

RIC WILLIAMSON

RANGER HWY

**PROPERTY LINE
APPROXIMATE**

+/- 22 ACRES

**PRIME INVESTMENT PROPERTY SITS IN A HIGHLY ACCESSIBLE
LOCATION BETWEEN HWY 180 AND I-20**

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Investment Summary:

1543 Ranger Hwy, Weatherford, TX 76086

Zoned AG Parker County - No ETJ, in the Center of Weatherford. This 22 plus acres has a private road and gated entrance and income producing. A perfect location for a housing development, tiny homes or cottages, industrial or manufacturing, multi family and anything you can imagine. With 4 income producing houses on the property (approximate value of \$750,000), this could be the beginning of a development for tiny home, RV's with 1 to 2 acres or a High Density Development., The property is great for employee housing for your manufacturing or industrial business with a secure entrance. It is located only minutes from downtown Weatherford in Parker County and a Ric Williamson and Hwy I-20. Motivated Seller

Selling Points:

22+ Acres of Prime Commercial Land: Rare large tract with flexible future development potential in a growing Weatherford market.

Excellent Highway Access & Visibility: Located directly on Ranger Highway with quick access to I-20 and Ric Williamson Memorial Loop, ideal for commercial or mixed-use projects

Flat, Buildable Terrain with Natural Features: Mostly level land with mature trees and a creek along the southeast boundary, offering both usability and aesthetic appeal.

Strong Growth Corridor: Weatherford continues to see residential and commercial expansion driven by DFW metro growth.

Private Gated Access: Existing private road and gate enhance security and controlled access.

Low Carrying Costs: Modest annual property taxes help improve overall investment returns.



Ideal for RV Park, Build-to-Rent, or Industrial Development



4 income-producing homes currently on site

DOWNTOWN WEATHERFORD

WEATHERFORD

HALL MIDDLE SCHOOL

US 180
10,136 VPD
(2023)

FOR SALE
±22 ACRES

PROPERTY LINE
APPROXIMATE

RANGER HWY
6,775 VPD
(2023)

FOR SALE
±6.77 ACRES

PROPERTY LINE
APPROXIMATE

SOLD

RIC WILLIAMSON
19,135 VPD
(2023)

Conceptual site plan illustrating a phased RV and cottage-style community on ±22 acres along Ranger Highway in Weatherford, Texas



LOCAL PROXIMITY ATTRACTIONS

Walmart Supercenter – ~2.3 mi

ALDI Grocery – ~2.0 mi

Target & Kohl's – ~3.0 mi

Downtown Weatherford
Historic District – ~3–5 min
drive

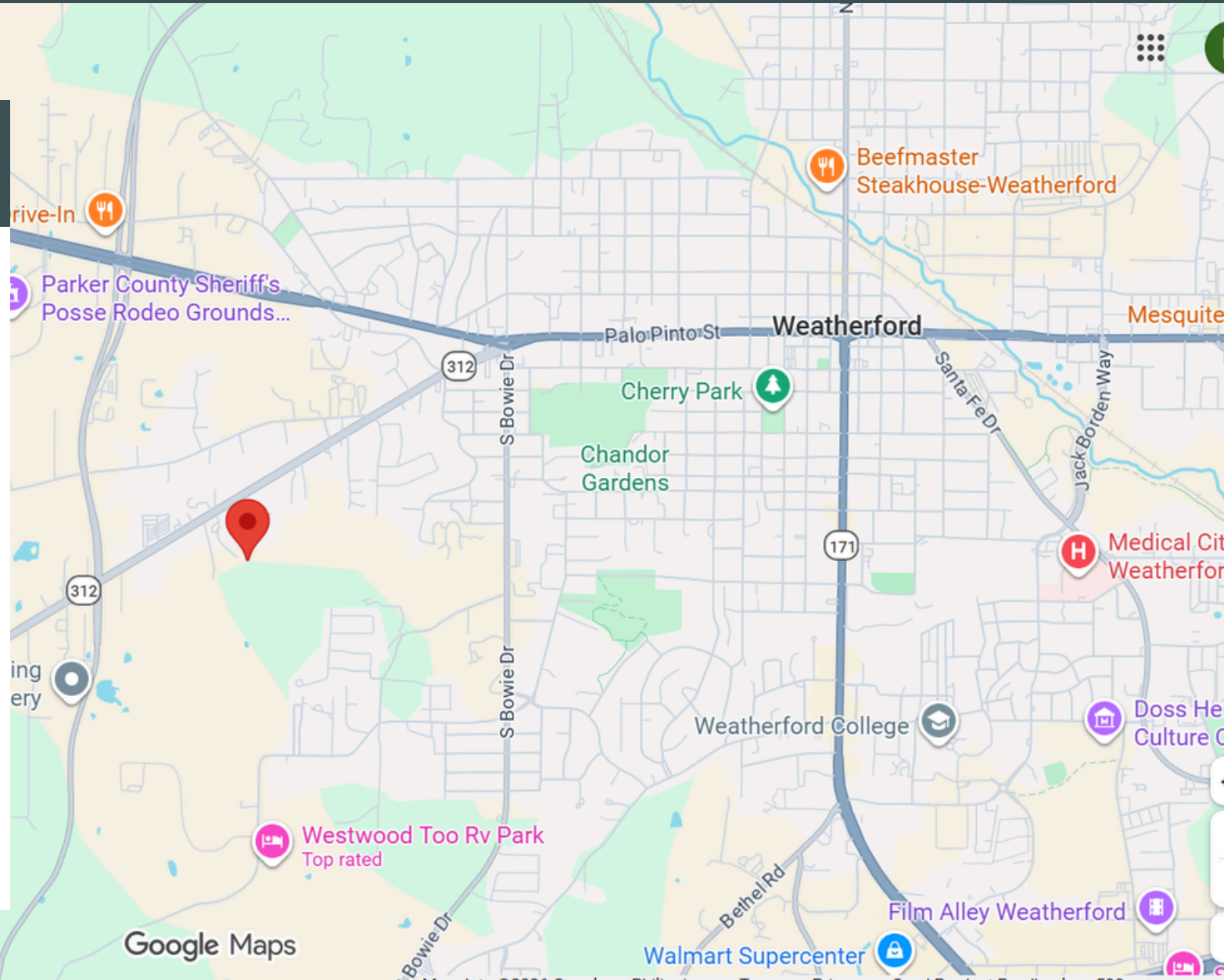
Lake Weatherford – ~10–12 min
drive

I-20 via Ric Williamson Loop –
~5–7 min drive

Mineral Wells / Lake Mineral
Wells Park – ~15–20 min drive

Granbury (historic shopping &
waterfront) – ~30 min drive

Glen Rose (tourism & nature) –
~45 min drive



Weatherford, TX Where DFW Growth Meets Opportunity

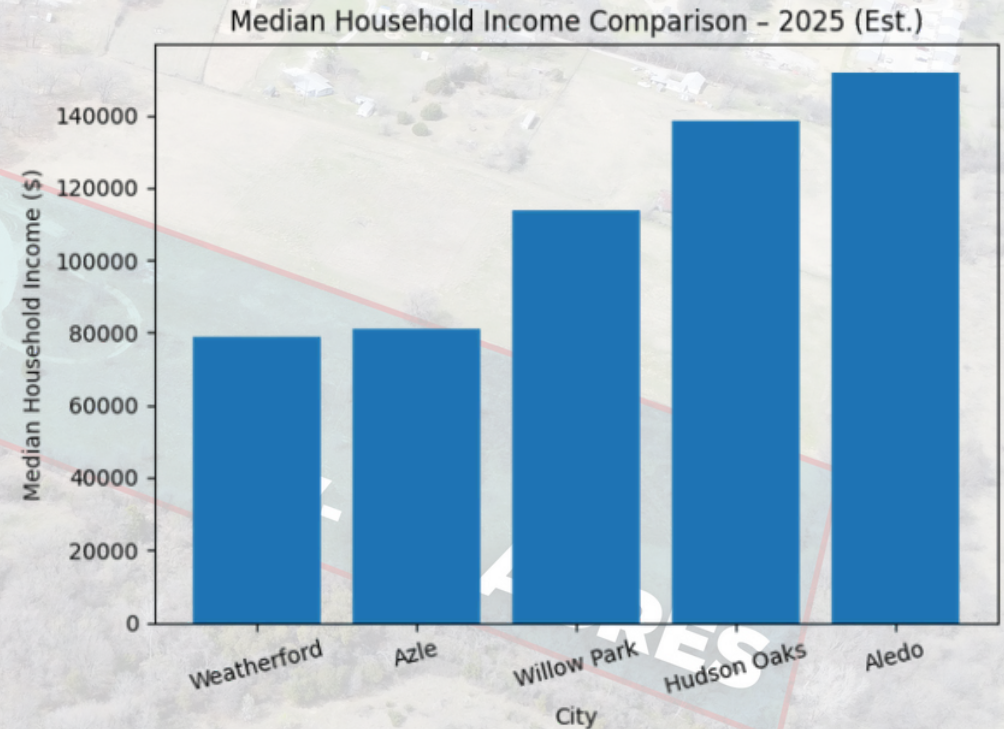
Weatherford, Texas is a rapidly expanding Parker County market positioned along the western growth corridor of the Dallas–Fort Worth Metroplex, just minutes from Fort Worth via Interstate 20. The city benefits from strong population growth, expanding retail and housing demand, and continued infrastructure investment as DFW pushes west.

Known for its historic downtown, business-friendly environment, and high quality of life, Weatherford offers lower land costs and greater development flexibility than core DFW submarkets. National retailers, regional employers, and new residential communities continue to anchor long-term demand, making Weatherford an attractive destination for commercial, residential, RV, and mixed-use development.

With easy highway access, a growing local workforce, and proximity to regional recreation, Weatherford delivers the rare combination of small-town character and big-market upside.

Population:
39,400 residents – a significant increase from ~30,850 in 2020, reflecting strong growth in the DFW expansion corridor. Parker County has a population of near 180,000.

Median Age:
Approximately 37.4 years, indicating a balanced mix of working-age adults, families, and retirees in the community.



Median household income estimates based on the U.S. Census Bureau's American Community Survey and recent demographic projections (2023 ACS 5-year estimates).

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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