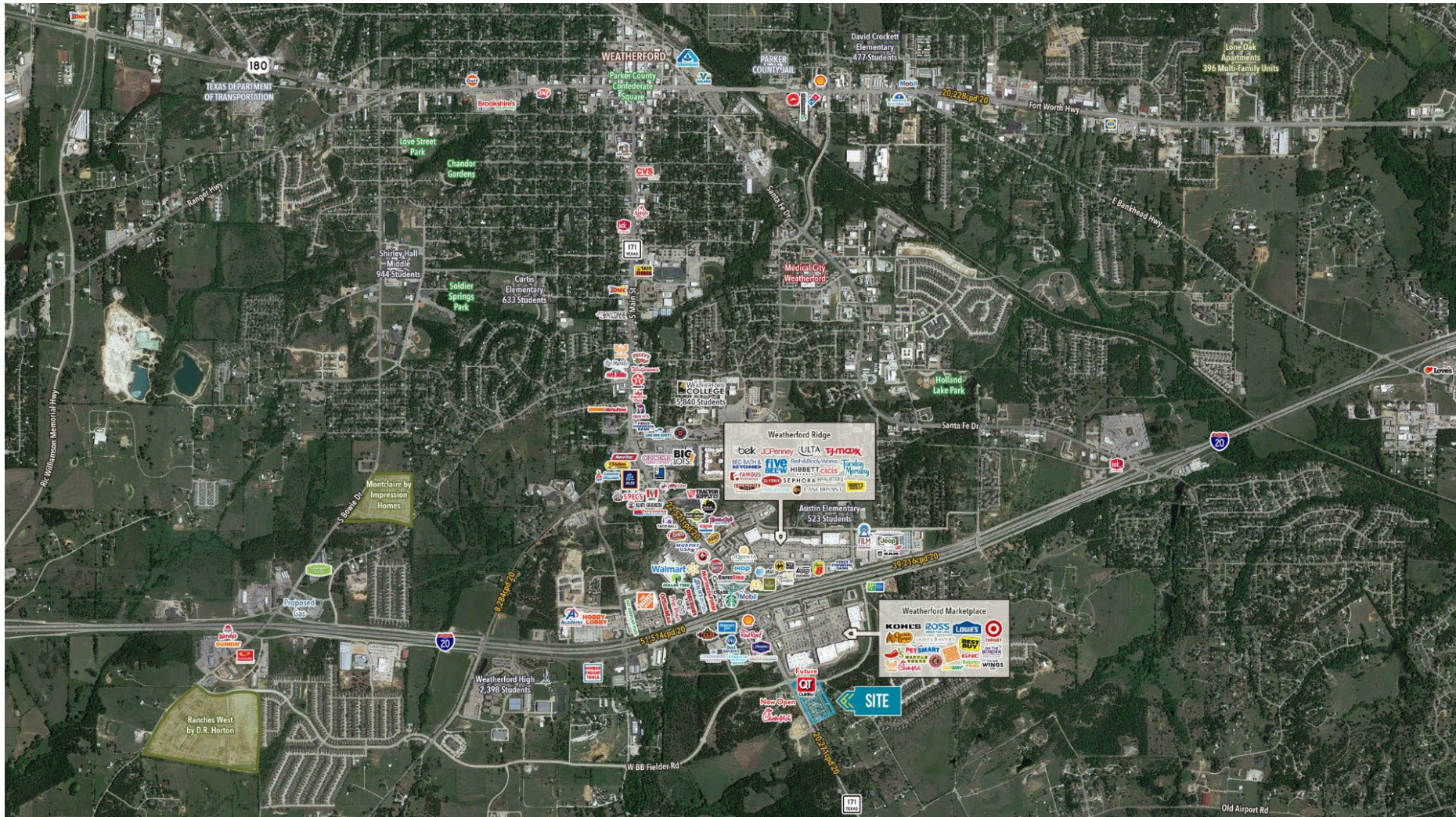
LOCATION	2601 – 2607 S Main St, Weatherford, TX 76087	
AVAILABLE	+/- 6 AC	
PRICE	Call for Pricing	
ZONING	C-1	
HIGHLIGHTS	• Proximity/access to Interstate 20 • Signalized intersection • Proximity to retail corridor/power centers	
AREA RETAIL & TRAFFIC DRIVERS	Weatherford Marketplace, Walmart Supercenter, Weatherford Ridge, Weatherford High School	
TRAFFIC COUNT	Hwy 171 at BB Fielder Rd 20,271 CPD 2020	I-20 at Hwy 171 51,514 CPD 2020

DEMOGRAPHICS

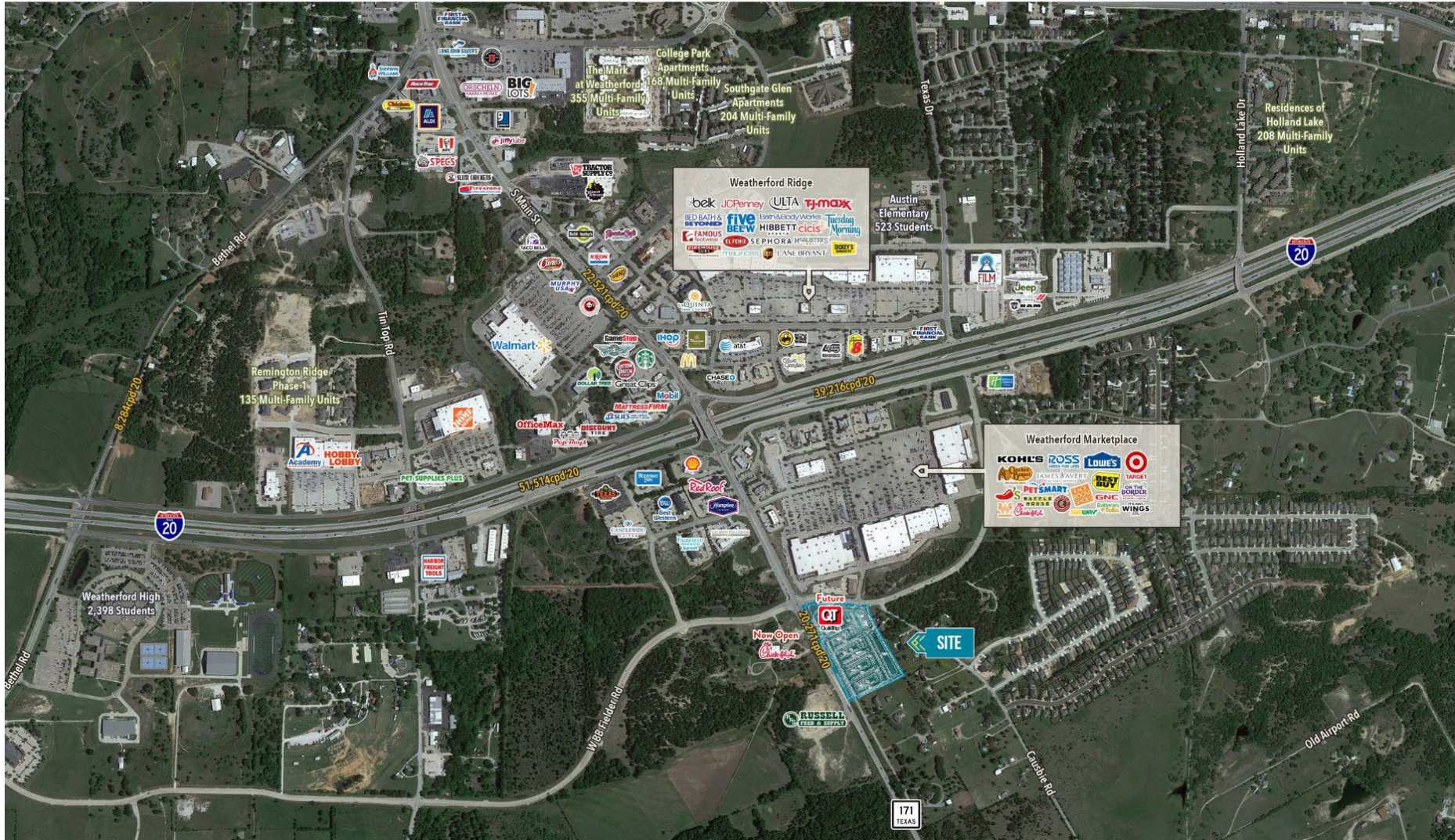
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION	3,010	24,852	39,608
EST. POP GROWTH 2021-26	3.4%	3.5%	3.6%
MEDIAN AGE	40.0	37.1	37.2
NUMBER OF HOUSEHOLDS	1,212	9,644	14,937
AVG. HOUSEHOLD INCOME	\$76,044	\$74,414	\$77,117
MED. HOUSEHOLD INCOME	\$73,257	\$67,355	\$71,117



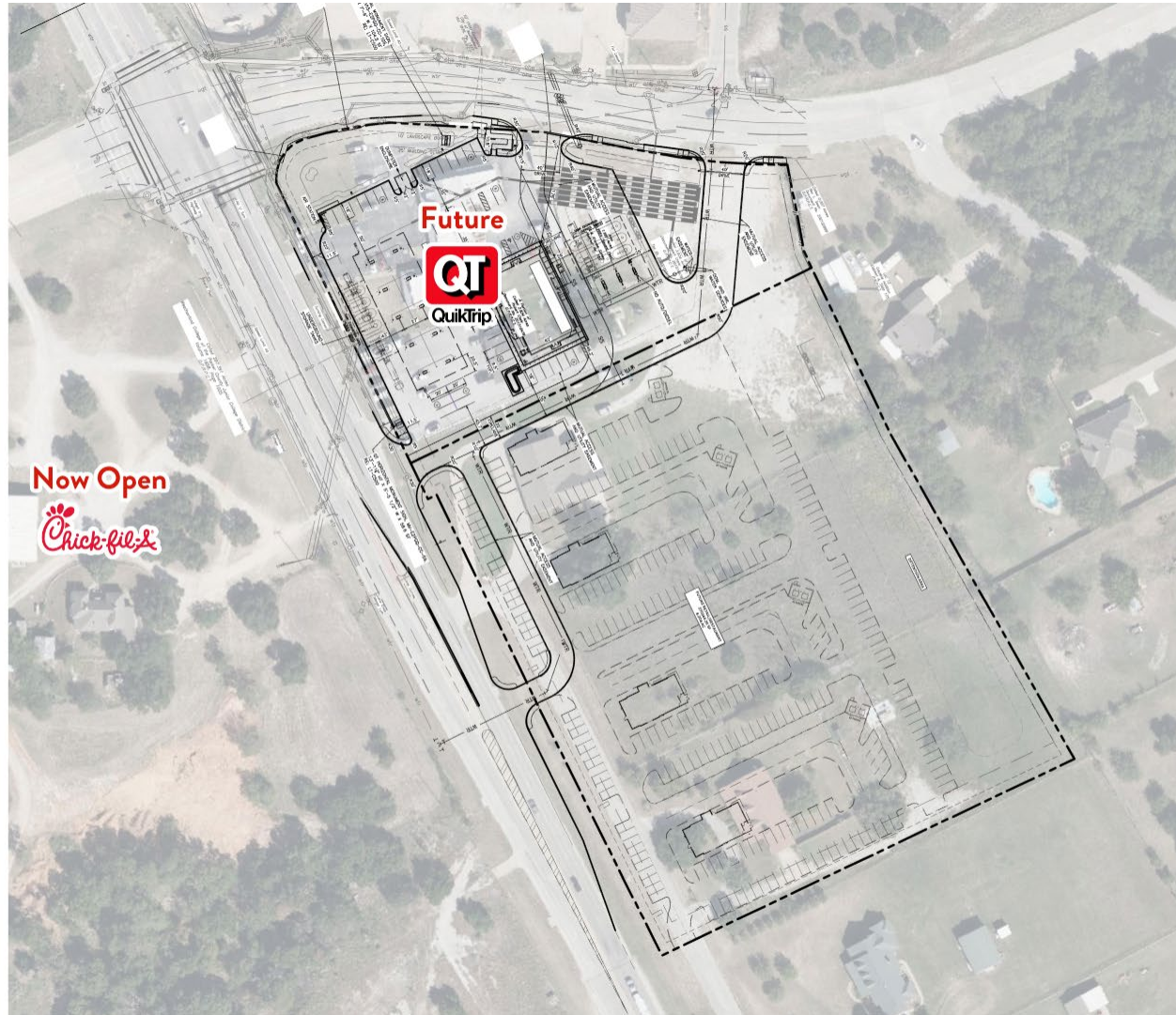
TRADE AREA AERIAL



ZOOM AERIAL



SITE PLAN



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