

**LAND
FOR SALE**

**+/- 76.92
ACRES**

**MIXED USE
ZONING**

**UTILITIES
AVAILABLE**



TRANSWESTERN

REAL ESTATE
SERVICES

RIC WILLIAMSON MEMORIAL HWY

**1501 Azle Highway
Weatherford, TX**

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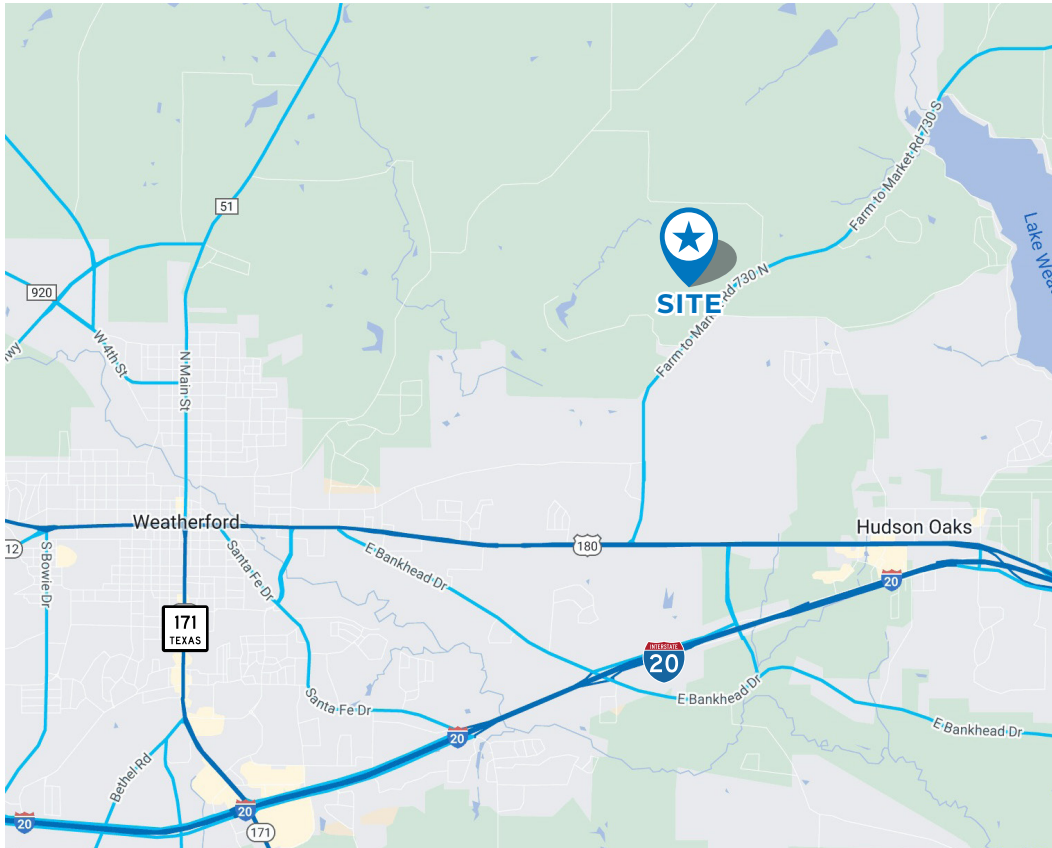


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1501 Azle Highway Weatherford, TX



PROPERTY INFORMATION:

- Located on the southwest corner of FM 730 Road North and Ric Williamson Memorial Hwy within the city of Weatherford's ETJ, Parker County, Texas.
- Two Parcels of land totaling +/- 76.9164 Acres
- Northside +/- 6.0400 Acres
- Southside +/- 70.8764 Acres
- Zoning: No current zoning however Weatherford's future use plan calls for a mix of commercial and single family residential.
- Utilities: City Water and Electricity to the site. Sewer is located just South and East of the property.
- Weatherford ISD
- Access and Visibility to the new Ric Williamson Memorial Hwy loop to be completed in first quarter of 2023.

FOR PRICING: CONTACT BROKER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
	Population 1,705	Population 14,016	Population 40,864
	Average Income \$123,278	Average Income \$110,682	Average Income \$103,211
	Median Income \$102,460	Median Income \$89,270	Median Income \$82,349

TRAFFIC COUNTS

	Azle Hwy @ Valley Lane SW: 7,658 vpd
	White Settlement Rd @ N Oakridge Rd: 1,257 vpd

For More Information:

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1501 Azle Highway Weatherford, TX



GENERAL PLAN

DRAFT Place Type Diagram

Date: 7/7/2017

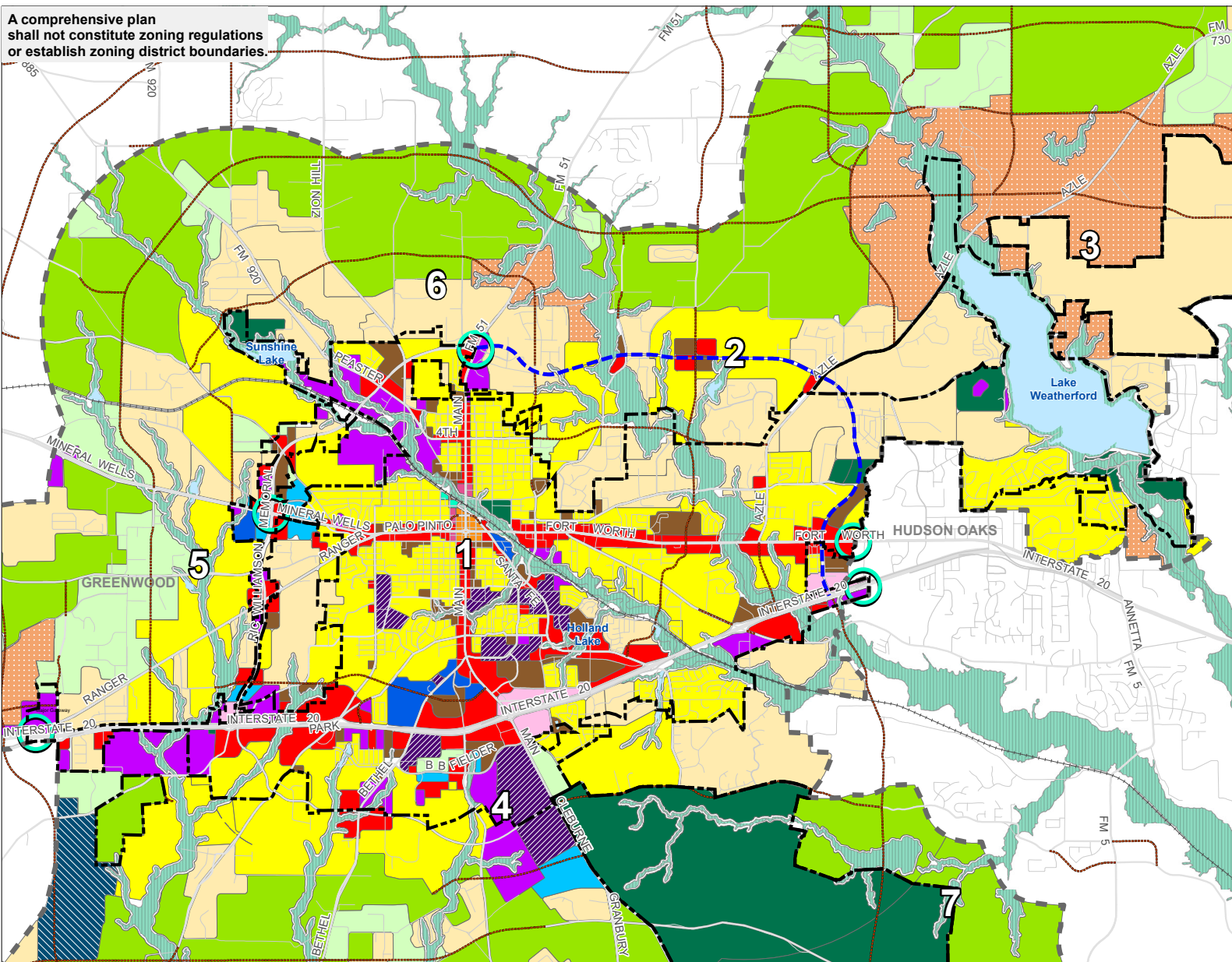
LEGEND

-  Weatherford City Limits
-  Weatherford ETJ Limits
-  Railroads
-  Lake / Pond
-  Major Gateway
-  Future Arterial
-  Future Ric Williamson Memorial Hwy
-  100 Year Floodplain
-  Ranching & Agriculture (RA)
-  Rural Living (RL)
-  Estate Residential (ER)
-  Cluster Residential (CR)
-  Suburban Living (SL)
-  Urban Living (UL)
-  Community Commercial (CC)
-  Regional Activity Center (RAC)
-  Historic Downtown (HD)
-  Entertainment Center (EC)
-  Transit Ready Development (TRD)
-  Mixed Use Center (MU)
-  Employment Mix (EM)
-  Professional Campus (PC)
-  Manufacturing & Warehouse (MW)
-  Aviation (AV)
-  Permanent Open Space (OS)

0 0.5 1 1.5 Miles
NORTH



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0