

213 Patriot Drive

PARKER COUNTY - WEATHERFORD, TX 76087

3 Tracts of
Land For Sale

26.97 Total
Acres Available

Divisible to
4.46 Acres

Asking:
\$2.75/ SF (\$3,230,736)



Where Opportunity Meets Open Acreage

Situated in the southeast quadrant of Bethel Road and BB Fielder Road in Weatherford, Texas, 213 Patriot Drive offers 26.97 acres of versatile commercial land in one of Parker County's fastest-growing corridors. The site is anchored by the existing KEG 1 O'Neal office and warehouse building, with flexible office, retail, flex, and industrial opportunities available across the property. The land can be divided into three (3) parcels to suit a range of user and investor needs, and built-to-suit options are available for qualified buyers or tenants.

- Located in the SEQ of Bethel Road and BB Fielder Road, Weatherford, TX
- 26.97 total acres — divisible into three (3) parcels
- KEG 1 O'Neal office and warehouse building on-site
- Office, retail, flex, and industrial opportunities available
- Built-to-suit options available
- Asking price: \$2.75/SF

Demographics - 2 Miles

3.4%

Population Growth
2025-2030

4.6%

Households Growth
2025-2030

\$103,545

Average Household Income
Current

10,639

2025 Population

12,423

2030 Population
Projection



West of Fort Worth, Ahead of the Curve

Weatherford continues to see strong growth as one of the DFW Metroplex's expanding western edges, offering easy access to Fort Worth via I-20 while retaining the lower costs and small-town feel that draw both businesses and residents westward. With Parker County's population and commercial activity on the rise, 213 Patriot Drive puts users and investors in a prime position to grow alongside the market.



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