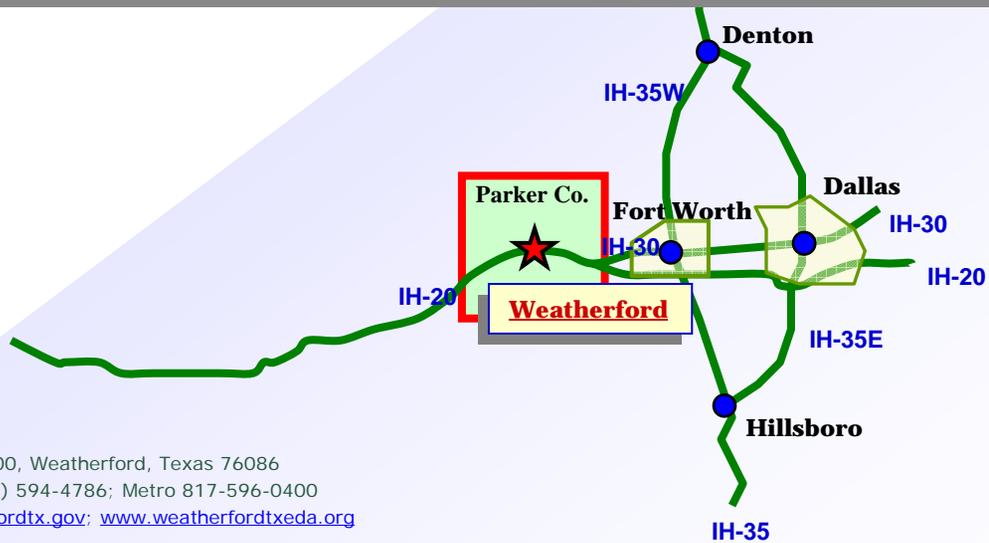


Weatherford, Texas



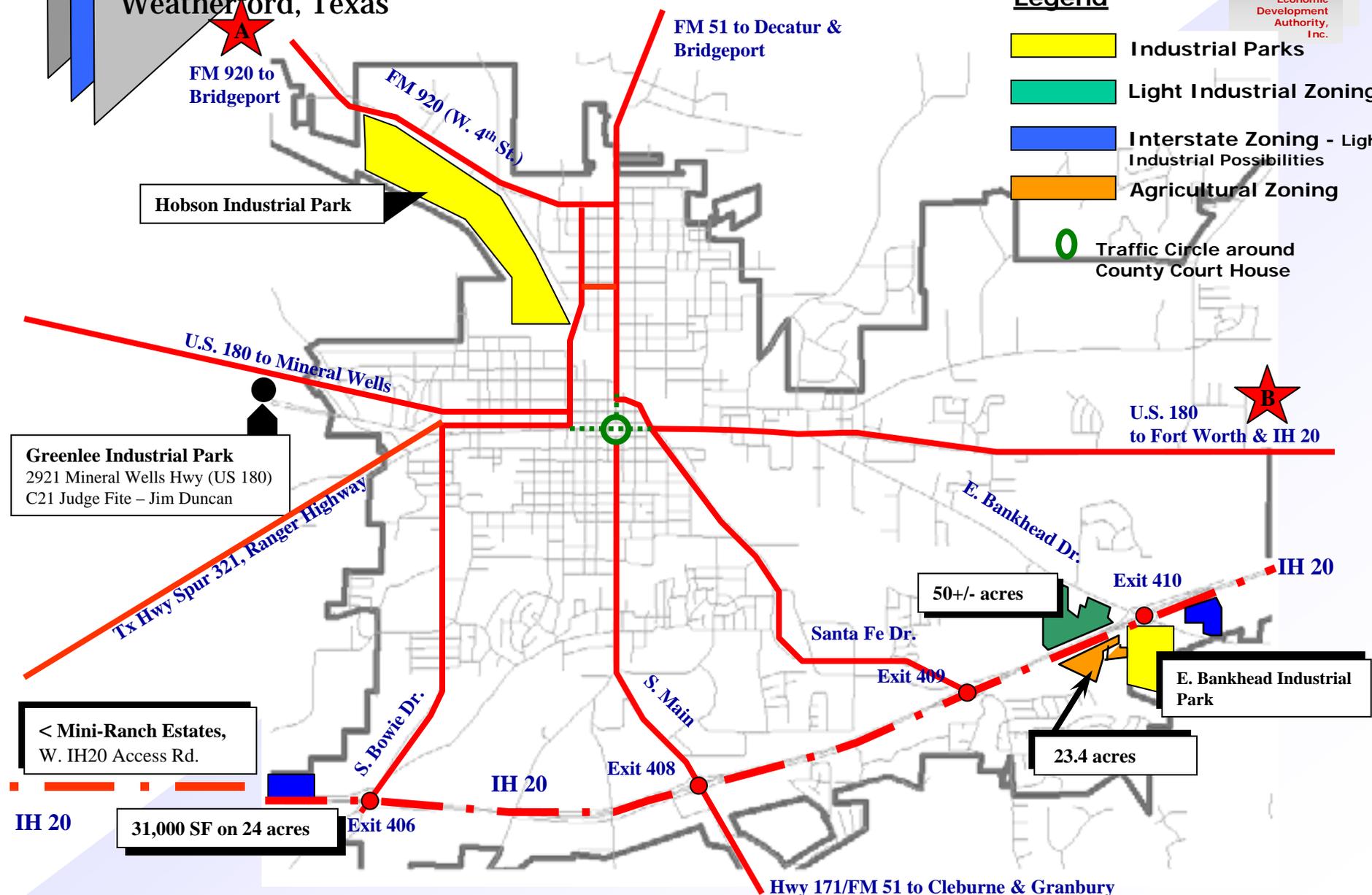
1320 Santa Fe Dr., Ste. 200, Weatherford, Texas 76086
(817) 594-9429; Fax (817) 594-4786; Metro 817-596-0400
Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org

Industrial Traffic Routes & Site Option Locations

Weatherford, Texas



- Legend**
- Industrial Parks
 - Light Industrial Zoning
 - Interstate Zoning - Light Industrial Possibilities
 - Agricultural Zoning
 - Traffic Circle around County Court House



This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.

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Inc.



31,000 SF & 24 Acres

W. IH 20 Access Rd. & W. Park Ave.

Site Plan

W. IH 20

Light Industrial/Commercial Building
31,000 +/- SF & 24.5 +/- Acres, Interstate Zoning
Listed: Contract Pending to Close. Lease TBD!
1226 W. Park Ave. (W. IH20 Access Road), Weatherford, Texas

Century 21 Lynch & Associates
Kerry Coy, Agent – 817.343.3305
& Paul Scharbach, Agent – 817.304.3036
Willow Park, Tx

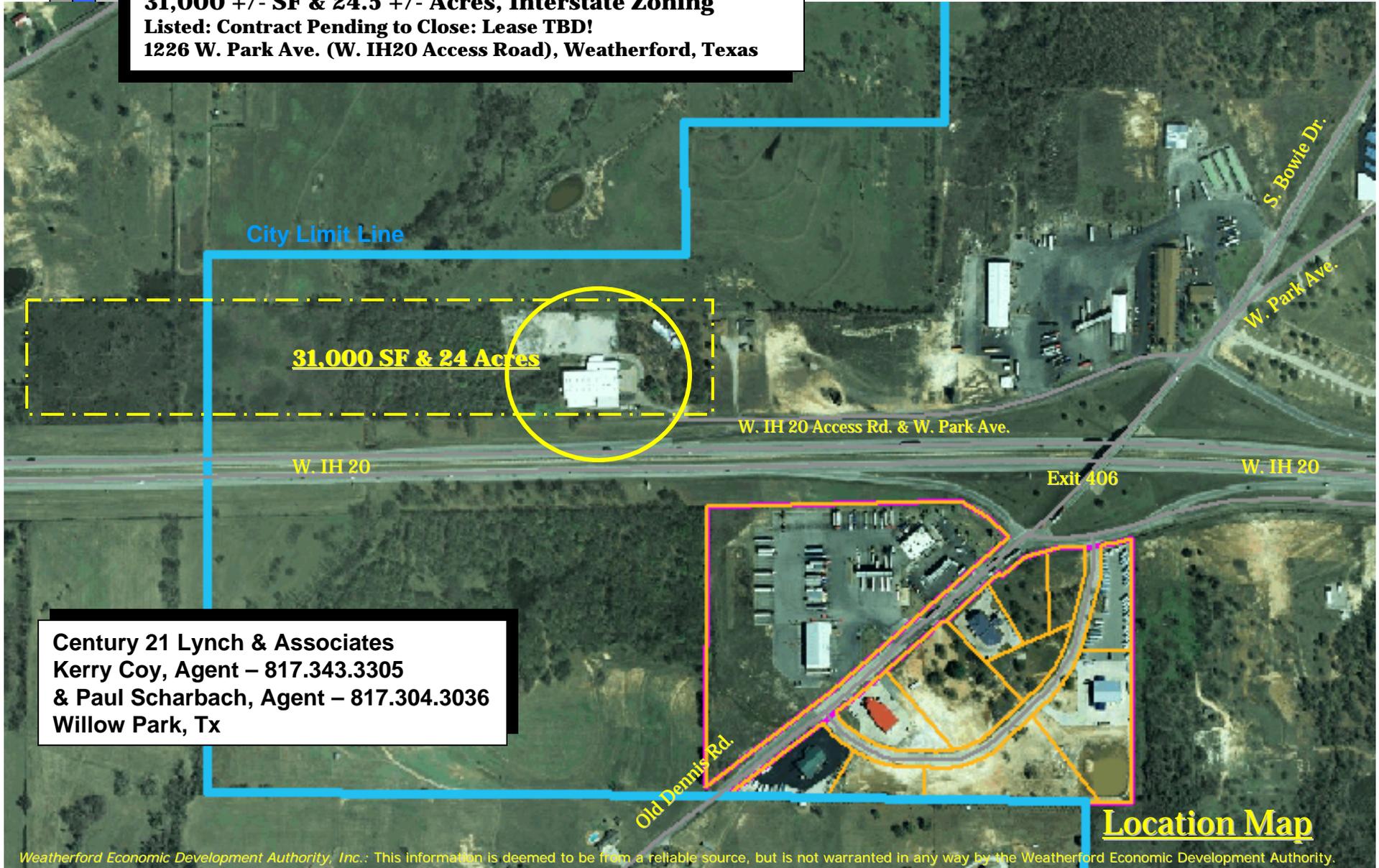


Exterior View

Weatherford Economic Development Authority, Inc. This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority.



Light Industrial/Commercial Building
31,000 +/- SF & 24.5 +/- Acres, Interstate Zoning
Listed: Contract Pending to Close: Lease TBD!
1226 W. Park Ave. (W. IH20 Access Road), Weatherford, Texas



31,000 SF & 24 Acres

City Limit Line

W. IH 20

W. IH 20 Access Rd. & W. Park Ave.

Exit 406

W. IH 20

S. Bowie Dr.

W. Park Ave.

Old Dennis Rd.

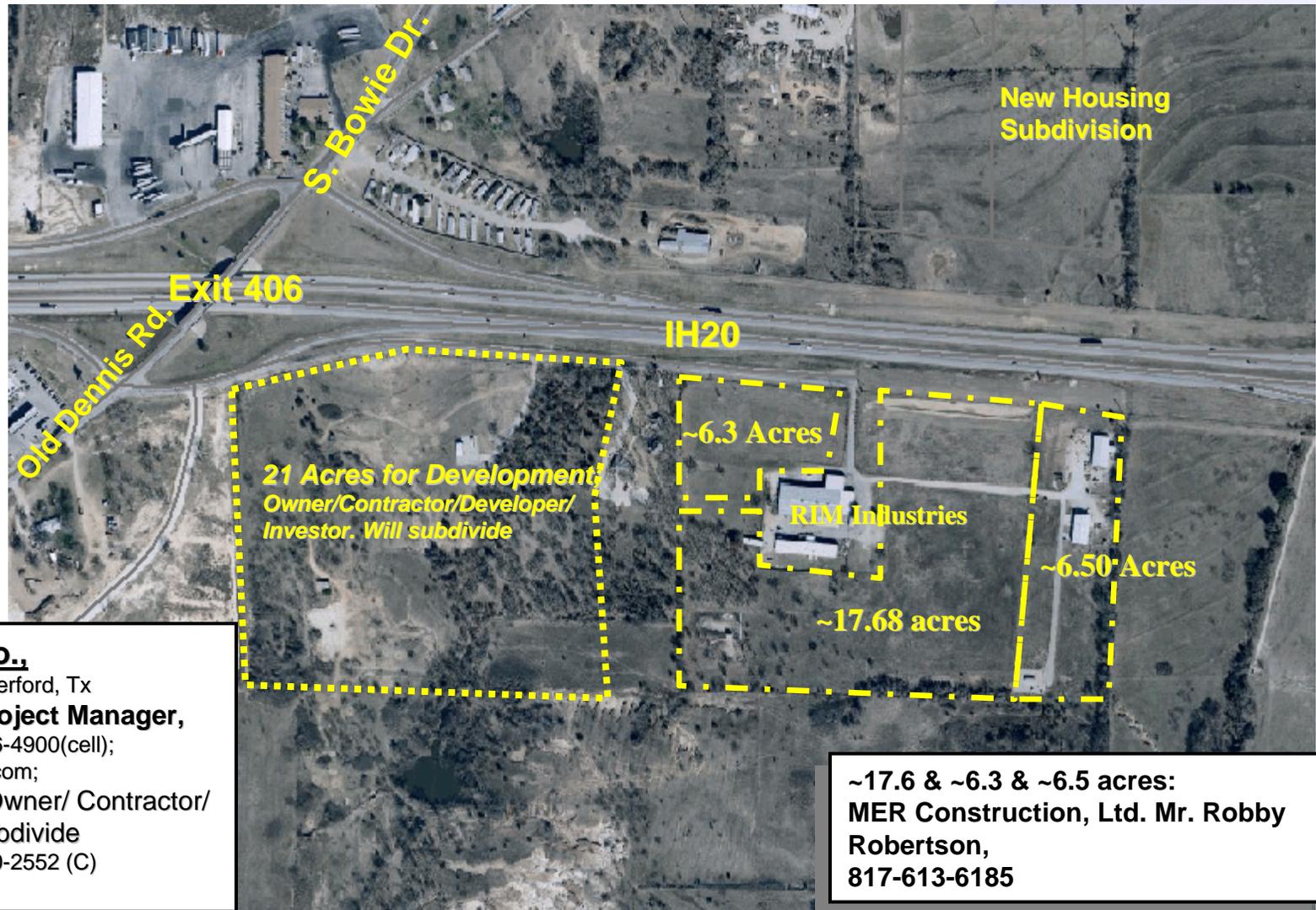
Location Map

Century 21 Lynch & Associates
Kerry Coy, Agent – 817.343.3305
& Paul Scharbach, Agent – 817.304.3036
Willow Park, Tx



Site Aerial: 21 +/- Acres & 17.68 +/- Acres

I-20 and Exit 406 – S. Bowie Dr.



Hansen-Rice Co.,

Nampa, Idaho & Weatherford, Tx

Taylor Ebright, Project Manager,

208-442-4262; 208-866-4900(cell);

tebright@hansen-rice.com;

or, Dan Hansen, Owner/ Contractor/

Developer - Will subdivide

208-442-4212; 208-890-2552 (C)

dan@hansen-rice.com

~17.6 & ~6.3 & ~6.5 acres:

MER Construction, Ltd. Mr. Robby

Robertson,

817-613-6185

Weatherford- EDA



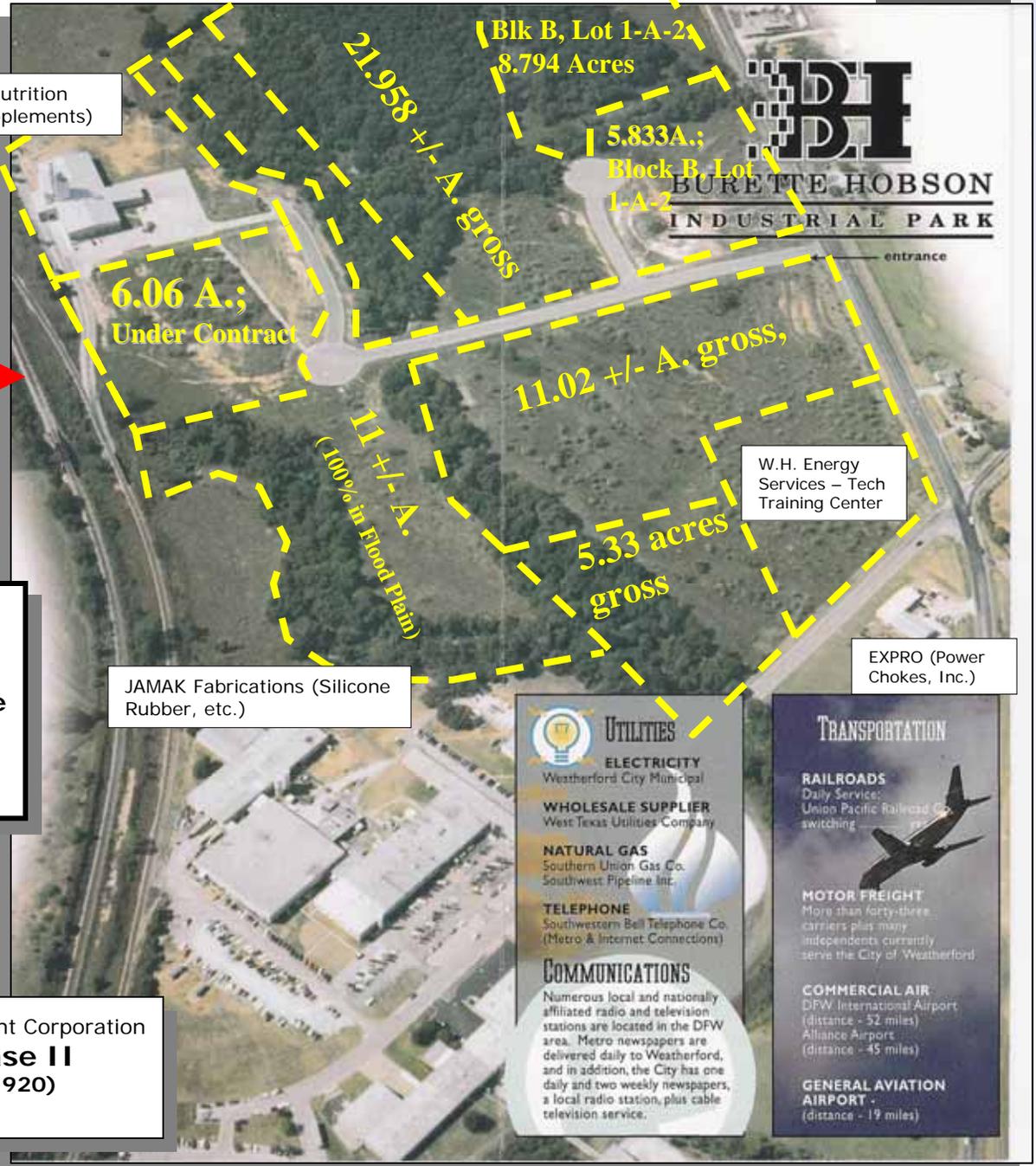
Weatherford Economic Development Authority, Inc.

North American Nutrition (Animal Food Supplements)

Union Pacific main Line & Siding

- Listed @ \$30,000/Acre (\$0.69/SF)
- Heavy Industrial Zoning – HI
- City Water, Sewer & Electric Service
- Paved and C&G Streets
- Fire Protection

Weatherford/Parker County Economic Development Corporation
Hobson Industrial Park – Phase II
1100 Block of Peaster Highway (F.M. 920)
Weatherford, Texas



UTILITIES

ELECTRICITY
Weatherford City Municipal

WHOLESALE SUPPLIER
West Texas Utilities Company

NATURAL GAS
Southern Union Gas Co.
Southwest Pipeline Inc.

TELEPHONE
Southwestern Bell Telephone Co.
(Metro & Internet Connections)

COMMUNICATIONS
Numerous local and nationally affiliated radio and television stations are located in the DFW area. Metro newspapers are delivered daily to Weatherford, and in addition, the City has one daily and two weekly newspapers, a local radio station, plus cable television service.

TRANSPORTATION

RAILROADS
Daily Service:
Union Pacific Railroad Co.
switching

MOTOR FREIGHT
More than forty-three carriers plus many independents currently serve the City of Weatherford.

COMMERCIAL AIR
DFW International Airport
(distance - 52 miles)
Alliance Airport
(distance - 45 miles)

GENERAL AVIATION AIRPORT
(distance - 19 miles)

This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.

This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.

- Property Line
- Example Line
- Drainage (Flood Plain)
- Easement Line
- UP Siding & IP Spurs

Blk B, Lot 1-A-2:
8.761 Acres (gross)

Blk B, Lot 1-B:
21.958 acres Gross,
Will Subdivide,
(15.16 a. gross Lot)

5.83 A.; Block B, Lot
1-A-1; SOLD!

AVAILABLE Lots!
Will subdivide.

(6.8 a. gross Lot
/4.53 a. net)

W.H. Energy
Services – Tech
Training Center

North American Nutrition
(Animal Food Supplements)

11.2+/- acres gross
(Blk A, Lot 1RA)
PD Zoning for
CALL CENTER

5.33 acres gross
(Blk A, Lot 1RB)
[Approx. 3 acres Net]

EXPRO (Power
Chokes, Inc.)

6.06 A.; Block C,
Lot 2 under
CONTRACT &
Escrow

11 +/- A. (100% in Flood Plain)
Block C, Lot 3

U.P. RR & Siding

Power Service Products, Inc.

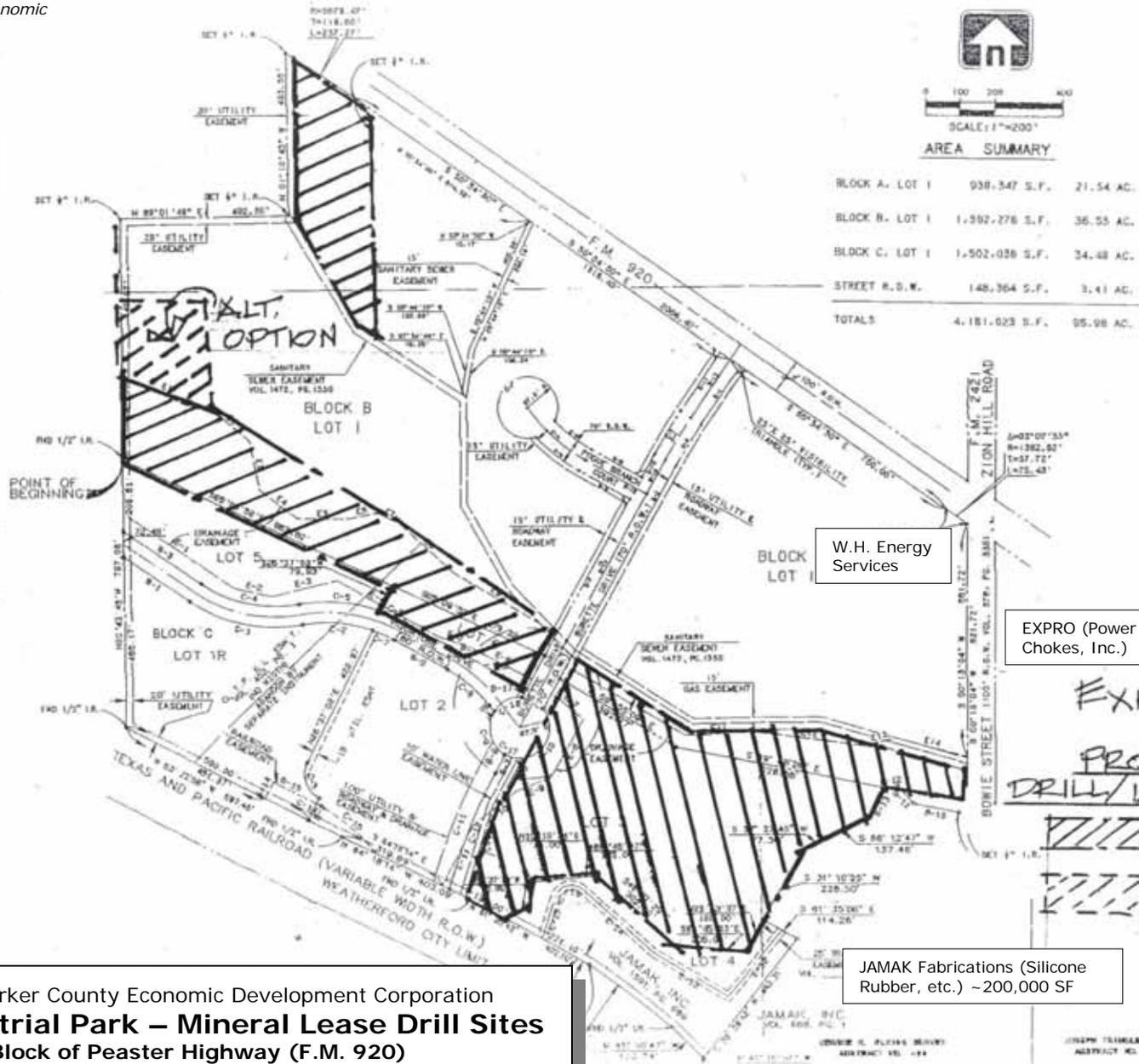
JAMAK Fabrications (Silicone
Rubber, etc.) ~200,000 SF

Weatherford/Parker County Economic Development Corporation
Hobson Industrial Park
1100 Block of Peaster Highway (F.M. 920)
Weatherford, Texas

This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.

**EXHIBIT "B" TO OIL, GAS AND MINERAL LEASE
(WITH POOLING PROVISION)**

Notwithstanding any of the provisions contained in the oil and gas lease to which this exhibit is attached, the following plat shall apply:
The Drill Sites shall only be located in the shaded areas, not withstanding any other provisions in the Lease.



W.H. Energy Services

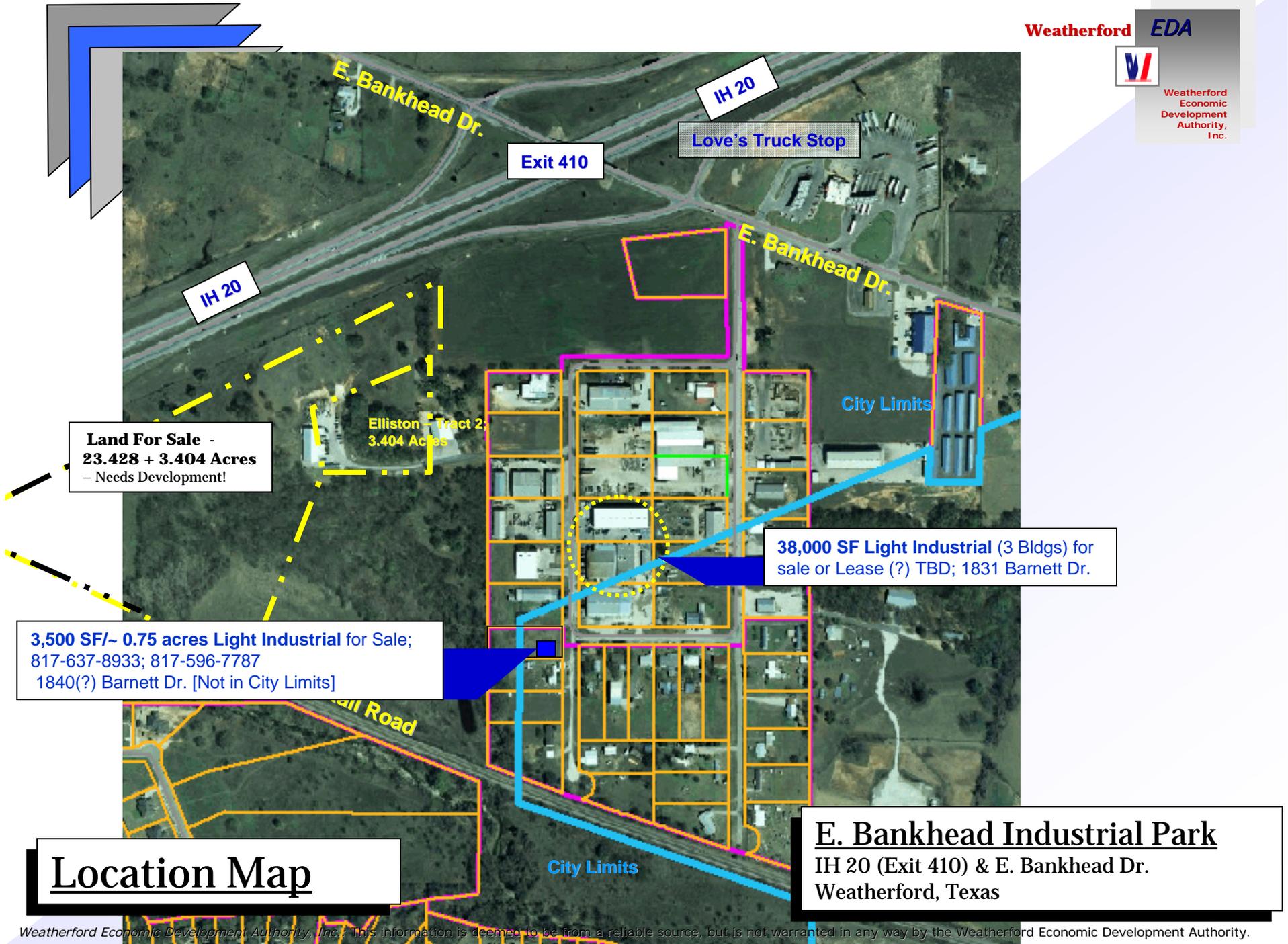
EXPRO (Power Chokes, Inc.)

JAMAK Fabrications (Silicone Rubber, etc.) ~200,000 SF

2007
EXHIBIT B-2
PROPOSED DRILL/WELL SITES

ALTERNATE OPTION

Weatherford/Parker County Economic Development Corporation
Hobson Industrial Park – Mineral Lease Drill Sites
 1100 Block of Peaster Highway (F.M. 920)
 Weatherford, Texas



Location Map

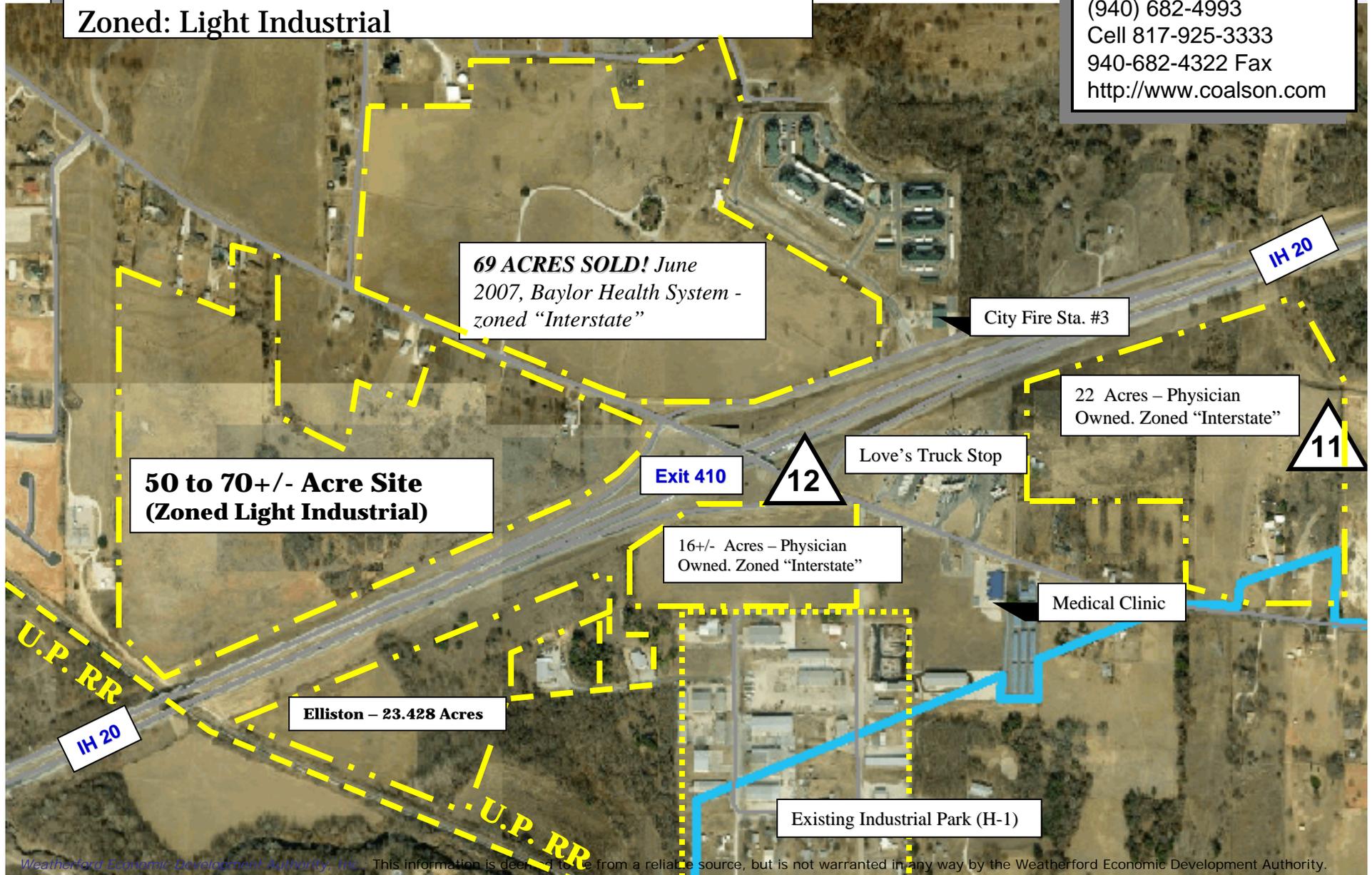
E. Bankhead Industrial Park
IH 20 (Exit 410) & E. Bankhead Dr.
Weatherford, Texas

Aerial Site Plan: 50 TO 70+/- Acres

I-20 and E. Bankhead Drive - Exit 410

Zoned: Light Industrial

Mac A. Coalson
Real Estate Broker
7801 New Authon Rd
Weatherford, TX 76088
(940) 682-4993
Cell 817-925-3333
940-682-4322 Fax
<http://www.coalson.com>



69 ACRES SOLD! June 2007, Baylor Health System - zoned "Interstate"

City Fire Sta. #3

22 Acres - Physician Owned. Zoned "Interstate"

50 to 70+/- Acre Site
(Zoned Light Industrial)

Exit 410

12

Love's Truck Stop

11

16+/- Acres - Physician Owned. Zoned "Interstate"

Medical Clinic

Elliston - 23.428 Acres

Existing Industrial Park (H-1)

Site Aerial – 16.44 Acres (will subdivide) S.W. IH20 & E. Bankhead Dr.

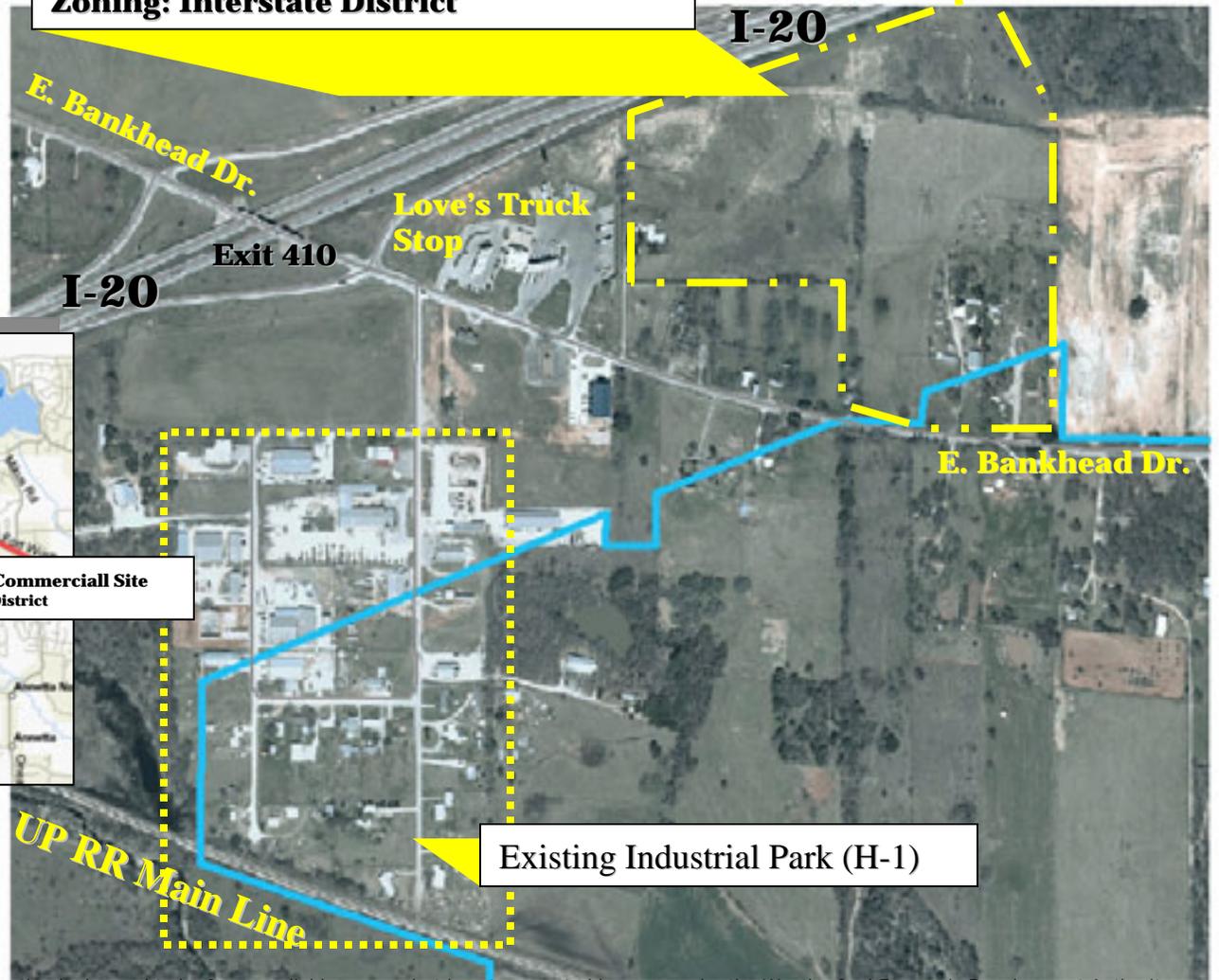




Aerial Site Plan: 22 +/- Acres

I-20 and E. Bankhead Highway (Exit 410), Weatherford, Texas

22 +/- Acre New Commercial Site
Zoning: Interstate District



22 +/- Acre New Commercial Site
Zoning: Interstate District

Existing Industrial Park (H-1)

For Sale - Elliston 23.428 Acres

Agent: Perry Cozzen, Mays Realty Group
817-991-5928 (Cell); 817-927-5357 (Office)

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Aerial Site Plan

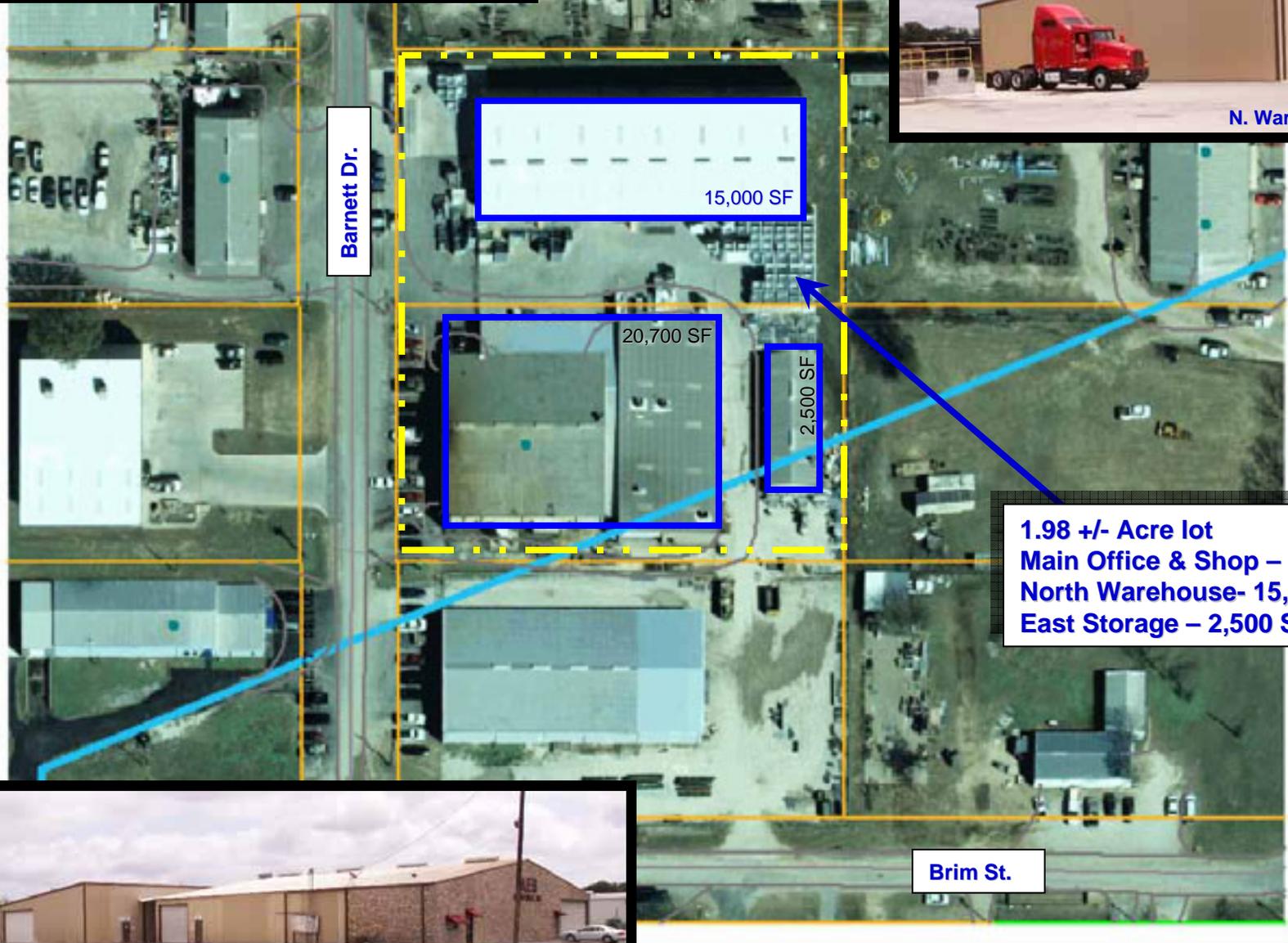
This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.



Scale 1 : 3416



formerly AES Industries
1831 Barnett Dr. - E. Bankhead Industrial Park



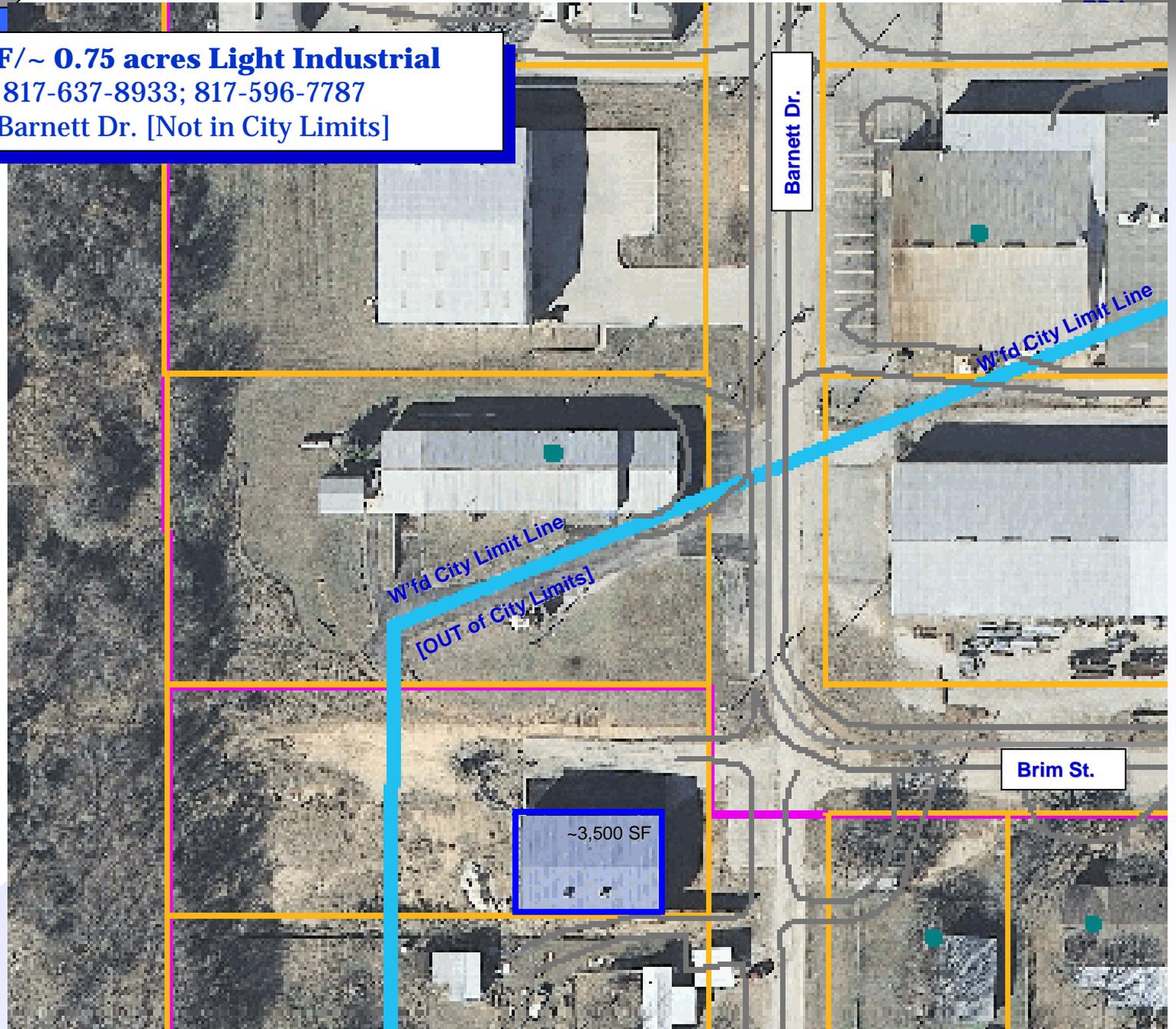
100 Ft

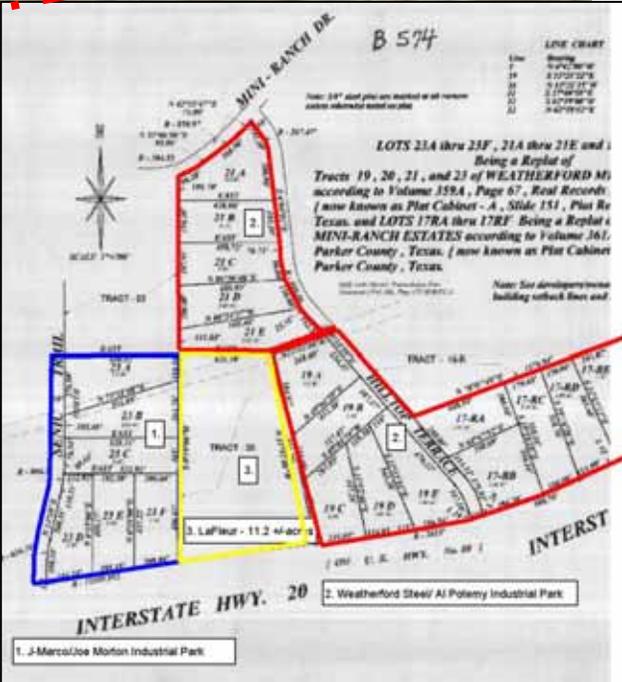
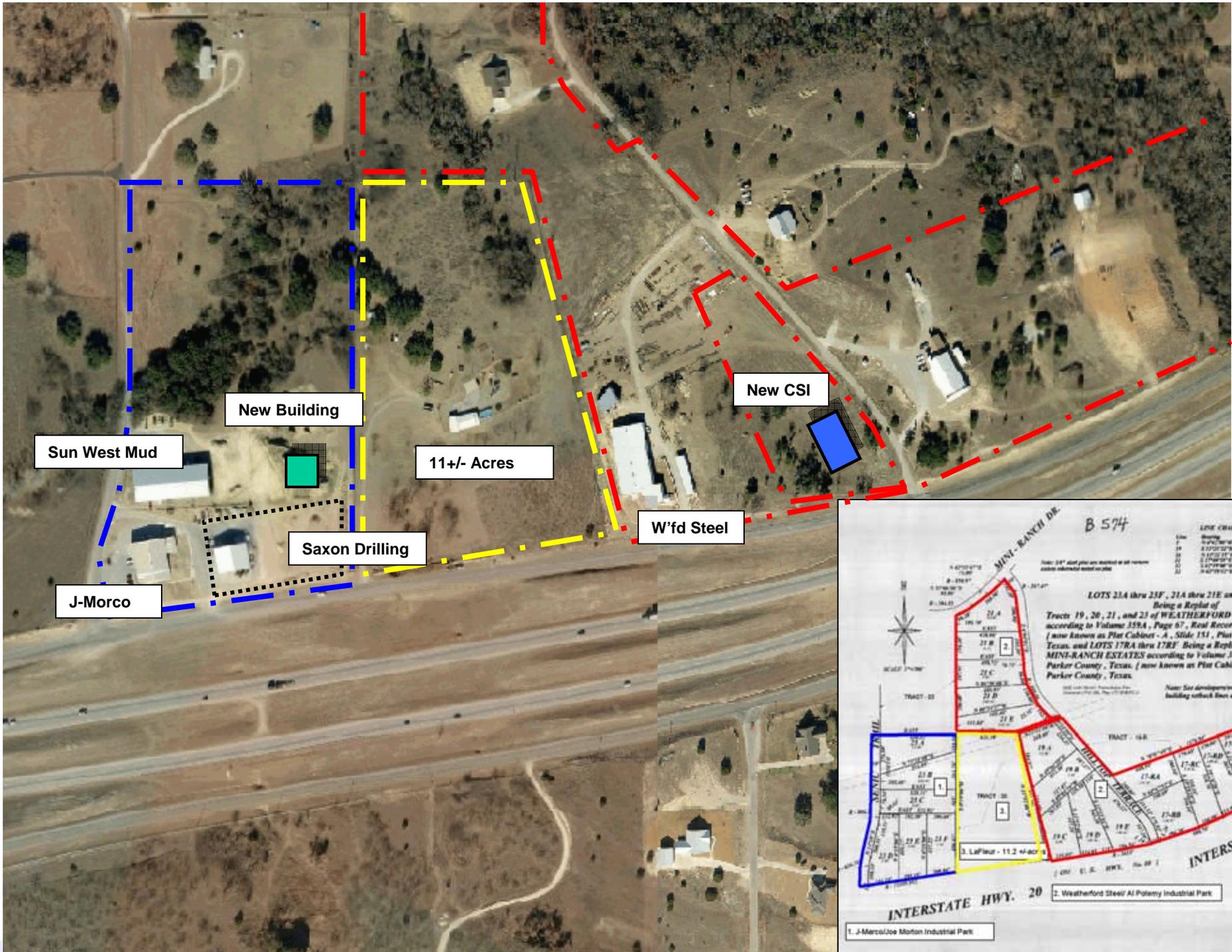
Scale 1 : 1048

3,500 SF/~ 0.75 acres Light Industrial

For Sale; 817-637-8933; 817-596-7787

1840(?) Barnett Dr. [Not in City Limits]







J-Morco, Inc.

Joe Morton, President

Custom Molded Rubber & Urethane Products

J-Morco

Amber Morton
CEO

4180 West IH 20
Weatherford, Texas 76088

Metro: (817) 596-3989
Fax: (817) 596-0055

E-mail: JMORCO@worldnet.att.net



New 6,800 SF+/-
Building

Sun West Mud

J-Morco - 10,000 SF+/-,
incl. 1,600 SF office +/-

Saxon Drilling

IH-20 Access Rd.

IH-20

WEATHERFORD STEEL



4050 W. IH20
Exit 403 & Ranger Hwy
AL PTOMEY

WEATHERFORD, TEXAS 76087
METRO PHONE 817-596-3954
FAX 817-594-2004

rd EDA



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Authority,
Inc.



W'fd Steel

New CSI

11+/- Acres



	LaFLEUR PETROLEUM SERVICES, INC.
	1810 Banks Dr. WEATHERFORD, TX 76087 TELEPHONE (817) 599-0435 • (800) 644-LPSI FAX (817) 599-0794 • Cell (817) 313-6752 K.K. LaFLEUR PRESIDENT email: kk.lafleur@lafleurpetroleumservices.com
Patented Oilfield Tools Engineering Design Mold Mfg.	



Underground House

W'fd Steel

Shop

11+/- Acres

Greenlee Industrial Park
N.W. Mineral Wells Highway (US Hwy 180 W)



#1 in Commercial Real Estate Online

\$240 billion of properties for sale · 2.7 billion sq. ft. of properties for lease · 1 million members

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2921 Mineral Wells Hwy

Property ID: 14229580
<http://listing.loopnet.com/14229580>

2921 Mineral Wells Hwy
Weatherford, TX 76087
County: Parker

For more information, click to email:
[Jim Duncan](#) (817) 596-9446
Ext. 102

**Century 21 Judge Fite
Company**



For Sale	Active
Primary Type:	Land Industrial (land)
Lot Size:	3.12 Acres
Price:	TBD!
Price/Acre:	TBD!
Date Last Verified:	12/31/2005

- Options
- Email Listing
 - Map / Aerial
 - Demographics
 - Print Summary
 - Print ALL
 - Get Financing
 - Feedback



Agent: Jim Duncan, Century 21 Judge Fite
1105 Santa Fe Dr., Suite 107817-596-9446; 817-613-6861
Cell; Email: C21Duncan@aol.com
Weatherford, Texas 76086

2900 lot11 Greenlee Park Trl

Property ID: 14229581
<http://listing.loopnet.com/14229581>

2900 lot11 Greenlee Park Trl
 Weatherford, TX 76087
 County: Parker

For more information, click to email:
 Jim Duncan (817) 596-9446 Ext. 102

Century 21 Judge Fite Company



For Sale	Active
Primary Type:	Land Industrial (land)
Lot Size:	TBD!
Price:	TBD!
Price/Acre:	TBD!
Date Last Verified:	12/31/2005

Lot 10 - SOLD!, example BTS

Additional Photos



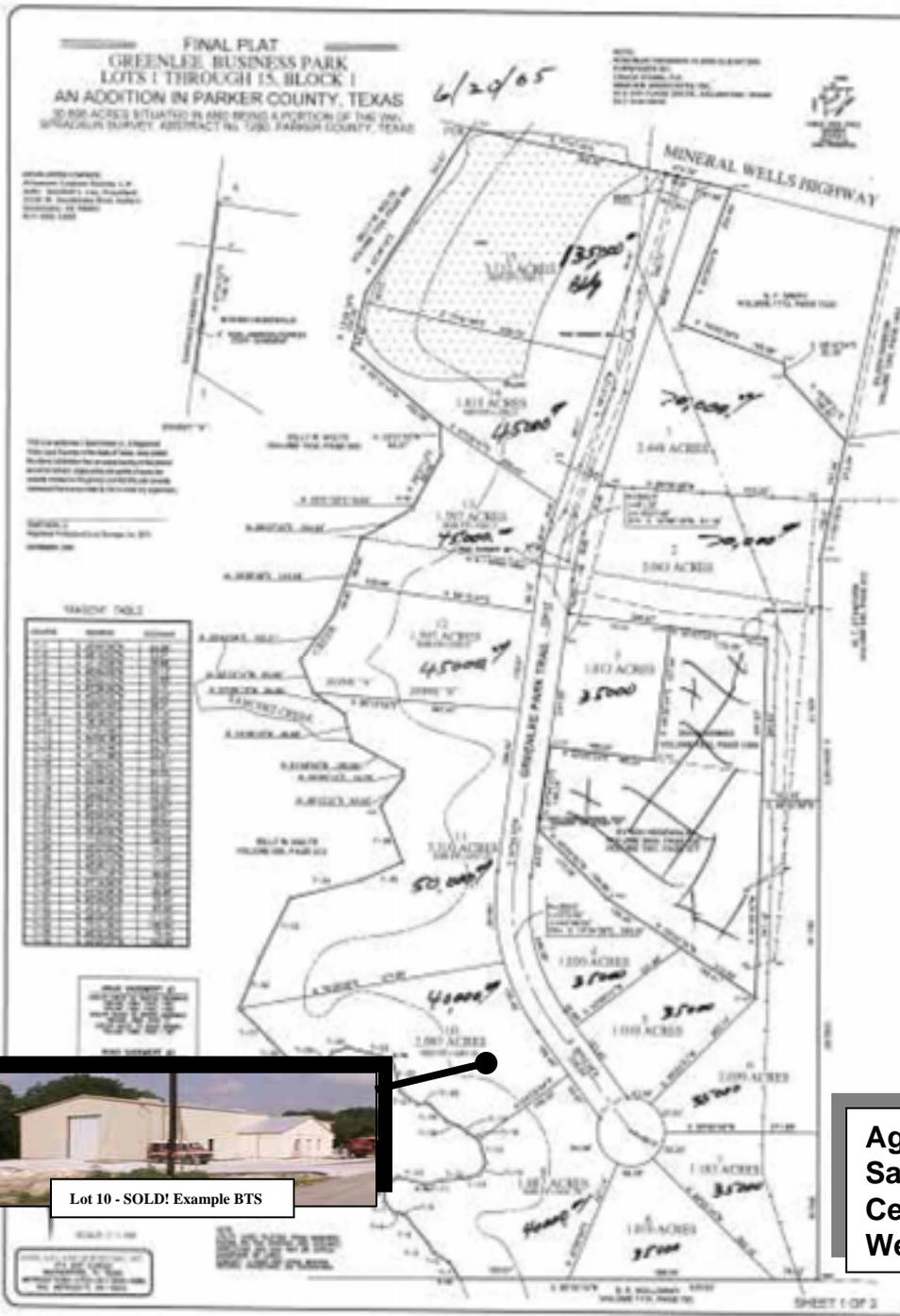
Additional Information

Property Description:
 3.31 acres with 13 additional lots available

Location Description:
 Greenlee Business Park

Greenlee Industrial Park
 N.W. Mineral Wells Highway (US Hwy 180 W)

Agent: Jim Duncan, Century 21 Judge Fite
 1105 Santa Fe Dr., Suite 107817-596-9446; 817-613-6861
 Cell; Email: C21Duncan@aol.com
 Weatherford, Texas 76086

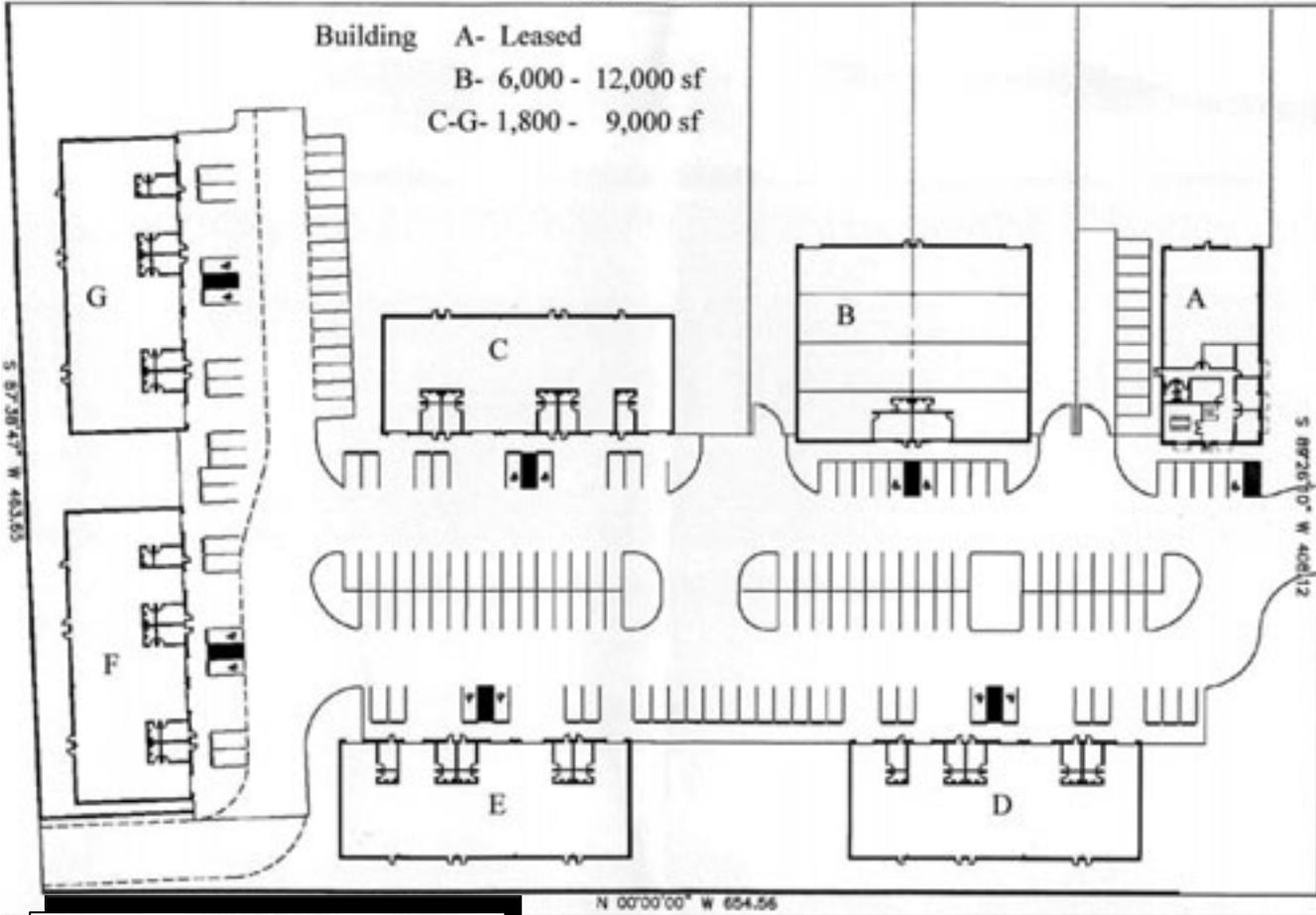


Lot 10 - SOLD! Example BTS

Quanah Hill Office Park

00°41'23" W 667.88

Building A- Leased
 B- 6,000 - 12,000 sf
 C-G- 1,800 - 9,000 sf



Weatherford EDA

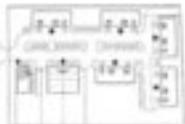


Weatherford
 Economic
 Development
 Authority,
 Inc.

Quanah Hill Office Park

Leasing Summer 2008

1,800 - 12,000 SQ FT
 OFFICE / WAREHOUSE
 FLEX LEASE SPACE
 AVAILABLE
 BROKERS PROTECTED
 Contact: Richard Ringo
 817-341-1467



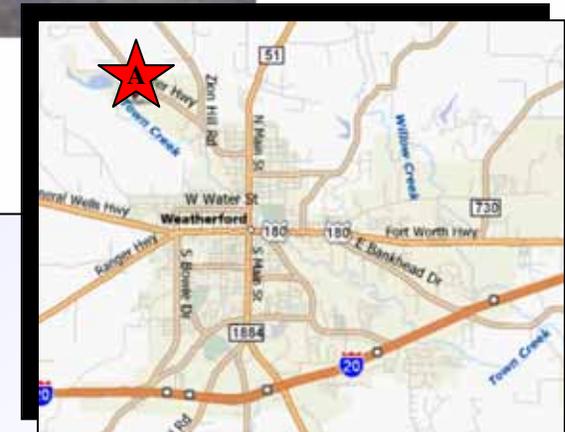
Commercial Office & Warehouse Units for Lease
Weatherford, Texas

★ A	120	Cartwright Park RD #301	Weatherford 76088	Lot Sz	Sq Ft	Yr	Type
		List Pr \$1,200 per month			6400	2008	L

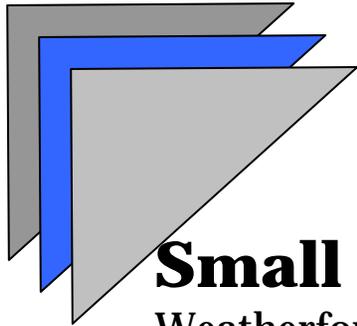
4 individual office & warehouse units with approx 1600 sq ft ea. Each unit offers 2 9x12 offices opening to approx 1400 sq ft shop area. 14' sidewalls, 12'x12' roll-up door, 220 wiring & restroom. Concrete drive, parking in front of ea unit, auto hp sodium lighting. Add'l parking at rear for svc vehicles. Exit I-20 on Santa Fe & circumvent the courthouse & residential areas by continuing N on 51 (Main) to 4th St. (FM 920). Approx 5-7 min N of courthouse.



Agent: JoAnn Williams, 817.694.3467
jwill10595@yahoo.com

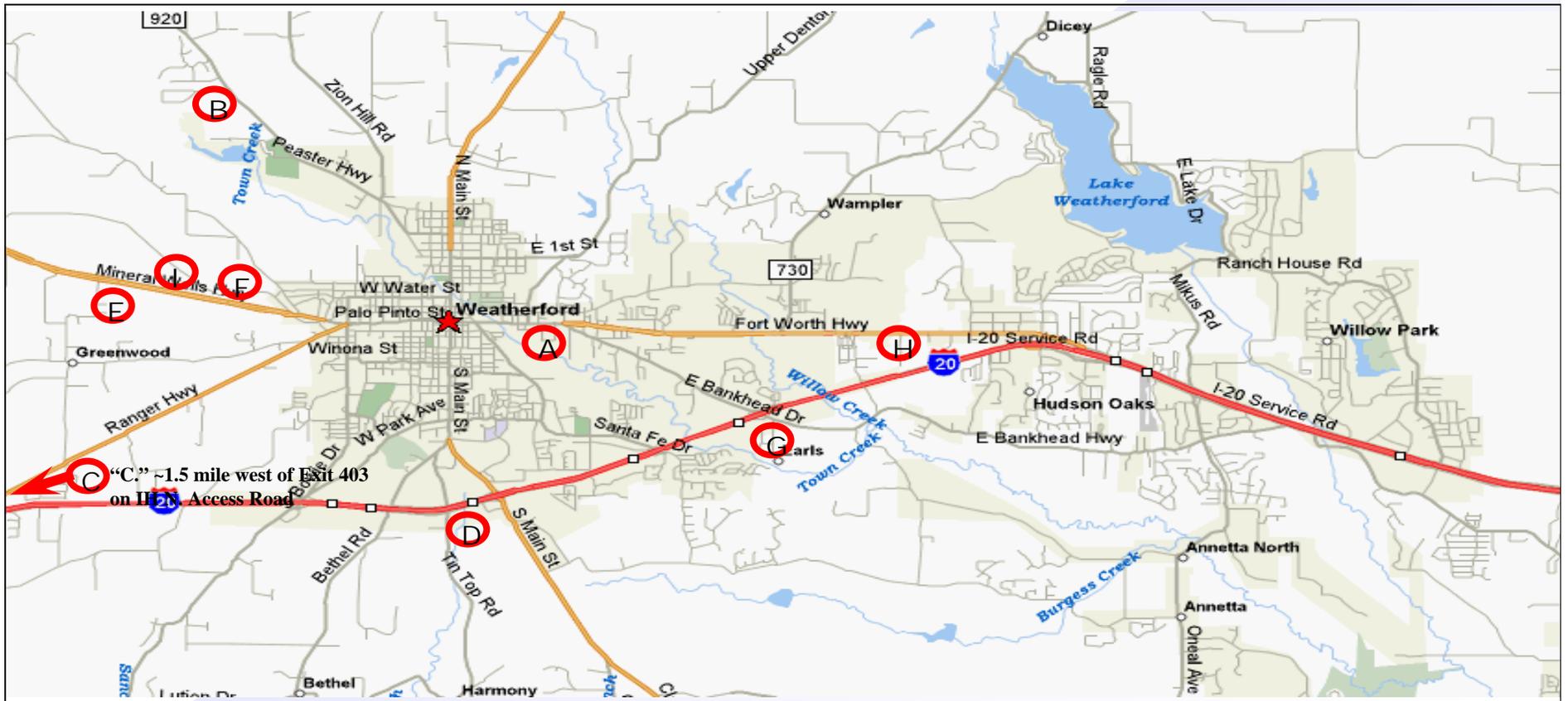


★ B For Sale 6 Acres; AND other LEASE Property.
\$70,000
T.D. Studio Lane & Ft. Worth Hwy (Hwy 180)
Weatherford TX.
6 acres of land for sale on T.D. Studio Lane & Hwy 180, good for warehouse or a manufacturing.
JoAnn Parker 817-694-3467 or Brad Parker 817-613-7391



Small Industrial Site Options

Weatherford, Texas



Location Map



A

Light Industrial/Commercial Building
Formerly Blue Northern Ice Co.
109 South Denton St.
Weatherford, Texas 76086



Building #1 Front



Building #2 Front - Leased

- ❖ 6,700 +/- S.F. Total
 - Building #1 – 4,300 SF +/-
 - Building #2 – 2,400 SF +/-
- ❖ 0.61 +/- Acres
 - Chain-link Fence
 - Covered Ramp
 - Covered Dock
- ❖ Lease – TBD
- ❖ City Utilities
- ❖ Fort Worth Highway (Hwy 180) Access

Agent Contact: Jerry Clinton Real Estate 817-596-0713



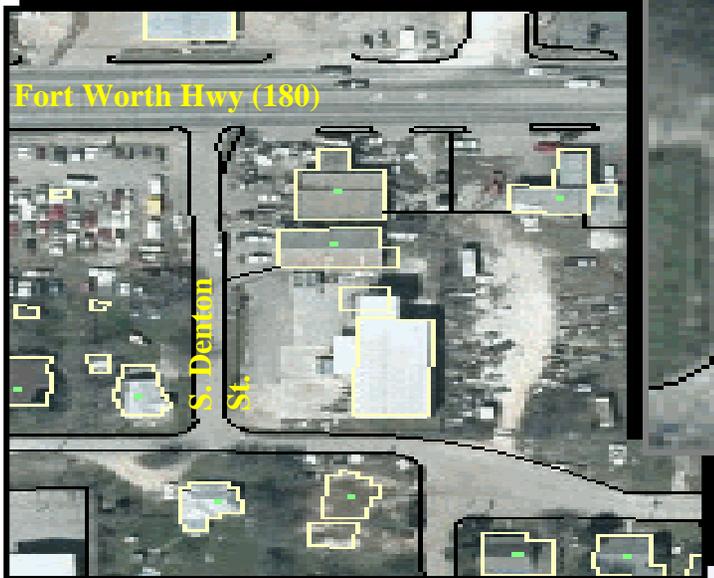
A

Light Industrial/Commercial Building
Formerly Blue Norther Ice Co.
109 South Denton St.
Weatherford, Texas 76086



Aerial Site Plan

Location Map





B

Office Warehouse
Hwy 920 Business Park
2040 Peaster Highway (Hwy 920)
Weatherford, Texas 76086



Site Aerial



Location Map

B

Office Warehouse
Hwy 920 Business Park
2040 Peaster Highway (Hwy 920)
Weatherford, Texas 76088

Weatherford EDA



**Weatherford
Economic
Development
Authority,
Inc.**



Unit Front View



Industrial Park Setting View

- ❖ 2,400 SF Unit
 - 2 Overhead Doors
 - Office Space
- ❖ Lease – 20 X 40 TBD/NNN
 - 2,400 SF TBD/NNN
- ❖ Water well & Central Aerobic Septic System.
 - No City Utilities

Owner Contact: 920 Business Park 817-320-1296



I-20 Business Park

217 & 219 W. IH-20 (Zoning to be Verified!)

Weatherford, Texas 76087

Weatherford EDA



**Weatherford
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Development
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Inc.**



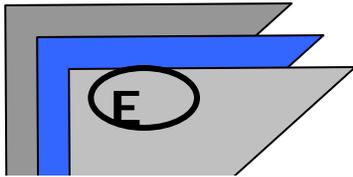
#217 – East Bay **(10 Units)**



219 – West Bay **(10 Units)**

- ❖ 1,800 +/- S.F. Units – 20 total
 - **#217 – 10 Units = 18,000 SF +/-**
 - **#219 – 10 Units = 18,000 SF +/-**
 - **Limited Space Available**
 - **Approx. 30 ft X 60 ft Bays**
 - **12 x 12 Overhead doors (Some with 12 x 14 OH Doors)**
- ❖ 4.5 +/- Acres w/ Gravel Parking
- ❖ Lease – TBD
- ❖ City Utilities
- ❖ IH-20 Access Road Frontage;
 - **1.0 miles to IH access ramp (East or West)**

Agent Contact: I-20 Business Park; Loy McDonald, Owner
817.613.8282 or CELL 817.994.9086



Weatherford EDA



Weatherford
Economic
Development

2900 lot11 Greenlee Park Trl

Property ID: 14229581

<http://listing.loopnet.com/14229581>

2900 lot11 Greenlee Park Trl PM
Weatherford, TX 76087
County: Parker

For more information, click to
email:
Jim Duncan (817) 596-9446
Ext. 102

**Century 21 Judge Fite
Company**



For Sale

Active

Primary Type:

Land
Industrial (land)

Lot Size:

3.31 Acres

Price:

\$50,000

Price/Acre:

\$15,105.74

Date Last Verified:

12/31/2005



Lot 10- Under Construction, For Sale

Additional Photos



2



3



4



5



6



Additional Information

Property Description:

3.31 acres with 13 additional lots available

Location Description:

Greenlee Business Park

Agent: Jim Duncan, Century 21 Judge Fite 1105 Santa Fe Dr.,
Suite 107 817-596-9446; 817-613-6861 Cell; Email:
21Duncan@aol.com
Weatherford, Texas 76086

E

**FINAL PLAT
GREENLEE BUSINESS PARK
LOTS 1 THROUGH 15, BLOCK 1
AN ADDITION IN PARKER COUNTY, TEXAS**

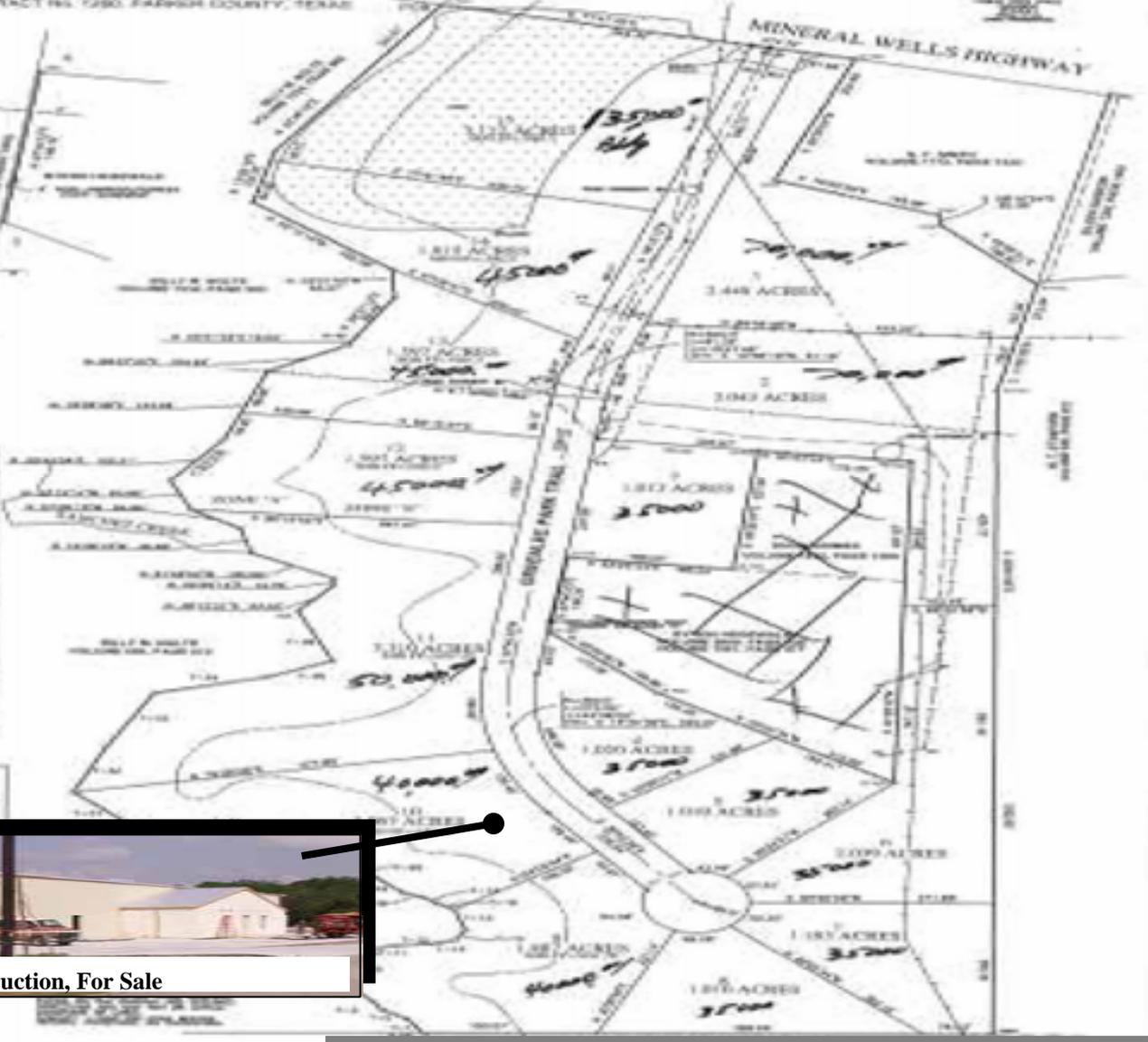
6/29/05

EDA
Weatherford
Economic
Development
Authority,
Inc.

THE UNDERSIGNED HAS CAUSED TO BE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND, AND THE SAME IS HEREBY PLATED FOR RECORD IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 29, 1909, AND MARCH 29, 1937, AND ALL LAWS THEREUNDER PASSED, AND THE SAME IS HEREBY PLATED FOR RECORD IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 29, 1909, AND MARCH 29, 1937, AND ALL LAWS THEREUNDER PASSED, AND THE SAME IS HEREBY PLATED FOR RECORD IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED MARCH 29, 1909, AND MARCH 29, 1937, AND ALL LAWS THEREUNDER PASSED.

SECTION TABLE

SECTION	ACRES	FRAC.
1	1.000	1/1
2	1.000	1/1
3	1.000	1/1
4	1.000	1/1
5	1.000	1/1
6	1.000	1/1
7	1.000	1/1
8	1.000	1/1
9	1.000	1/1
10	1.000	1/1
11	1.000	1/1
12	1.000	1/1
13	1.000	1/1
14	1.000	1/1
15	1.000	1/1



Lot 10 - Under Construction, For Sale

Agent: Jim Duncan, Century 21 Judge Fite 1105 Santa Fe Dr., Suite 107817-596-9446; 817-613-6861 Cell; Email: 21Duncan@aol.com
Weatherford, Texas 76086

F

Office/Warehouse Industrial Park
1880 – 1889 Mineral Wells Highway (W.)
Weatherford, Texas 76086

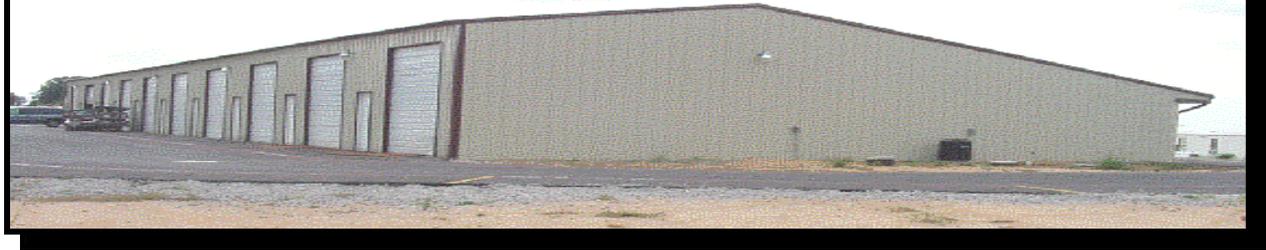
Weatherford EDA



**Weatherford
Economic
Development
Authority,
Inc.**



Front View



Rear View

- ❖ 1,200 SF Units
 - 12,000 +/- S.F. Total
 - 10 units @ 1,200 SF each
- ❖ Adjacent units can be combined
 - 2 = 2,400 SF
 - 3 = 3,600 SF
- ❖ Each - 400 SF office w/ 800 SF Warehouse
- ❖ Lease – Each 1,200 SF Unit: \$550/mo. Plus~\$50/mo. +/- O&M
- ❖ Water well & Central Aerobic Septic System.

1,200 SF Space for Lease – 817.550.9053

F

Office/Warehouse Industrial Park
1880-1889 Mineral Wells Highway (W.)
Weatherford, Texas 76086

Weatherford EDA

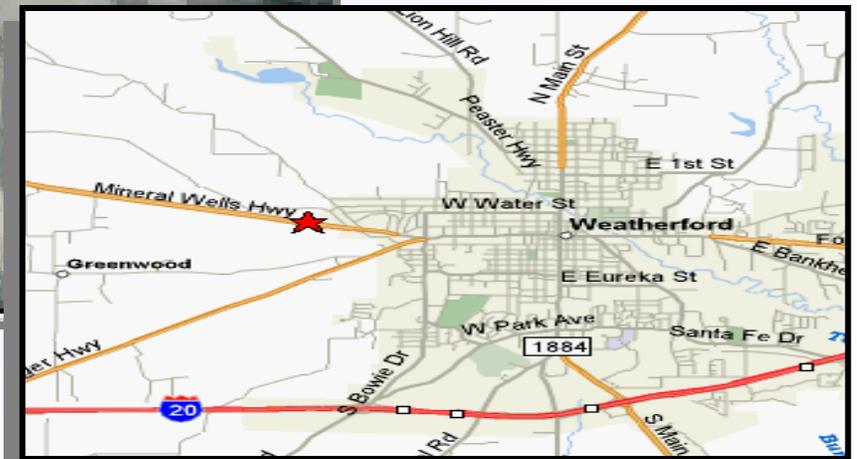


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Economic
Development
Authority,
Inc.



Site Aerial

Location Map





Business Park
2600 (+/-) East Fort Worth Highway
Weatherford, Texas 76086

Weatherford EDA



Weatherford
Economic
Development



NOW LEASING
BUSINESS PARK
COMING SOON

20' x 50' OFFICE / WAREHOUSE UNITS
WITH BATHROOM & AC
ONE OR MULTIPLE UNITS

← 20' →			
50' ↓	STORAGE WAREHOUSE	STORAGE WAREHOUSE	STORAGE WAREHOUSE
	OFFICE	OFFICE	OFFICE

1000 SQ. FT. UNITS
EASY IN & OUT
RETAIL FRONT
STORAGE IN REAR

817-597-7085 / 817-599-5991



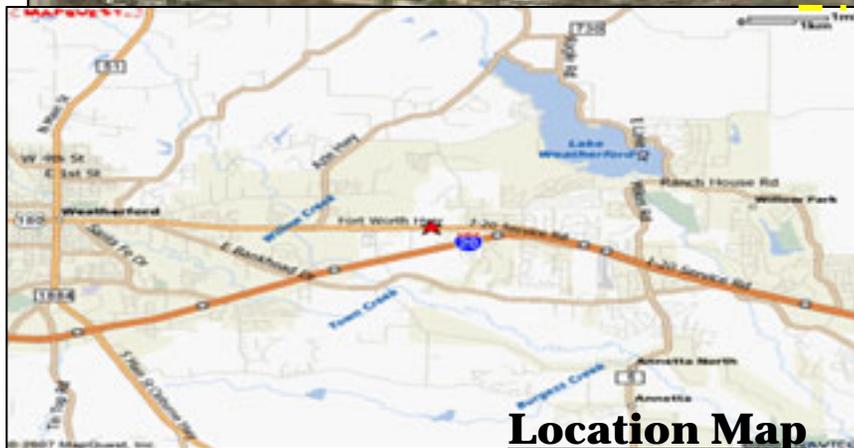
Business Park
 2600 (+/-) East Fort Worth Highway
 Weatherford, Texas 76086

Weatherford EDA



Weatherford
 Economic
 Development
 Authority,

Site Aerial



Location Map



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