



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

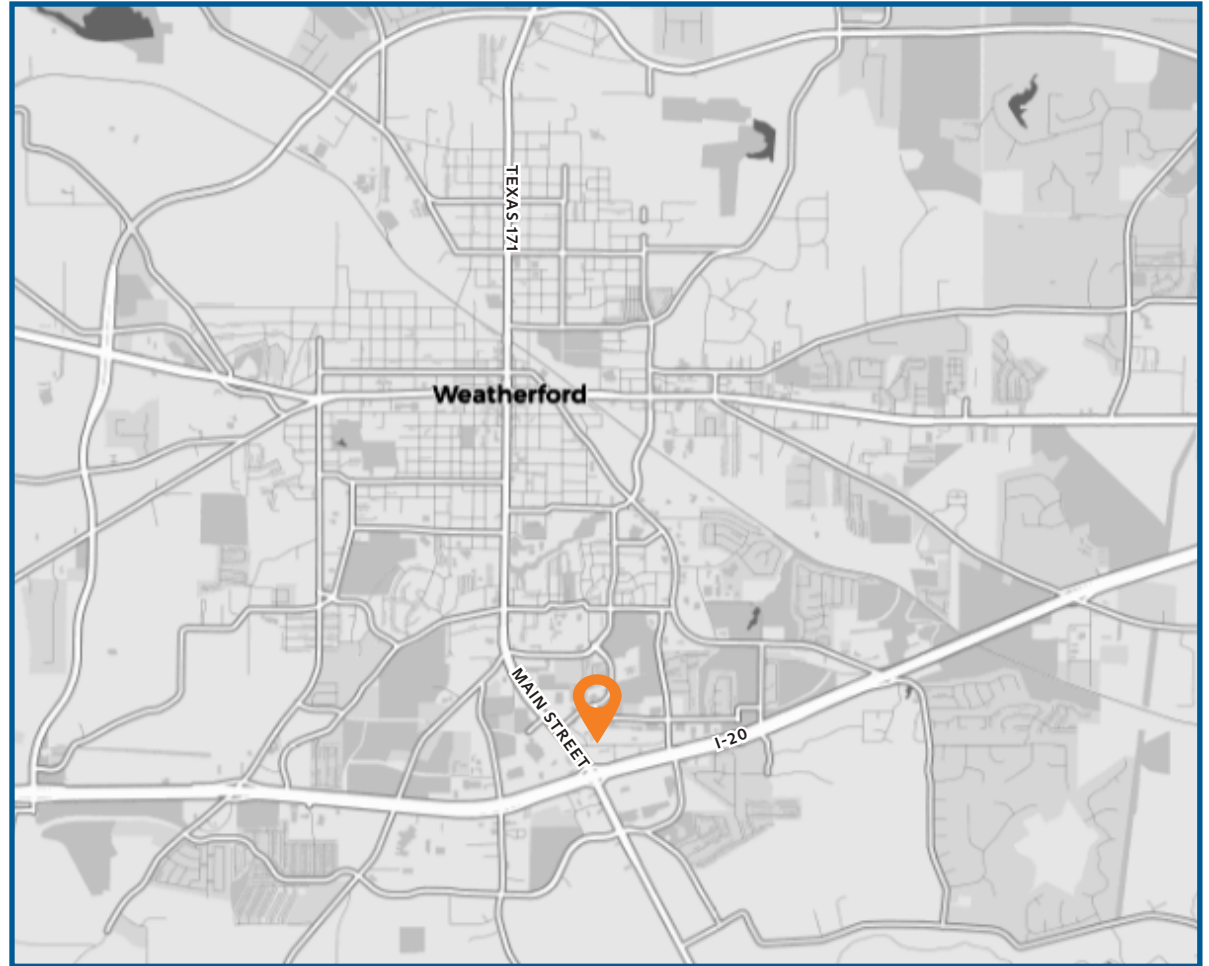
Land
40,293 SF

Building
2,089 SF

Traffic Counts

I-20
86,994 VPD

Main Street (TX 171)
26,739 VPD



Area Attractions



JCPenney



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

NOI: Year 5: \$100,000	Option Term: Years 16-20: \$127,118
Years 6-10: \$107,500	Years 21-25: \$139,830
Years 11-15: \$115,000	Years 26-30: \$153,813

Cap Rate: 5.2%

- 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
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Drone

201 Adams Drive
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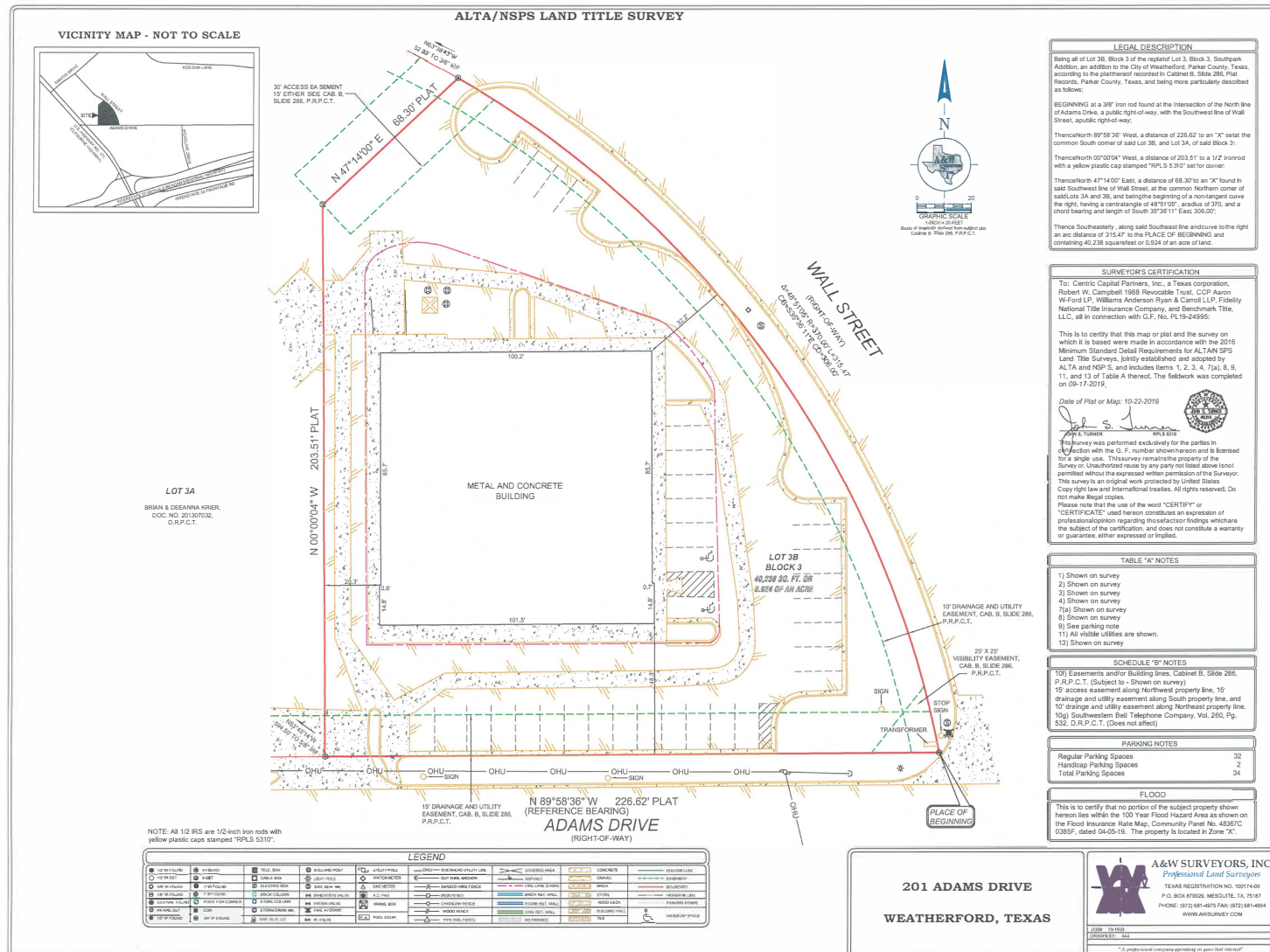
Drone

201 Adams Drive
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Survey

201 Adams Drive
Weatherford, Texas 76086



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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.

2-10-2025



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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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Frank Bullock	287563	fbullock@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date