

2128 Tin Top

Weatherford, TX

WEATHERFORD TOWN CENTER

Second Gen Restaurant · For Lease

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View Online | Call Agent

CREST COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd generation restaurant space available
- Shadow anchored by Academy Sports + Outdoors and Hobby Lobby
- Located in Parker County's growing residential and commercial market
- Opportunity to serve Weatherford and surrounding Parker County communities

OFFERING SUMMARY

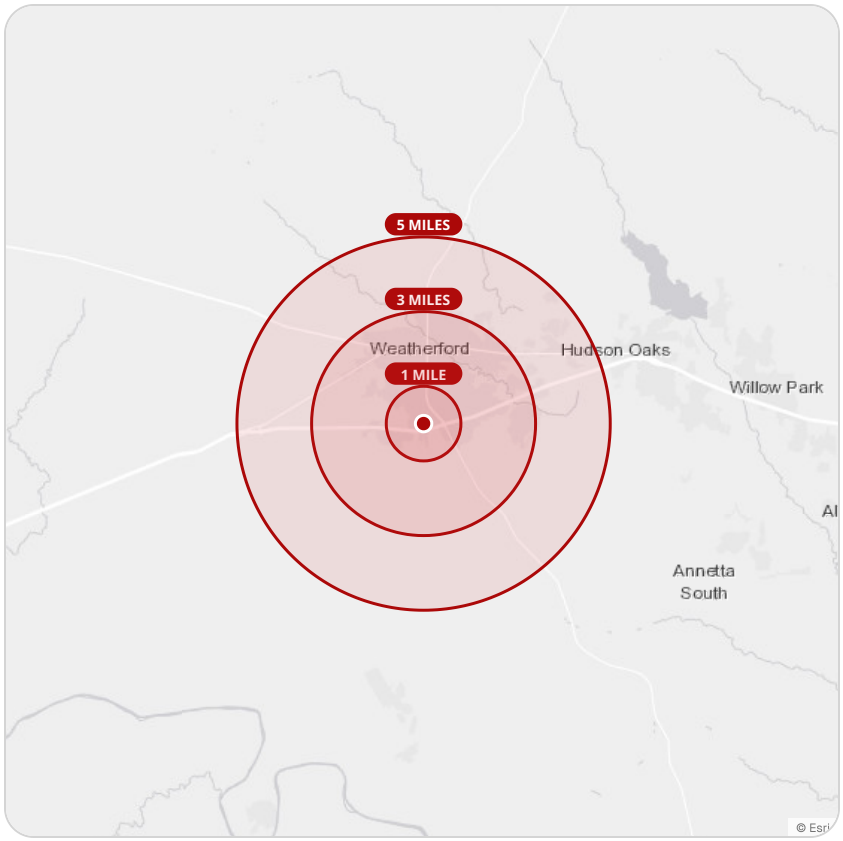
Lease Rate:	**contact agent**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,684	23,574	32,040
Total Population	33,614	66,511	90,302
Average HH Income	$116,133	$121,455	$123,481

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	33,614	66,511	90,302
Households	12,684	23,574	32,040
Median Age	40	39.3	40.5
Median HH Income	$89,192	$95,615	$99,577
Average HH Income	$116,133	$121,455	$123,481
Median Home Value	$304,376	$326,214	$338,628
Median Gross Rent	$1,451	$1,521	$1,511
Bachelor's Degree +	33.4	32.1	30.9
Labor Force	16,786	32,720	45,807
Employed	15,964	31,091	43,563
Avg Commute (min)	29.2	29.5	29.7
Housing Units	13,790	25,503	34,707
Owner Occupied %	75.5	75.4	77.4

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



SITE PLAN


OLD SCHOOL
TEXAS
Over The Moon
FURNITURE CONSIGNMENT
Suite 300
Second - Generation
Restaurant Space
AVAILABLE
3,676 SF
Suite 100
LIQUOR
GALORE

AERIAL / RETAILER MAP



TREC

Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date