

# WEATHERFORD, TX MARKET REPORT

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2026

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## MARKET OVERVIEW & INVESTMENT HIGHLIGHTS

- Weatherford's population grew 26% since 2020, outpacing Fort Worth and Dallas.
- Located on I-20, just 25 miles west of Fort Worth, offering metro access with suburban affordability.
- Flex/industrial rents average \$12–\$13/SF NNN, matching DFW submarket norms.
- Cap rates near 6.5% offer a yield premium over core Dallas assets.
- Strong tenant demand from small and mid-sized businesses.

# DEMOGRAPHICS & GROWTH TRENDS

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- **2025 population:** ~39,400; up from ~31,000 in 2020.
- Ranked among America's fastest-growing affordable suburbs.
- **Median household income** ~\$78K; higher than Dallas and on par with Fort Worth.
- **40% of households rent**, indicating strong demand for commercial and residential space.
- City maintains **quality infrastructure** and services amid rapid growth.



# INFRASTRUCTURE & LOGISTICS

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- **Direct access to I-20; proximity to I-30, I-35, and I-45 via DFW network.**
- **~25 minutes to Fort Worth; ~60 minutes to DFW International Airport.**
- **Near Alliance Global Logistics Hub and intermodal freight facilities.**
- **Access to major airports including DFW, Love Field, and Alliance Airport.**
- **Modern utilities and road improvements support industrial operations.**



## REAL ESTATE METRICS & COMPARISONS

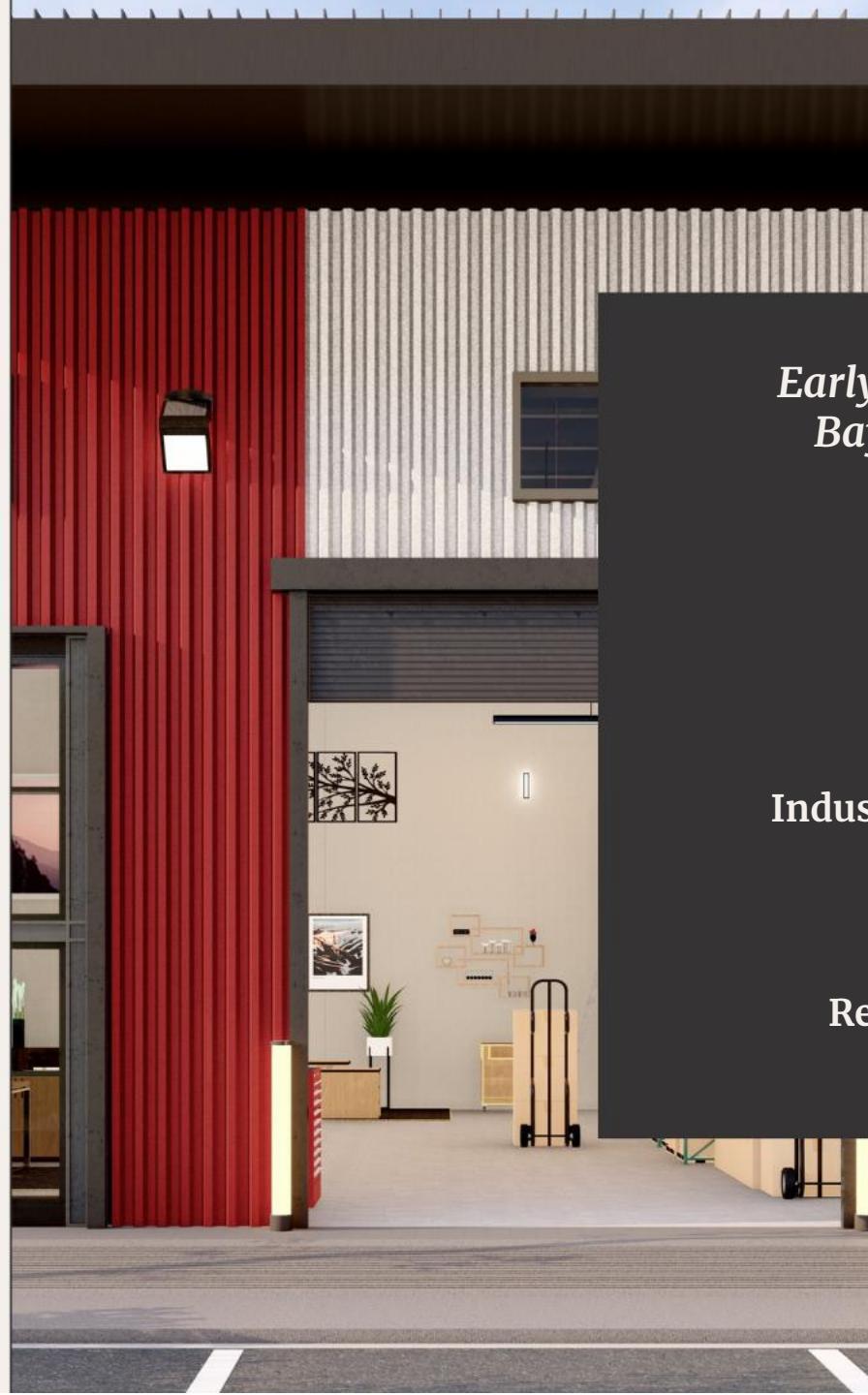
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- Weatherford flex rents ~\$13/SF, matching DFW averages.
- **Lower land and construction costs** enable competitive pricing.
- **High occupancy and limited competing supply** support rent growth.
- Weatherford offers first-mover advantage in flex space development.

# BUSINESS CLIMATE & OUTLOOK

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- Growing **small business base** drives demand for flexible industrial space.
- New **residential developments** expanding local workforce and consumer base.
- DFW's corporate expansion **supports regional spillover into Weatherford**.
- City's pro-development stance and infrastructure investment **de-risk** projects.
- Weatherford offers a favorable risk/reward balance for investors.



*Early 2026 Data for Small-Bay Flex Spaces in DFW*

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~90–95%  
Occupancy Rate

\$68.4 B YTD  
Industrial Investment Volume  
(YTD 2025)

~5–7%  
Rent Growth (YoY) Rate

# PEAKS AVAILABLE OPPORTUNITIES IN WEATHERFORD

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Peak Flex – Weatherford Phase II



# PEAK FLEX – WEATHERFORD PHASE II

**Location:**

112 East Pointe Drive, Weatherford, TX, an 8.2-acre site with quick access to I-20.

**Leasable Space:**

Approximately 64,000 sq. ft. of total flex space planned in Phase II, designed to accommodate a variety of small business tenants

**Rapid Lease-Up:**

Projected to reach full occupancy in ~9 months given minimal competing new flex space in the area.

**Key Financial Metrics:**

**Purchase Price:** \$250K  
**Gross Rent:** \$1,463  
**Cash Needed:** \$107,900  
**Cap Rate:** 6.5%  
**COC:** 3.1%

# Let's Connect

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Ready to explore smart investing in Weatherford, TX or curious about our Flex project?

Discover opportunities that fit your goals, visit our website or connect with us directly. Let's turn your questions into profitable decisions today!

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 [www.thepeak.group/flexspace](http://www.thepeak.group/flexspace)

