

# TRINITY COUNTRY REAL ESTATE

**1945 Tin Top Rd, Weatherford TX 76086**

**20+/- Acres**

**\$9,683,823**



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**Prime Commercial Development Site**

**Property Overview**

This exceptional 20.12-acre commercial landholding presents a rare and strategic development opportunity in Weatherford, Parker County, Texas—one of the fastest-growing markets in the State. The property is positioned just north of Interstate 20 at Tin Top Road and Cleburne Avenue, offering commanding visibility and easy access from one of North Texas's primary east-west corridors. (LoopNet)

**Zoning & Utilities**

**Zoning: C-3 Commercial**

**Utilities: City of Weatherford water (12" line), electric service, and an 8" wastewater line available to the property**

**Frontage: Excellent frontage along both Tin Top Road and Cleburne Avenue**

These utilities and frontage conditions make the site highly suitable for a wide range of commercial uses including retail, office, hospitality, dining, mixed-use, or service-oriented projects.

**Location & Market Strength**

Situated at a major traffic intersection just north of I-20, this site offers high visibility and connectivity to the Dallas-Fort Worth Metroplex. Weatherford functions as the county seat and primary retail hub of Parker County, and the region continues to attract households and businesses drawn by affordability, quality of life, and growth potential.

**Retail & Commercial Landscape**

The surrounding area has seen significant national and regional retail development, reinforcing the commercial gravity of the trade area:

**Nearby Big-Box and National Retailers:**

**Target – Anchored at Weatherford Marketplace, one of the region's primary power centers**

**Lowe's Home Improvement – Co-anchoring Weatherford Marketplace**

**Kohl's – Major department store at Weatherford Marketplace**

**Ross Dress for Less, PetSmart, Best Buy, Rack Room Shoes – Tenants in the**

**Weatherford Marketplace retail complex**

These proven national tenants demonstrate strong retail demand and consumer draw in the trade area.

Additional major anchors in the broader regional market include HEB, Walmart Supercenter, Home Depot, and Costco, the latter anchoring the Center Point Road retail corridor and generating significant traffic and economic activity.

**Economic & Demographic Tailwinds**

Parker County consistently ranks among the fastest-growing counties in Texas, benefiting from both in-migration from within the state and spillover growth from the DFW Metroplex. Weatherford's population and commercial base continue to expand, providing a growing consumer and workforce base for new retail, office, and service-oriented enterprises.

### Investment Highlights

- Strategic interstate-adjacent location with strong regional access
- Essential utilities in place and ready for development
- High local and regional traffic counts
- Established national retail presence nearby
- Growth market with expanding residential and employment populations

### Development Potential

Given the site's utility access, frontage, and zoning, the property is primed for a multitude of commercial uses, including but not limited to:

- Neighborhood or community retail center
- Hospitality / hotel development
- Office campuses or medical office buildings
- Food and beverage / fast-casual restaurant pads
- Mixed-use projects integrating retail, office, and residential

### Traffic Counts

- I-20 East/West Average Daily Traffic (ADT): ~74,000+ vehicles per day near Tin Top Road intersection — one of the highest traffic segments in Weatherford retail corridor
- Cleburne Avenue/Main Street ADT ~27,000+ vehicles per day (nearby major arterial)





S MAIN ST

171

Clairmont Blvd

20.21 ACRES

TIN TOP RD

20

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