



NNN GROUND LEASE
FOR SALE

201 Adams Drive
Weatherford, Texas
76086

VENTURE

FRANK BULLOCK
FBULLOCK@VENTUREDFW.COM

Metrics

201 Adams Drive
Weatherford, Texas 76086

Location

NEQ Adams Drive and Main Street (TX 171)
201 Adams Drive

Size

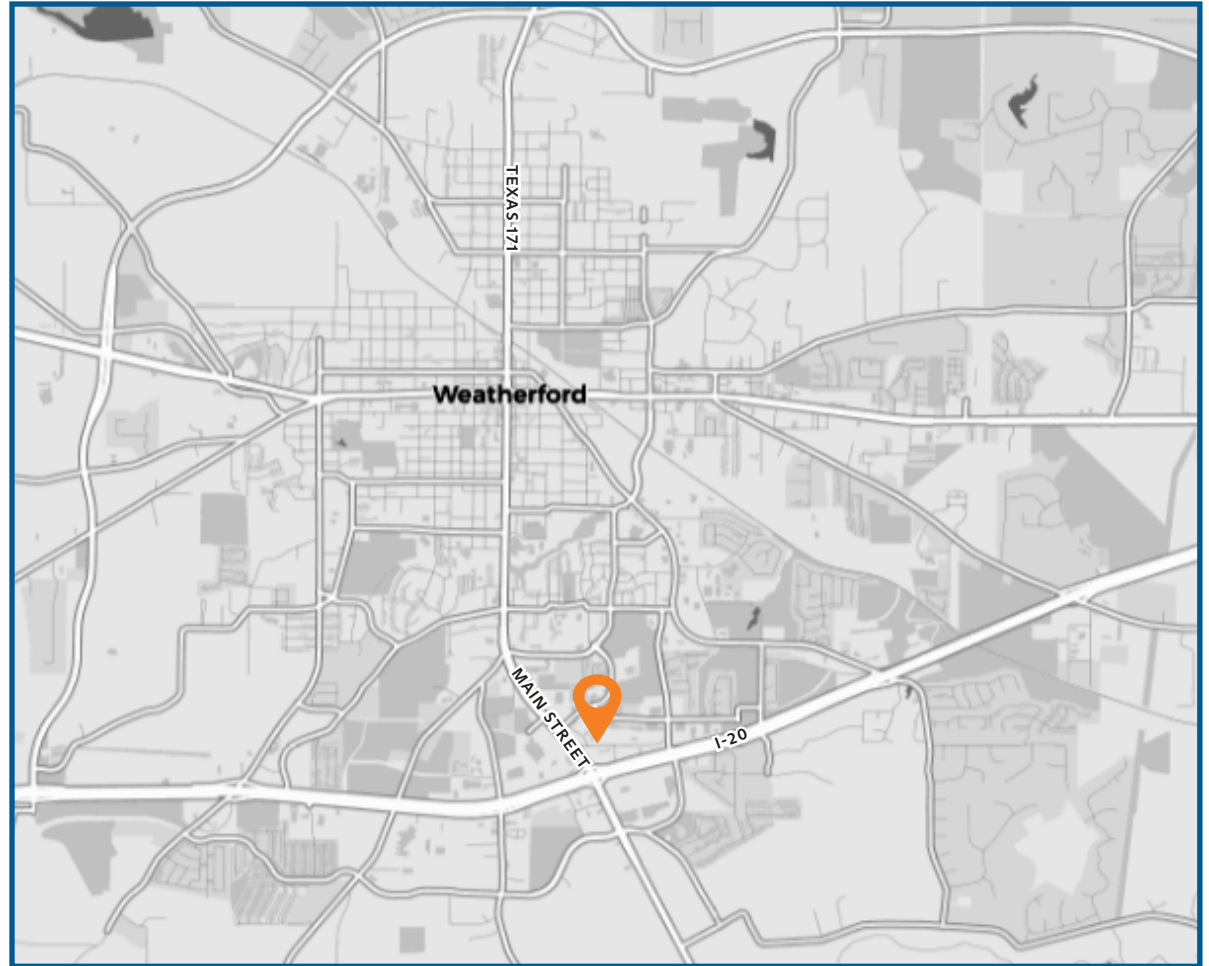
Land
40,293 SF

Building
2,089 SF

Traffic Counts

I-20
86,994 VPD

Main Street (TX 171)
26,739 VPD



Area Attractions



NNN GROUND LEASE FOR SALE

201 Adams Drive
Weatherford, Texas 76086

Primary Term: 15 Year lease with 11 years remaining on the primary term.

NOI: Year 5: \$100,000
Years 6-10: \$107,500
Years 11-15: \$115,000

- Weatherford is the county seat of Parker County and has a 2026 population of 42,728.
- The trade area of Parker County encompasses over 140,000 people with 2030 projection to exceed 200,000.
- Strategically located in vibrant retail corridor.
- Superior access to I-20 and Main Street.
- Weatherford has been considered the cutting horse capital of Texas, bringing visitors and customers from all over the US.

2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,277	30,944	43,670
EST. DAYTIME POPULATION	4,800	14,622	18,548
EST. AVG. HH INCOME	\$92,002	\$109,955	\$115,087



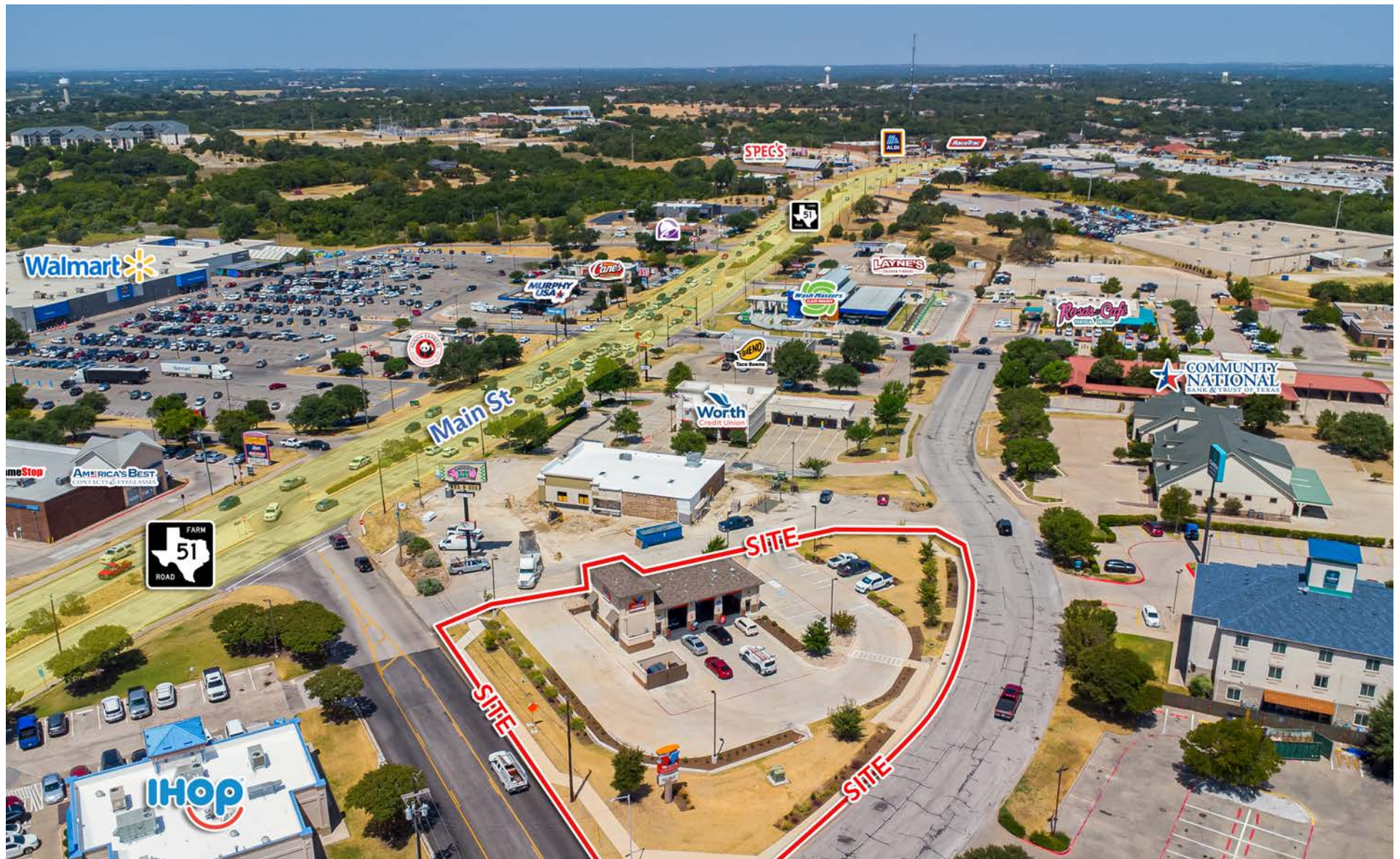
Aerial

201 Adams Drive
Weatherford, Texas 76086



Drone

201 Adams Drive
Weatherford, Texas 76086



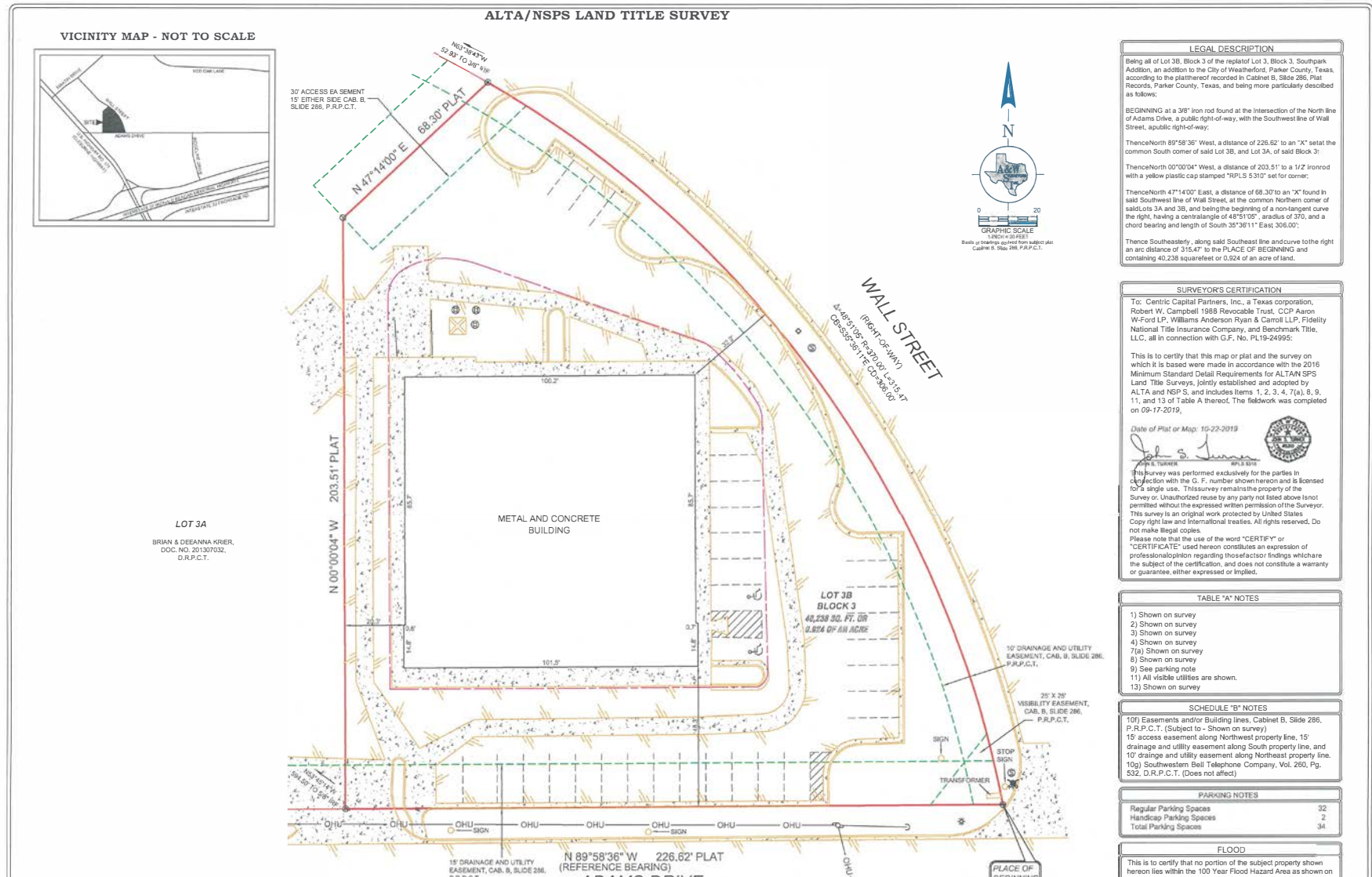
Drone

201 Adams Drive
Weatherford, Texas 76086



Survey

201 Adams Drive
Weatherford, Texas 76086



201 Adams Drive
Weatherford, TX
76086

Frank Bullock
Executive Vice President
fbullock@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.