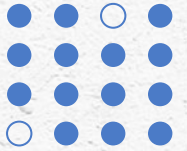


227 S TOWER ST



Weatherford, TX 76086

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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BROKER OF RECORD

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04

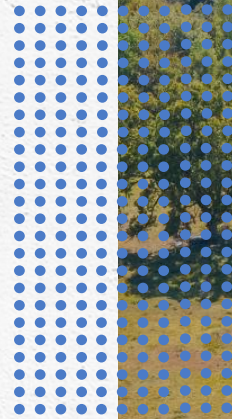
INVESTMENT OVERVIEW

08

FINANCIAL OVERVIEW

12

AREA OVERVIEW



INVESTMENT OVERVIEW

Prime Location – Only $\pm 1,000$ feet from HWY 180, in the heart of Weatherford.

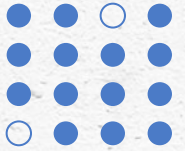
Demographics – The area boasts 29,829 daytime employees and an average household income of \$97,680 within a three-mile radius.

Utility Access – The property features 12-inch water lines and 8-inch sewer lines, with single-phase power on-site and a three-phase power line just ± 20 feet from the property line.

Industrial Zoning – The industrial district is designated for industrial manufacturing and related activities, safeguarding these areas from commercial and residential encroachment. It prioritizes freight vehicle access to major roads and permits operations that may generate significant noise, glare, dust, or odors. All buildings must comply with specific use, area, and height regulations as outlined in the general plan.



PROPERTY SUMMARY



Property Summary

| | |
|------------------------|---|
| Address | 227 S Tower St Weatherford, TX 76086 |
| APN | 20372-008-000-00 |
| Lot Size | ±20.88 AC |
| Useable Acreage | ±12.08 AC |
| Zoning | Industrial/Agricultural |
| Water | 6" |
| Sewer | 8" |
| Power | Single Phase |





ARMOR SELF STORAGE



SUBJECT PROPERTY



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Investment Summary

LIST PRICE

\$1,250,000

TOTAL LOT SIZE

±20.88 AC

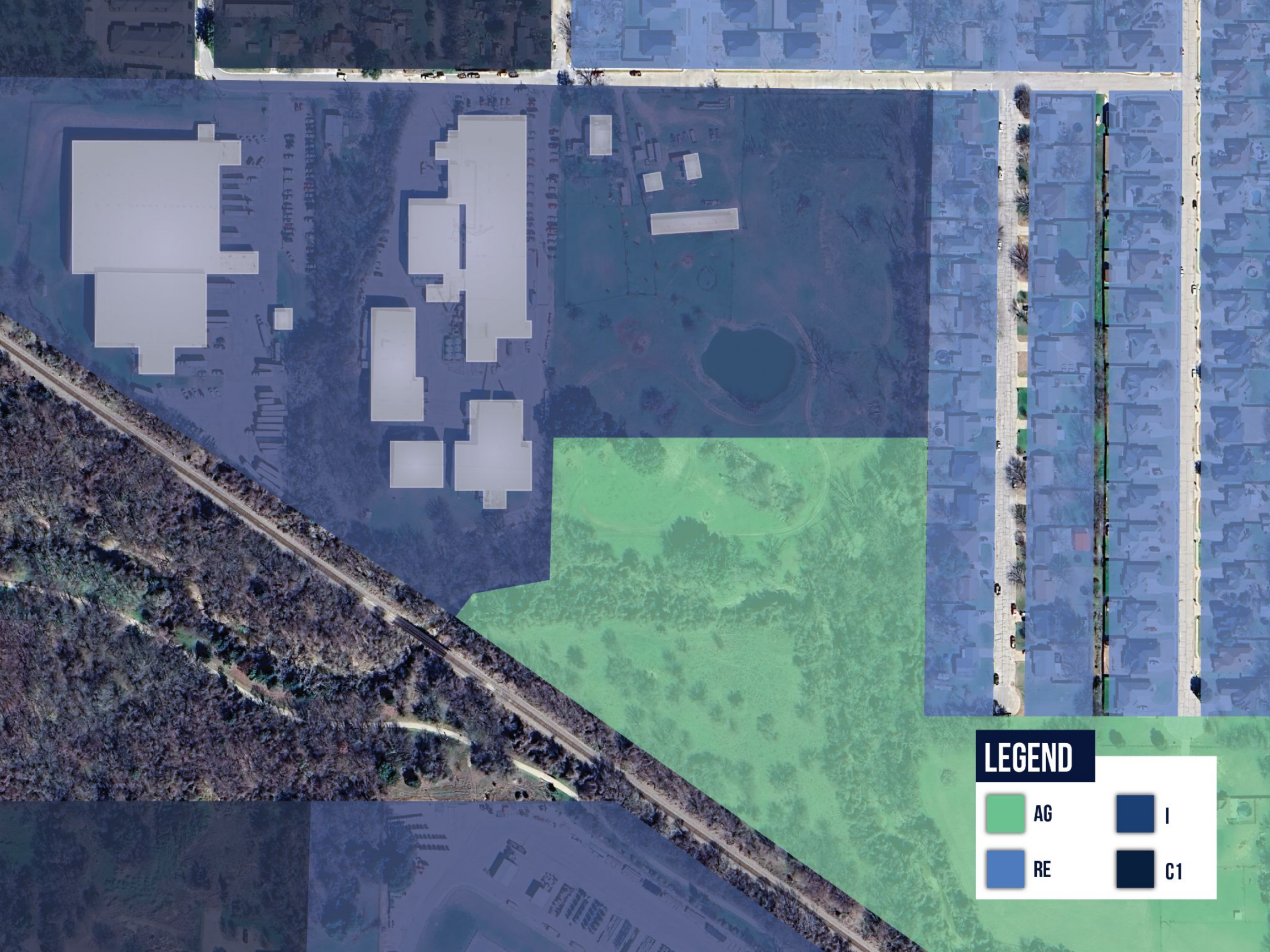
TOTAL USABLE ACREAGE

±12 AC

ZONING

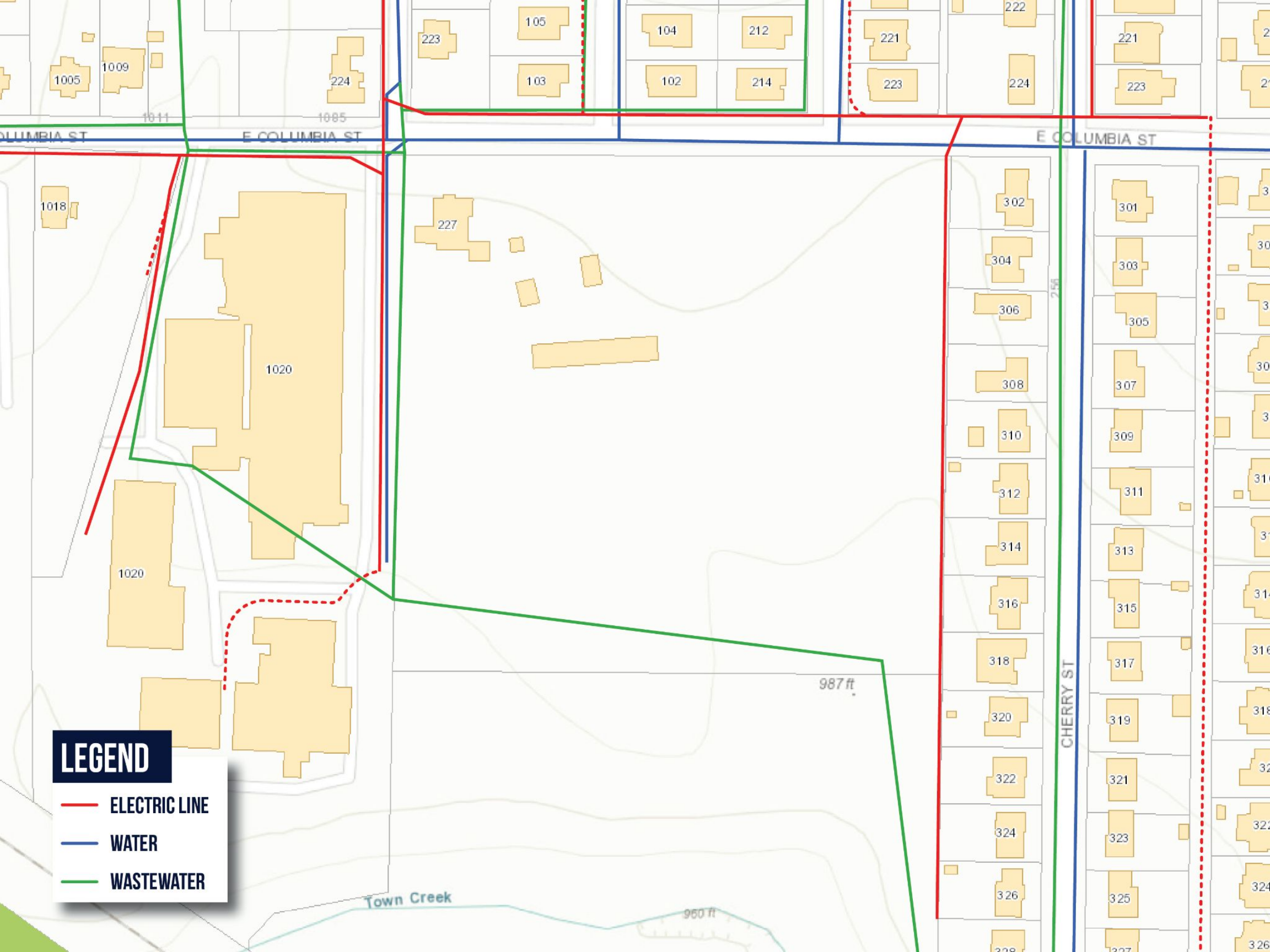
Industrial





LEGEND

| | | | |
|---|----|---|----|
|  | AG |  | I |
|  | RE |  | C1 |



LEGEND

- ELECTRIC LINE
- WATER
- WASTEWATER

1005 1009 1011 1085 223 105 104 212 221 222 221 223 224 223 224

COLUMBIA ST E COLUMBIA ST E COLUMBIA ST

1018 1020 227 302 301 304 303 306 305 308 307 310 309 312 311 314 313 316 315 318 317 320 319 322 321 324 323 326 325 327 326 327

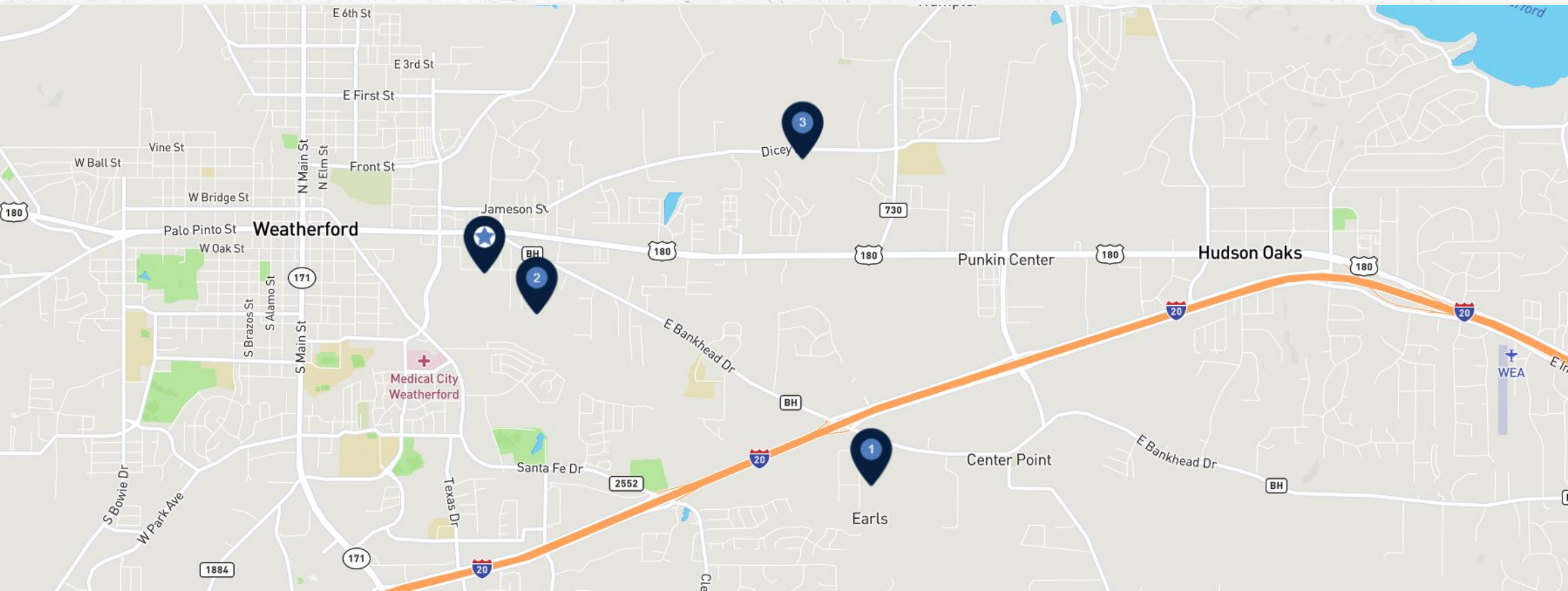
256 CHERRY ST

Town Creek 960 ft

987 ft

SALES COMPARABLES

| | Address | City | AC | Sale Date | Sale Price | Price/AC | Price/ SF | Zoning |
|---|----------------|-------------|-------|------------|------------|-----------|-----------|--------------|
| 1 | 225 Banks Dr. | Weatherford | ±1.13 | 04/15/2024 | \$750,000 | \$53,304 | \$1.22 | ETJ |
| 2 | 256 Allen St. | Weatherford | ±5.06 | 11/1/2022 | \$585,500 | \$115,652 | \$2.66 | Agricultural |
| 3 | 2220 Dicey Rd. | Weatherford | ±5.23 | 12/29/2021 | \$591,850 | \$113,168 | \$2.60 | Agricultural |



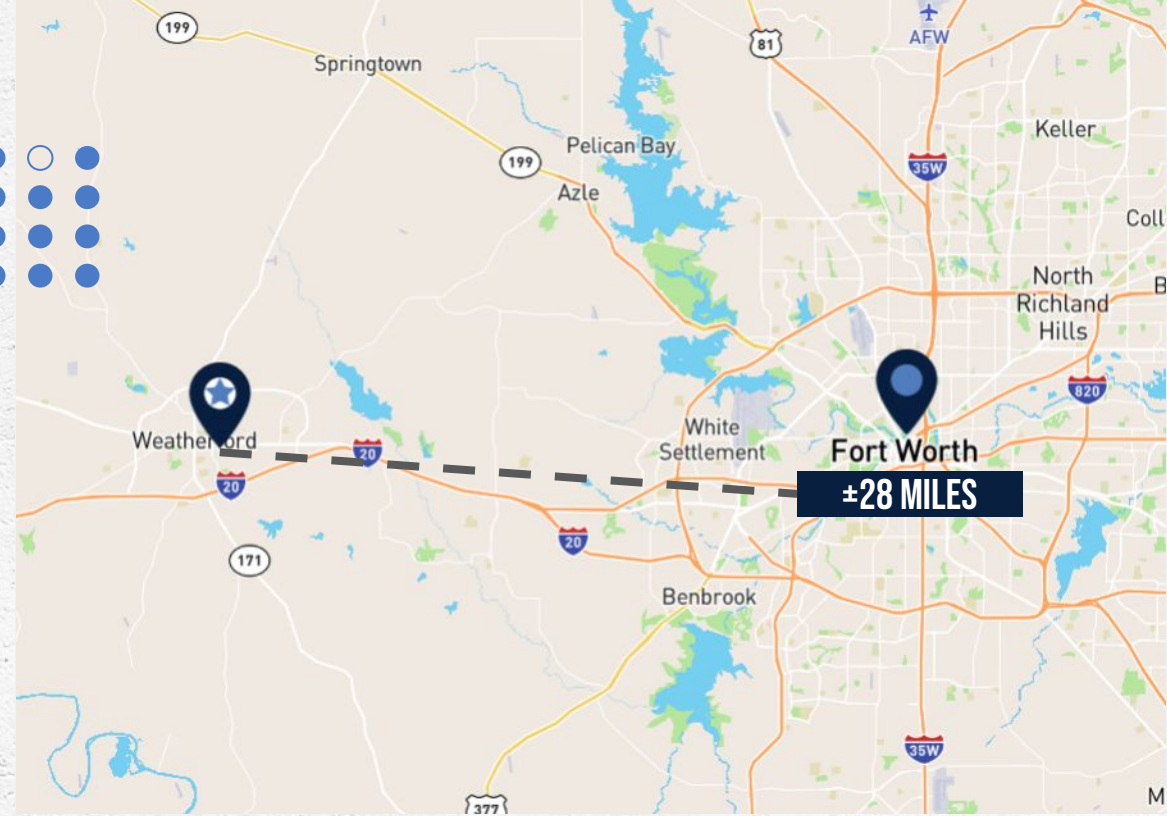
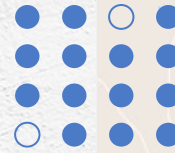
AREA OVERVIEW

Weatherford, TX

Weatherford, Texas, located ±25 miles west of Fort Worth, is known for its history and scenic attractions. As the "Peach Capital of Texas," Weatherford offers visitors landmarks like the Parker County Courthouse, Chandor Gardens, and Lake Weatherford.

The historic downtown area features antique shops and local cafes, and the annual Parker County Peach Festival celebrates the area's agricultural heritage with fresh peaches, food, and live entertainment.

The city's culture reflects a strong ranching and Western lifestyle, with an economy based on agriculture and tourism. Its proximity to Dallas-Fort Worth gives residents access to a wider job market, educational institutions, and healthcare facilities, making Weatherford an appealing combination of small-town life and nearby metropolitan resources.



DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|----------|----------|-----------|
| Five-Year Projection | 7,095 | 38,782 | 57,959 |
| Current Year Estimate | 5,903 | 32,711 | 48,028 |
| 2010 Census | 4,777 | 25,206 | 34,282 |
| 2020 Census | 5,231 | 28,638 | 41,414 |
| Growth Current Year-Five-Year | 20.21% | 18.56% | 20.68% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Five-Year Projection | 2,860 | 15,936 | 23,279 |
| Current Year Estimate | 2,215 | 12,545 | 18,068 |
| 2020 Census | 2,011 | 11,168 | 15,823 |
| 2010 Census | 1,845 | 9,743 | 13,121 |
| Growth Current Year-Five-Year | 29.15% | 27.03% | 28.84% |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$77,365 | \$97,680 | \$108,738 |

FORT WORTH MSA

Dallas-Fort Worth is one of the largest cities in America, with a population of approximately 1.3 million people, combining urban sophistication with an incomparable Texan personality. Dallas is an altogether unique blend of cultures, styles, and flavors, with more than one million people calling the city proper home. The Dallas–Fort Worth metroplex encompasses 11 counties.

It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the 4th largest in the United States. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.



#2 BEST PLACES TO LIVE IN TEXAS

(U.S. News, 2022)



**#20 IN 25 BEST PLACES FOR
YOUNG PROFESSIONALS**

(U.S. News, 2022)



#32 IN BEST PLACES TO LIVE

(U.S. News, 2022)

ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters. Banking and finance play a key role in the area's economy.

DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **227 S TOWER ST, Weatherford, TX, 76086** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

227 S TOWER ST

227 S TOWER ST St. | Weatherford, TX 76086

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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License No. 782132 (TX)

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date