

**OFFICE/
RETAIL
FOR LEASE**

1,252 - 10,390 SF
AVAILABLE

SURFACE
PARKING

BRAND NEW
BUILD IN
WEATHERFORD



TRANSWESTERN

REAL ESTATE
SERVICES

1800 SANTA FE DRIVE

Weatherford, Texas 76086



For More Information:

Gibson Duwe

817.713.9238

gibson.duwe@transwestern.com

Kyle Poulson

817.291.4455

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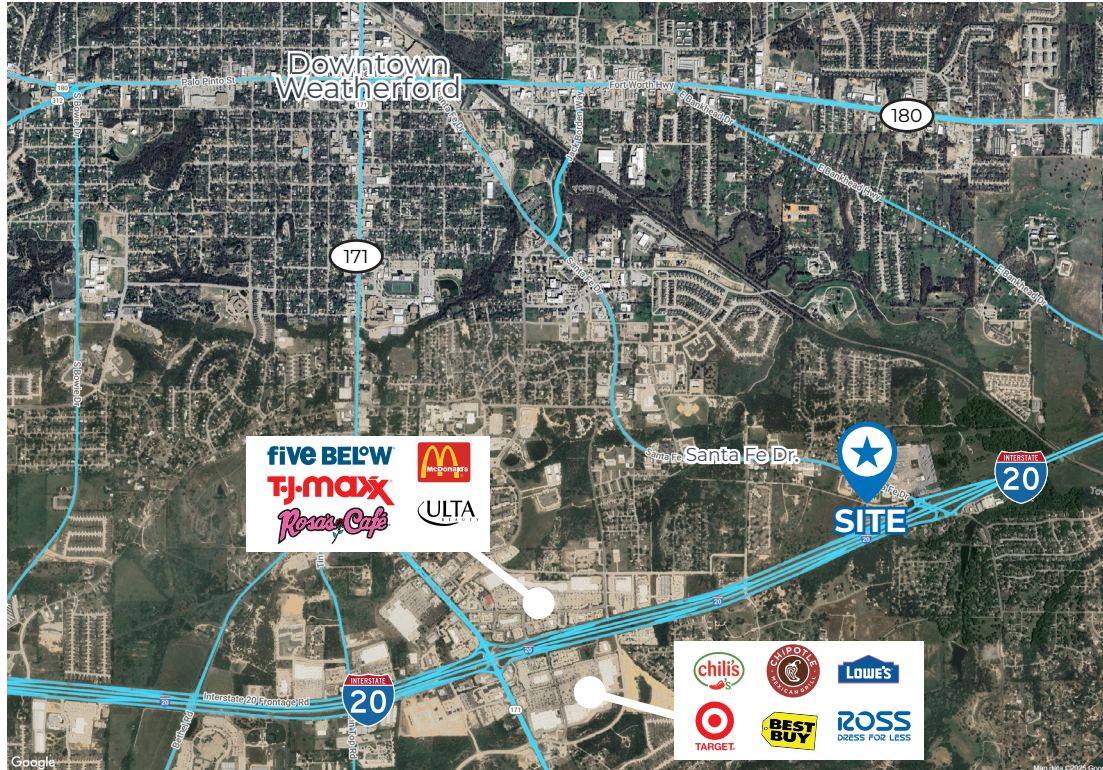
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1800 SANTA FE DRIVE

Weatherford, Texas 76086


TRANSWESTERN

REAL ESTATE
SERVICES



Property Information:

- 10,390 SF Building
- 1,252 SF - 10,390 SF AVAILABLE
- Easy Access to Downtown Weatherford & I-20
- June 2025 Delivery
- Ample Surface Parking

Lease Information:

- \$23.00/SF + NNN
- (NNN's estimated at \$6.25/SF)
Electric paid directly to the Provider
- TI Package Available



DEMOGRAPHICS

	3 miles	5 miles
Population	26,645	46,232
	Average Income	Average Income
\$103,481	\$116,029	
	Households	Households
10,719	17,897	

TRAFFIC COUNTS

	Santa Fe Drive @ Clear Lake Rd SE
	12,051 vpd
	I-20 @ Clear Lake Rd:
	2,806 vpd
	Clear Lake Rd @ Lake Forest Drive:
	4,511 vpd

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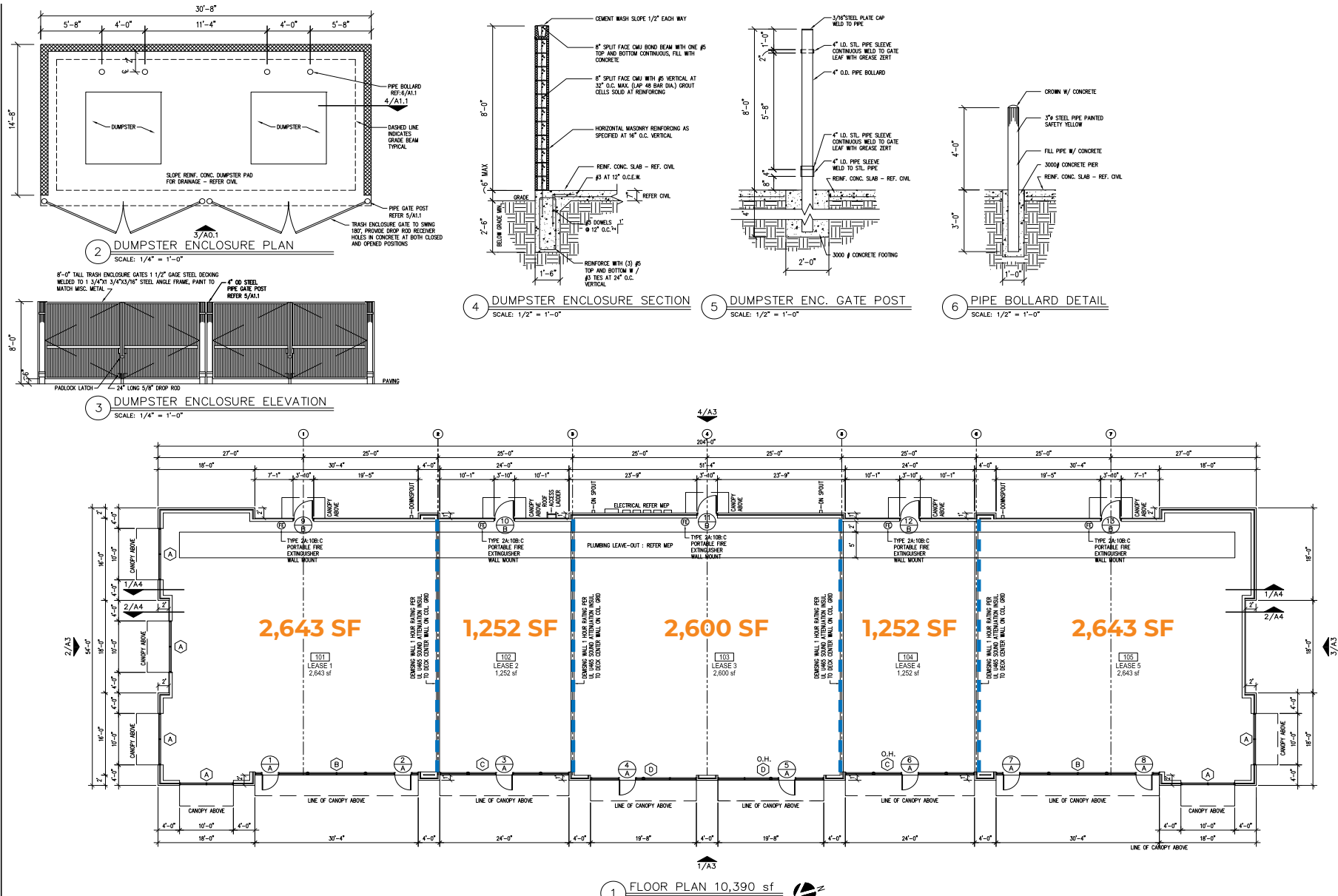
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TRANSWESTERN

REAL ESTATE
SERVICES

SITE PLAN 1,252 - 10,390 AVAILABLE SF



JAMES W.P. HOWARD
ARCHITECT
2416 STAGG CREEK STREET
FORT WORTH, TEXAS 76133
(817) 377-3477

SANTA FE BUILDING 2
1800 SANTA FE DRIVE
WEATHERFORD, TX 76086

PROJECT: SF202301
DATE: 8/21/23
DRAWN BY: SS
CHECKED BY: JH
FILE: SF2103-A1.1

REVISIONS

SHEET TITLE
FLOOR PLAN
DUMPSTER
ENCLOSURE
SHEET

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Transwestern Commercial Services Fort Worth, LLC	900246			(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512	
Designated Broker of Firm	License No.	Email	Phone	
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Michael Gibson Duwe	678761	gibson.duwe@transwestern.com	(817)877-4433	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date