

RETAIL FOR SALE

STANDALONE RETAIL BUILDING - WEATHERFORD, TX

501 NORTH MAIN STREET, WEATHERFORD, TX 76086, PARKER COUNTY



TRANSWORLD®
Commercial Real Estate



FOR SALE \$1,325,000

TRANSWORLD CRE
2124 Parkwood Drive
Bedford, Texas 76021



TRANSWORLD®
Commercial Real Estate

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PROPERTY SUMMARY

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086

Highlights

Price:	\$1,325,000
Square Feet:	7,800 SF
Asset Type:	Retail
Year Built:	2016
Parking:	20 + Gravel Lot for Additional Parking
Total AC:	1.9 AC
City:	Weatherford
County:	Parker

Property Overview

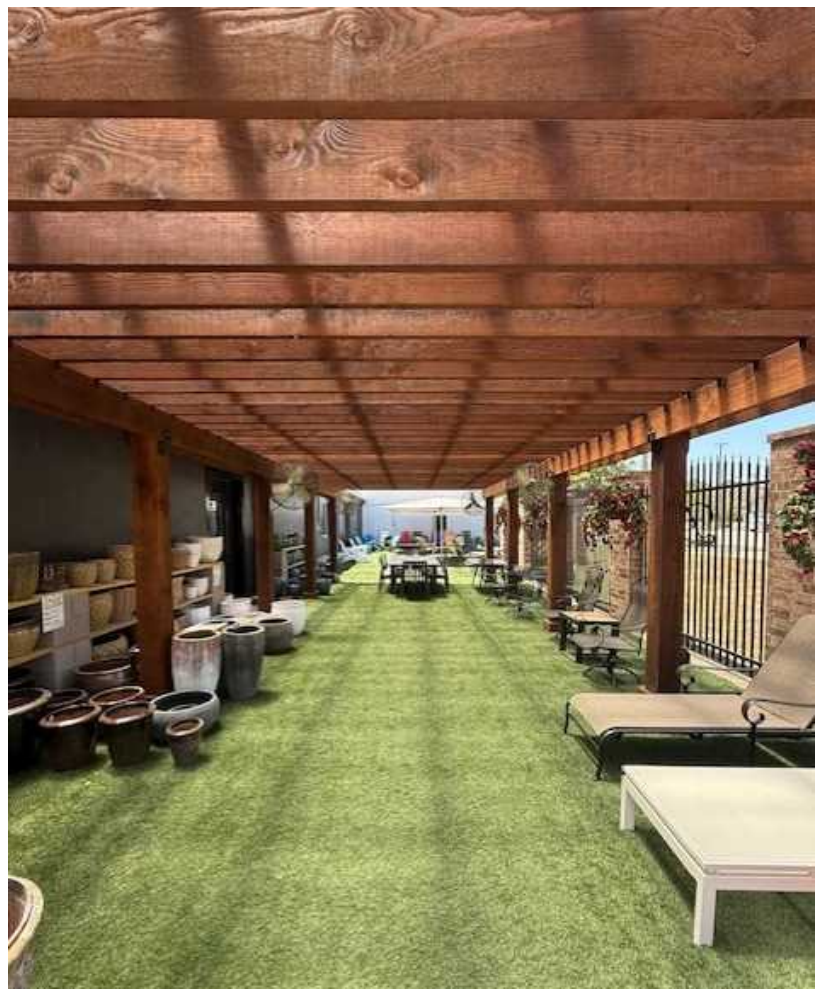
The property at 501 N Main St, Weatherford, TX 76086, is a 7,800 sq. ft. freestanding commercial building on a 1.9-acre lot, zoned Commercial Neighborhood (CN), ideal for retail use. Constructed in 1965 and remodeled in 2016, it features updated electrical, HVAC, and plumbing systems, ensuring modern functionality. With over 20 parking spaces and high visibility from approximately 24,000 daily vehicle traffic, the property benefits from its prime location just north of Weatherford's historic downtown square. The building's move-in-ready condition, combined with dynamic floorplan and property layout, positions it as a compelling opportunity for businesses seeking a versatile, high-exposure retail space in a thriving community.

Location Overview

The retail property at 501 N Main St, Weatherford, TX 76086, is strategically located just north of the vibrant Weatherford Square, benefiting from high visibility with approximately 24,000 vehicles passing daily. This 7,800 sq. ft. freestanding commercial building, zoned Commercial Neighborhood (CN), sits on a 1.9-acre lot with a spacious parking area accommodating over 20 vehicles, ideal for retail use. Its proximity to downtown amenities, including restaurants like Beefmaster Steakhouse (317 ft away) and retail shops like Dillard Feed & Seed (792 ft), enhances its appeal for businesses targeting local and tourist traffic. The property's 2016 remodel, updated infrastructure, and central location in a growing city with a population of 31,034 and a median income of \$68,698 make it a turn-key opportunity for retailers seeking a high-traffic, accessible location in Weatherford's historic and commercially active downtown area.

PROPERTY PHOTOS

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



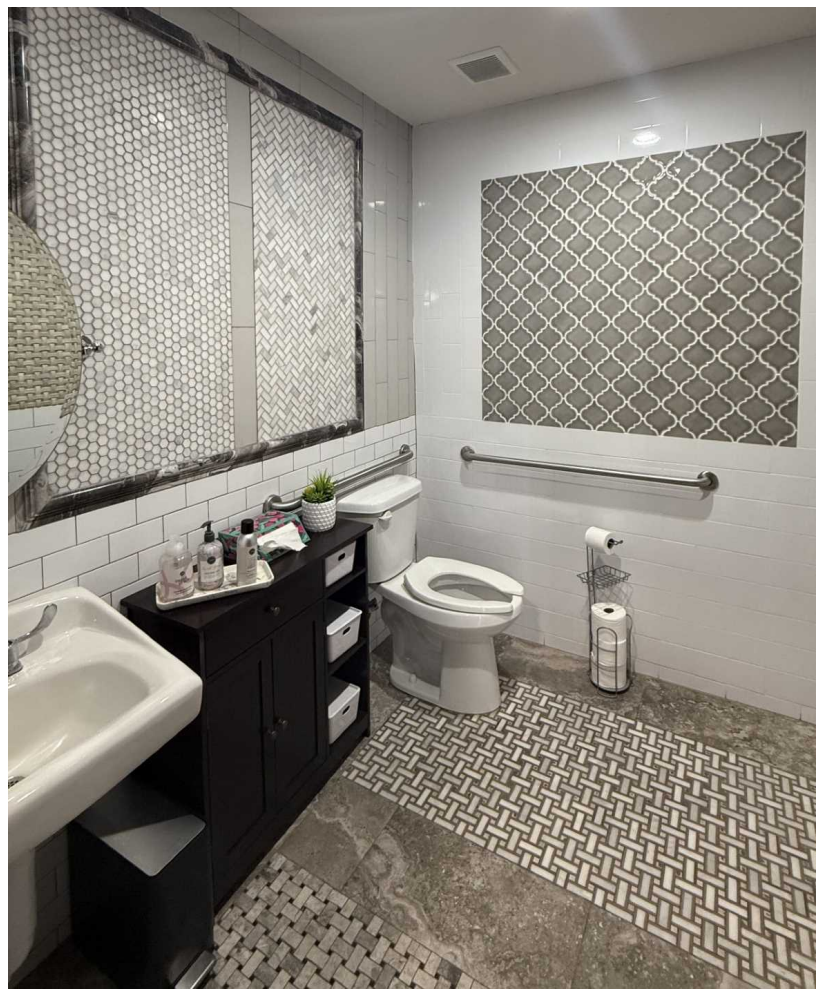
PROPERTY PHOTOS

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



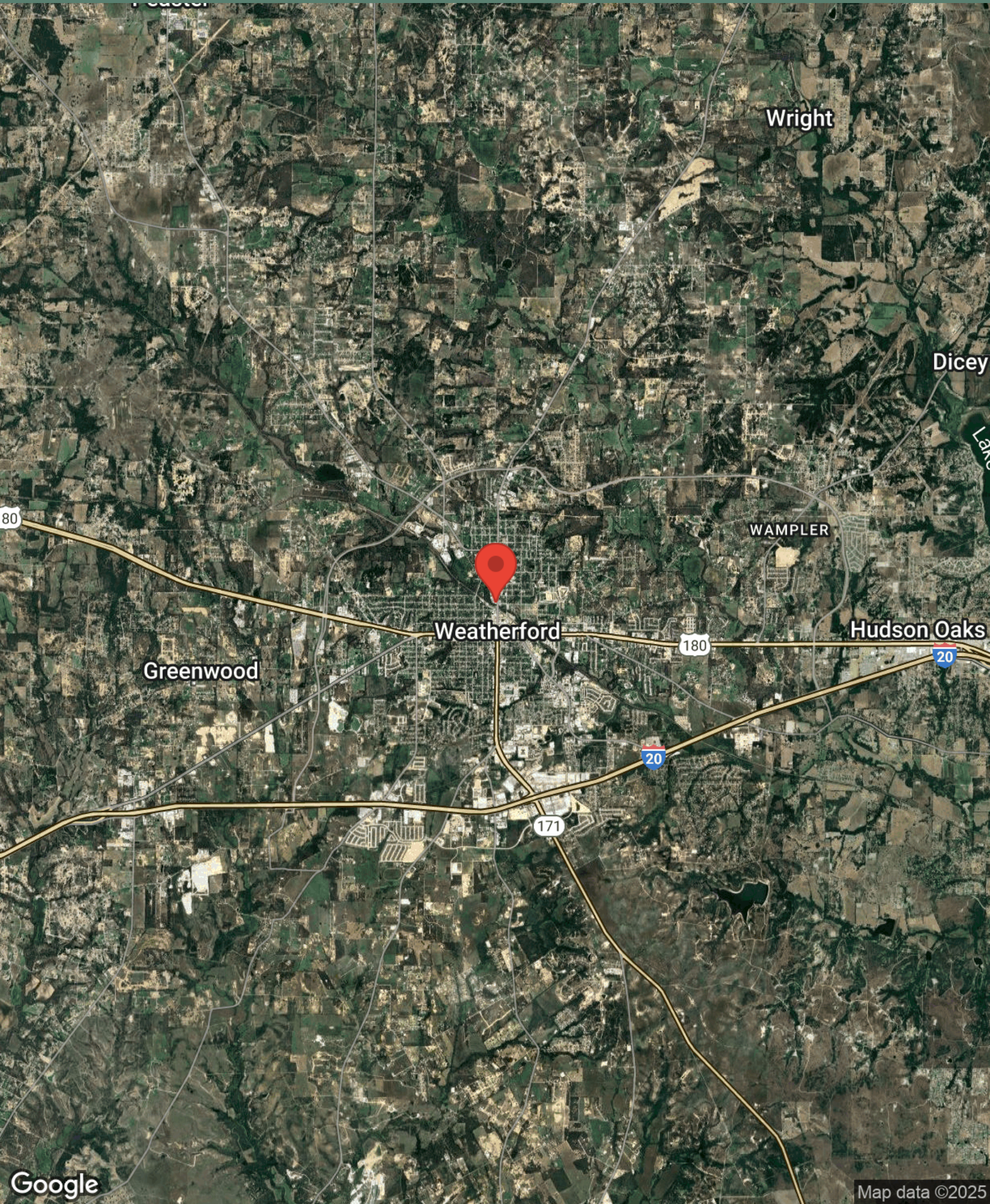
PROPERTY PHOTOS

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



REGIONAL MAP

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



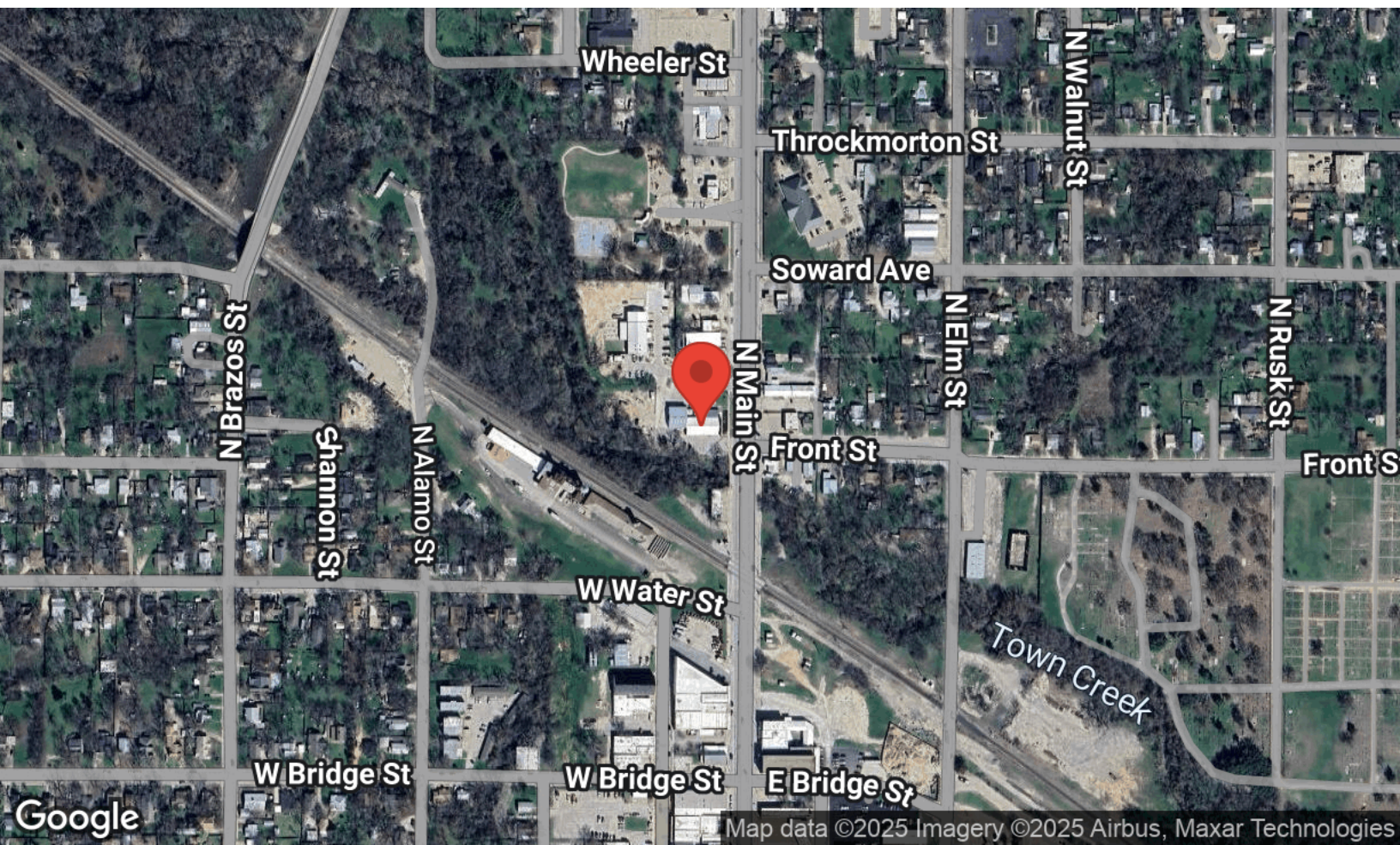
AERIAL MAP

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



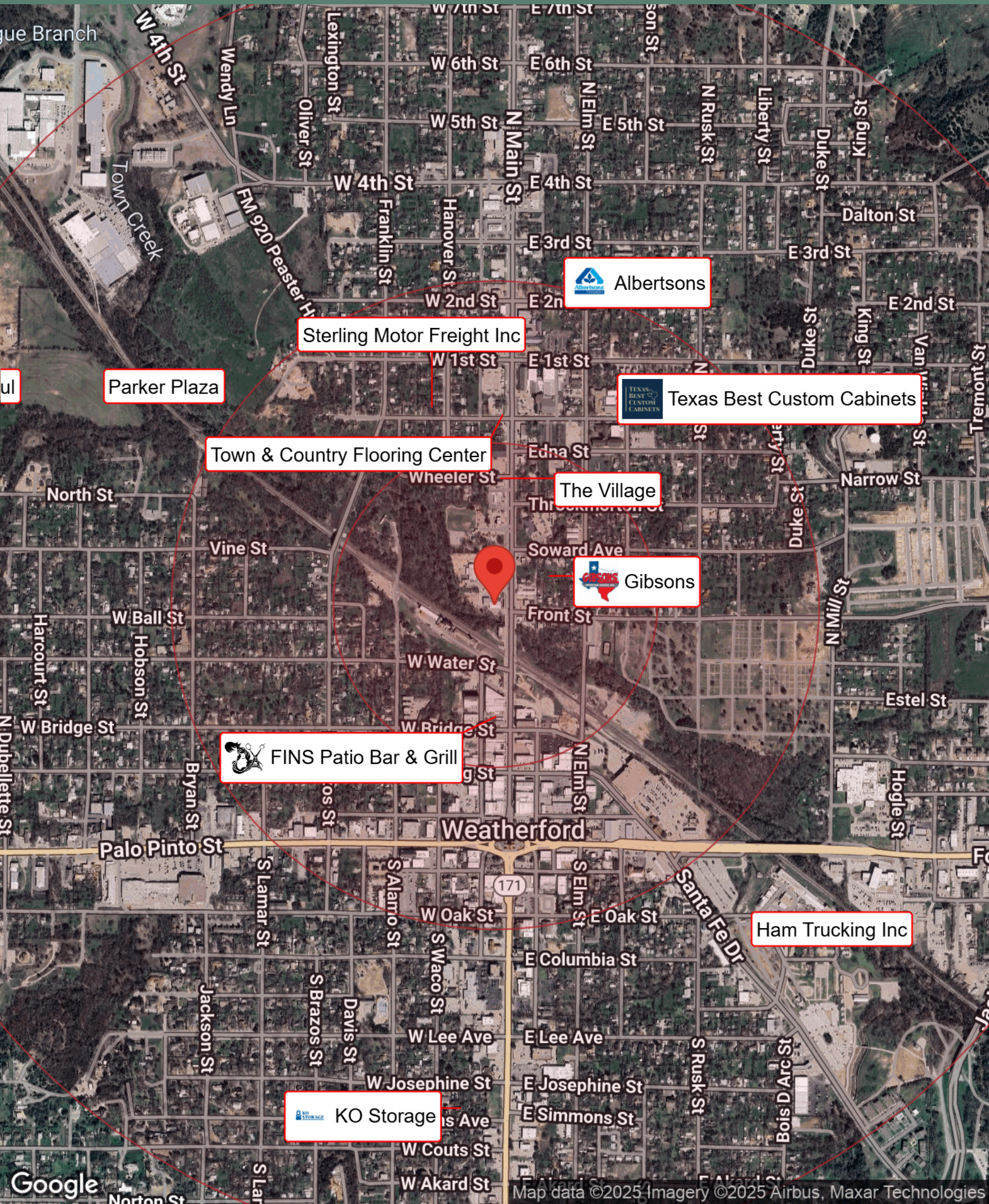
LOCATION MAPS

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



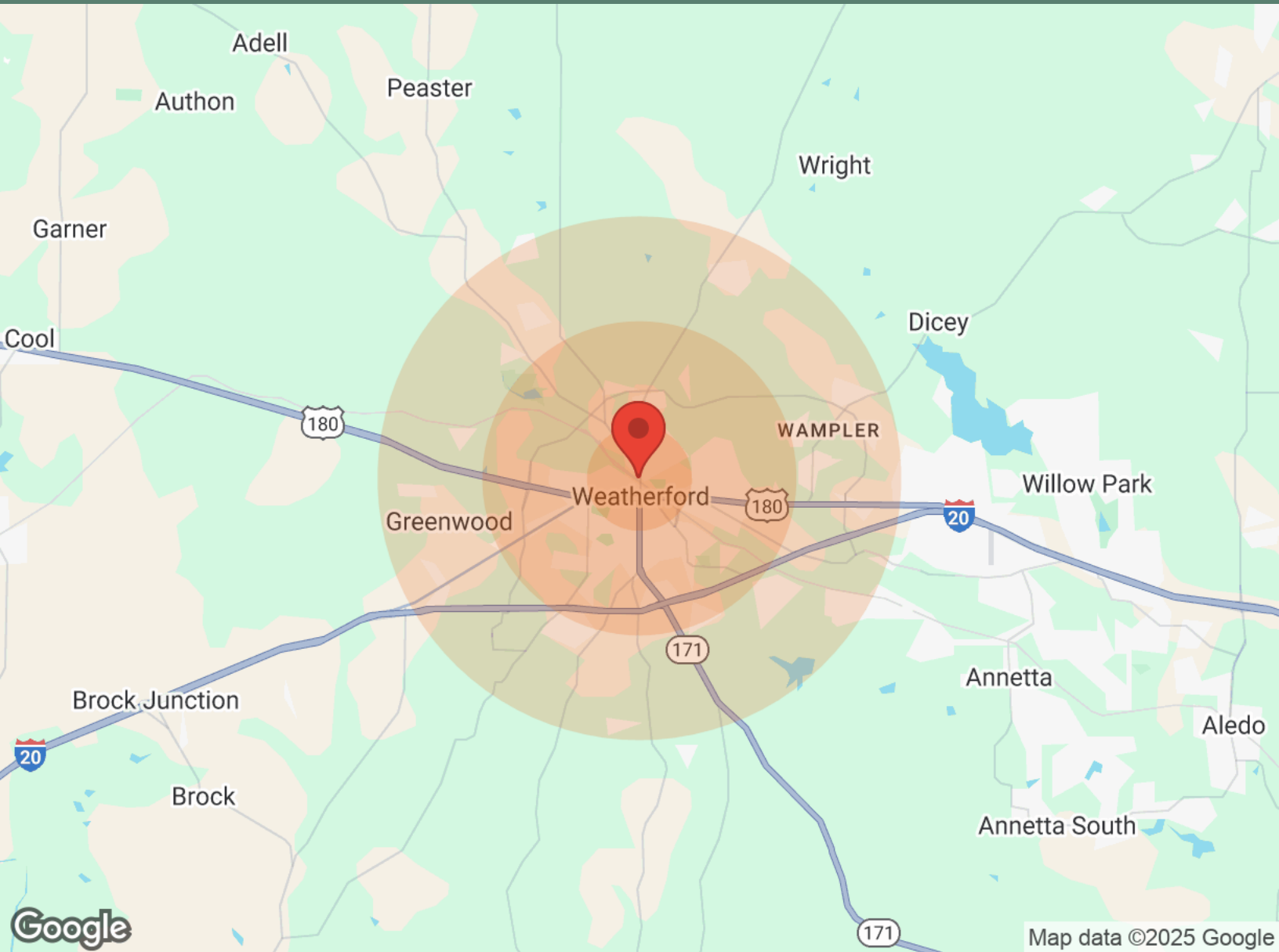
BUSINESS MAP

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



DEMOGRAPHICS

Standalone Retail Building - Weatherford, TX
501 North Main Street | Weatherford, TX 76086



Population	1 Mile	3 Miles	5 Miles
Male	785	10,869	12,325
Female	935	11,770	13,262
Total Population	1,720	22,639	25,587
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	351	4,476	4,990
Ages 15-24	227	3,163	3,582
Ages 25-54	653	8,882	9,804
Ages 55-64	186	2,452	2,971
Ages 65+	303	3,666	4,240
Race	1 Mile	3 Miles	5 Miles
White	1,611	20,849	23,696
Black	32	391	391
Am In/AK Nat	7	36	36
Hawaiian	N/A	N/A	N/A
Hispanic	322	3,110	3,177
Multi-Racial	140	2,630	2,710

Income	1 Mile	3 Miles	5 Miles
Median	\$38,751	\$38,329	\$39,386
< \$15,000	160	1,487	1,546
\$15,000-\$24,999	95	1,204	1,210
\$25,000-\$34,999	63	1,104	1,196
\$35,000-\$49,999	180	1,488	1,677
\$50,000-\$74,999	157	1,734	1,802
\$75,000-\$99,999	35	652	900
\$100,000-\$149,999	31	771	956
\$150,000-\$199,999	15	236	321
> \$200,000	N/A	110	296

Housing	1 Mile	3 Miles	5 Miles
Total Units	873	10,014	11,099
Occupied	792	9,066	10,094
Owner Occupied	493	5,128	6,097
Renter Occupied	299	3,938	3,997
Vacant	81	948	1,005

Transworld Commercial Real Estate

2-10-2025



Information About Brokerage Services

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. **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:
 - 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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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

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