

Retail ★ LEASE

151 FOX ROAD, WEATHERFORD, TX 76088

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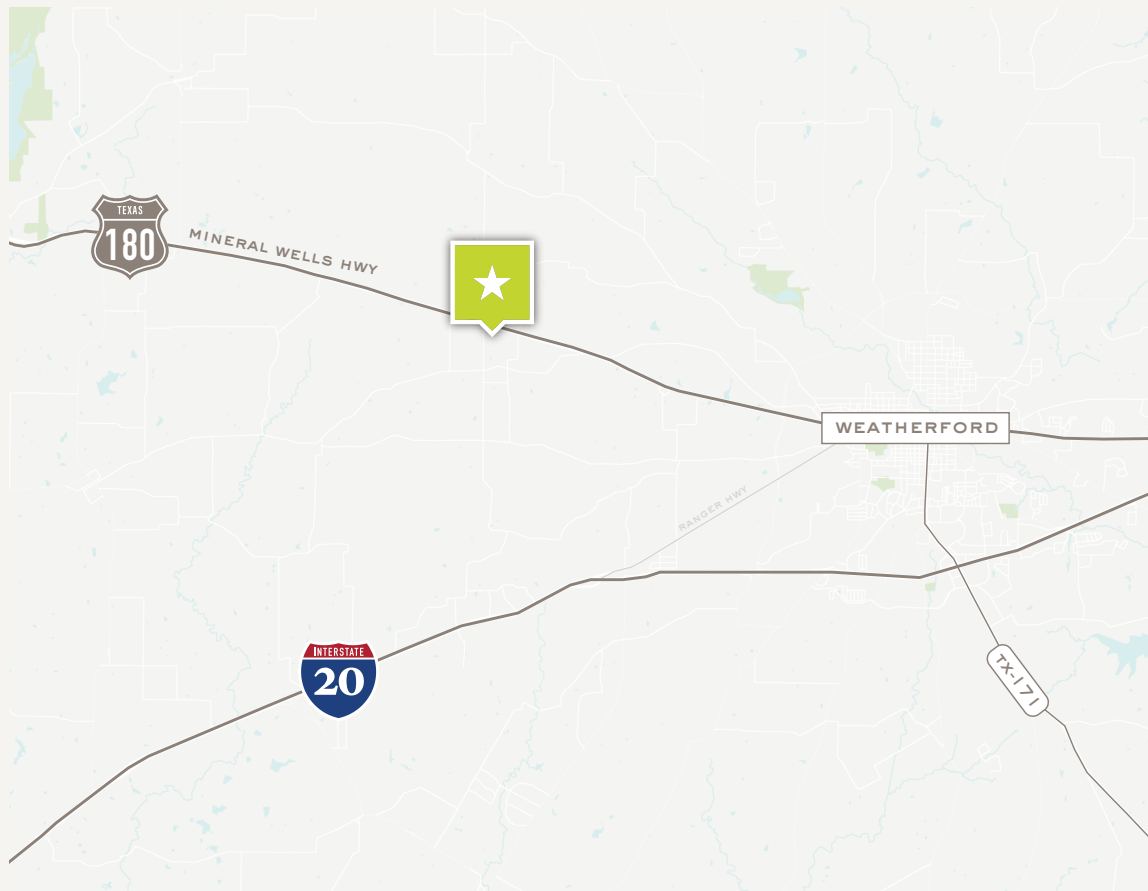
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PROPERTY FEATURES

- Divisible +/- 2,600 - 5,800 SF of contiguous space available
- Located on Mineral Wells Highway at crossover providing convenient access East and West on Mineral Wells Highway
- Building signage facing Mineral Wells Highway
- Former event space with a kitchen, dressing room, bedroom and bathroom showers, offering a flexible layout ideal for a restaurant, event center or other service-related use.
- 20' Ceilings
- 2 Story freestanding building

LOCATION OVERVIEW

Positioned along the highly visible Highway 180 corridor (Mineral Wells Highway), this exceptional commercial property offers outstanding accessibility, more than 300 feet of highway frontage, and excellent signage opportunities. More than 16,000 vehicles pass the property daily, providing exceptional exposure. The location is approximately 9 minutes from downtown Weatherford and 15 minutes from downtown Mineral Wells, with a fenced parking lot accommodating 45 vehicles.

LEASE STRUCTURE

\$27.00 /SF



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Completely renovated in 2025, the approximately 5,800-square-foot building pairs modern finishes with highly flexible functionality and offers contiguous space divisible from approximately 2,600 to 5,800 SF. The first floor features a commercial-grade kitchen with granite countertops, premium Wolf and Viking stainless-steel appliances, abundant storage, and full laundry facilities. An expansive, open-concept great room can accommodate dozens of tables and is enhanced by soaring 20-foot ceilings.

Additional first-floor amenities include a formal reception area, private offices, two ADA-compliant restrooms with four stalls each, and four additional private restrooms. A dramatic staircase leads to a spacious mezzanine overlooking the main level, offering an ideal setting for additional dining, guest seating, or private office buildout.

The second floor includes a luxurious live/work apartment with a full bathroom, kitchenette, and private balcony, making it well suited for on-site management, executive accommodations, or staff housing.

The outdoor spaces are equally impressive, featuring three beautifully landscaped garden areas, including one fenced garden, along

with a large entertainment deck. An adjacent indoor/outdoor bar showcases distinctive Texas character and creates an inviting setting for dining, gatherings, and special events. Mature trees and expansive grassy grounds further enhance the property's atmosphere and versatility.

Originally envisioned as a restaurant, bar, or event venue, the property is also well suited for a wide range of commercial uses, including:

- Restaurant, bar, or entertainment venue
- Funeral home or memorial facility
- Medical spa or wellness center
- Showroom or retail business
- Corporate headquarters
- Educational or training facility
- Executive or professional offices

Ownership is willing to complete and capitalize approved tenant improvements over the lease term, offering tenants valuable flexibility to customize the property for their specific business needs. With exceptional highway visibility, generous parking, flexible live/work accommodations, extensive indoor and outdoor amenities, and distinctive character throughout, this is a truly unique leasing opportunity.



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Relentlessly Pursuing What Matters

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