

FOR SALE OR LEASE | 209 N. MAIN ST, WEATHERFORD, TX

HISTORICAL CORE DOWNTOWN WEATHERFORD (FORT WORTH MSA)

STREETFRONT RETAIL/RESTAURANT/OFFICE/GOVT/ENTERTAINMENT LOCATION

ONE OF FORT WORTH'S HOTTEST BEDROOM COMMUNITIES

NOW AVAILABLE!

VIEW TO WEATHERFORD COURTHOUSE

FULL INTERIOR REMODEL IN PROCESS | RENTAL RATE: NNN (MARKET)

FRONTS MAIN ST | ACCESS & VISIBILITY FROM YORK AVE | 1 BLOCK NORTH OF TOWN SQUARE

CONTACT JUDD DUNNING | 972.738.8586 | JDUNNING@DWG-RE.COM

PROPERTY HIGHLIGHTS

Location:	Located 1 block North of the courthouse in the Heart of Historic Downtown Weatherford Short Drive to I-20 Walking Distance to Numerous Restaurants & Retailers 30 Miles to Fort Worth
Address:	209 N. Main St, Weatherford, Tx 76086
Rentable Area:	±3,630 SF Total 1st Floor = 1,460 SF Mezzanine = 450 SF 2nd Floor = 1,520 SF
Zoning	CBD Downtown Use
Primary Uses:	Retail or Office Space
Rate:	Asking Market Rate



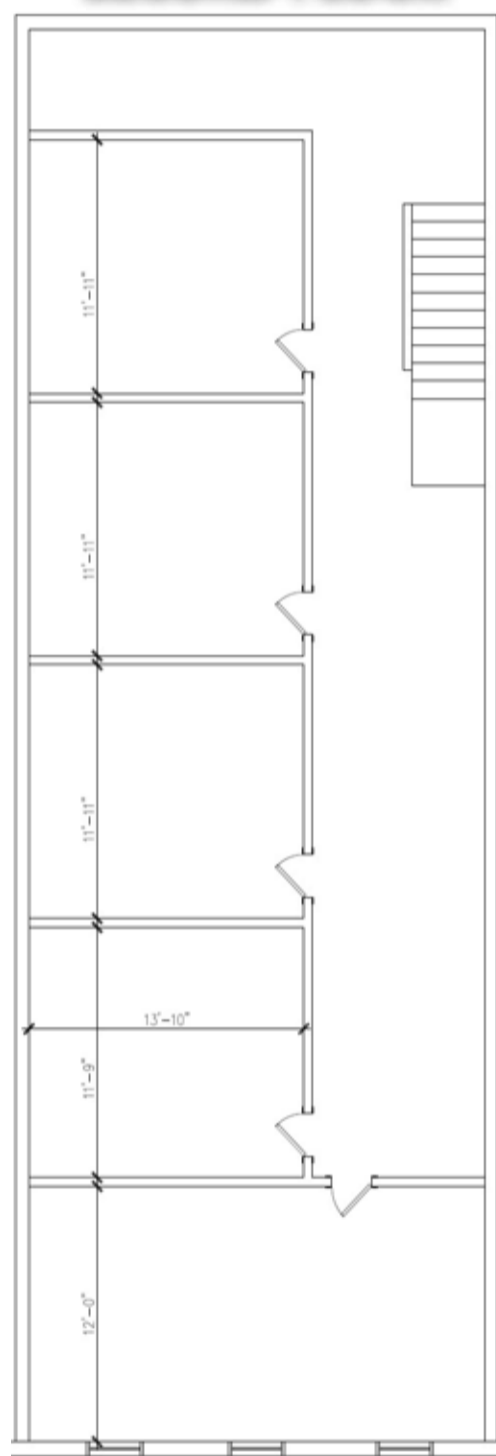
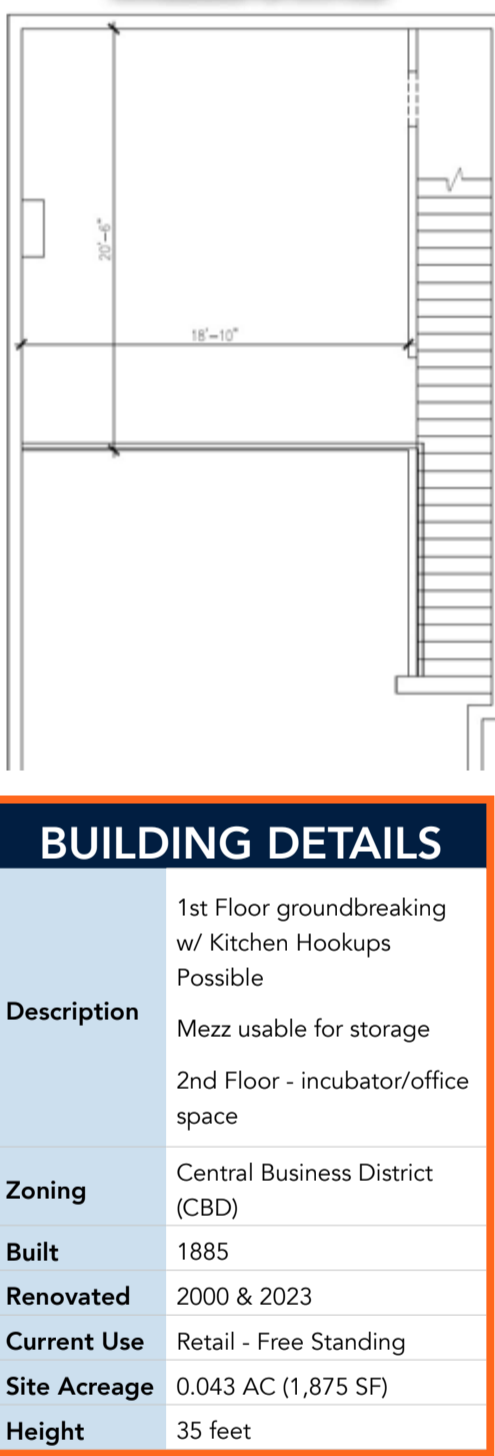
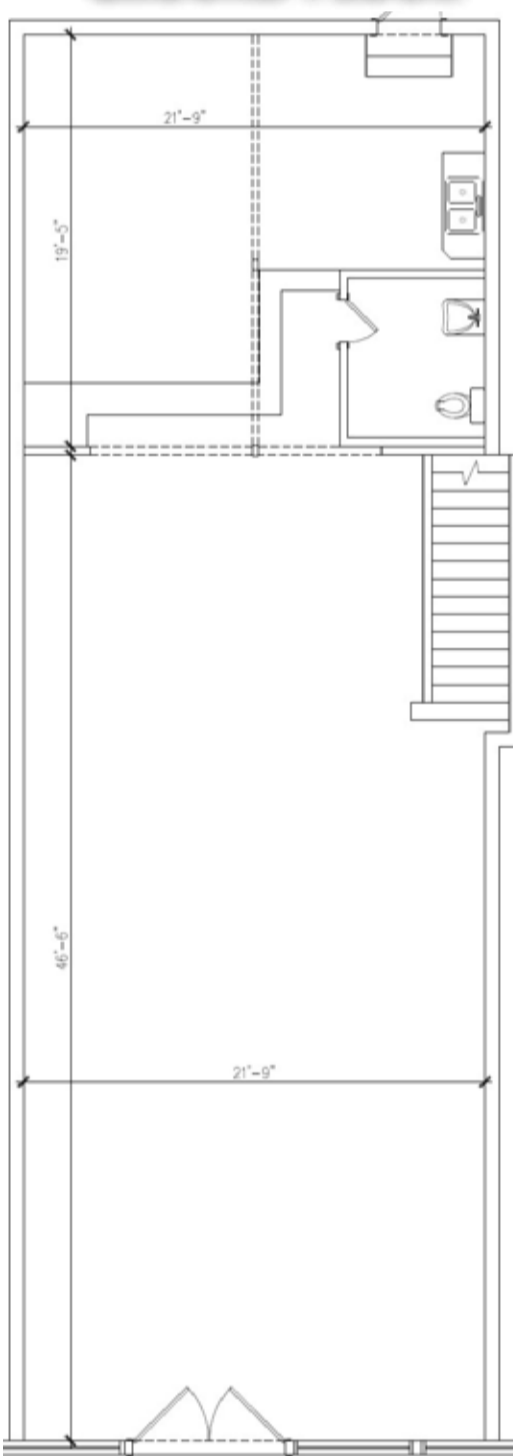
±3,630 SF TOTAL RENTABLE AREA | CENTRAL BUSINESS DISTRICT ZONING

TENANTS MAY LEASE ENTIRE BUILDING, 1ST FLOOR, MEZZANINE, OR SECOND FLOOR

GROUND FLOOR

MEZZANINE

SECOND FLOOR



BUILDING DETAILS

Description	1st Floor groundbreaking w/ Kitchen Hookups Possible Mezz usable for storage 2nd Floor - incubator/office space
Zoning	Central Business District (CBD)
Built	1885
Renovated	2000 & 2023
Current Use	Retail - Free Standing
Site Acreage	0.043 AC (1,875 SF)
Height	35 feet

PERMITTED USES FOR CENTRAL BUSINESS DISTRICT ZONING

- Artisan Manufacturing/Small-scale Production
- Bakery
- Convenience Store (no gasoline)
- Domestic Animal Services
- Drinking Establishment
- Eating Establishment
- Financial Institution

- General Retail
- Government Building
- Gym/Health Club/Martial Arts
- Household Living (2nd floor only)
- Medical Office
- Office
- Religious Institution
- Short-Term Rental (2nd story)

SPECIAL & CONDITIONAL USES:

- Auction House*
- Civic Club/Hall/Lodge*
- Contractor Office/Facility (no outdoor storage)
- Bed & Breakfast Inn*
- Day Care*
- Market (open air)*



GROUND FLOOR

*REMODEL IN PROCESS



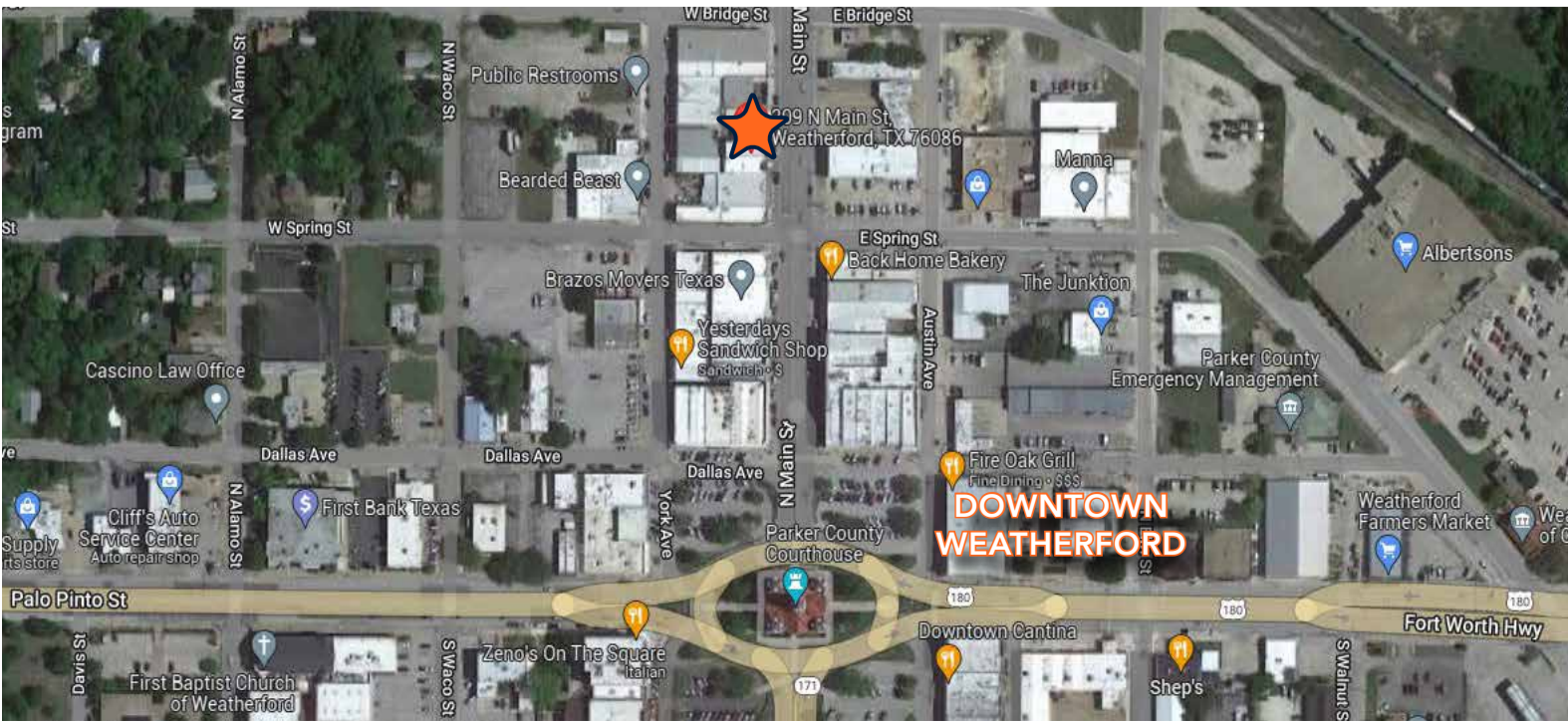
MEZZANINE

*REMODEL IN PROCESS



SECOND FLOOR

*REMODEL IN PROCESS



OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2023
DWG CAPITAL GROUP | 972.738.8586 | JDUNNING@DWG-RE.COM | DWG-RE.COM

\$850M + CLOSED IN 2022 | 2022 LABJ CRE GOLD AWAR WINNER | 2021 COSTAR POWER BROKER