



3008 RANGER HIGHWAY
WEATHERFORD, TX 76088



\$2,749,000



20,506 sqft

DESCRIPTION

Power. Scale. Flexibility. Positioned for what's next. Located adjacent to a major power substation, 3008 Ranger Hwy in Weatherford, Texas, presents a unique opportunity for investors or developers exploring sites for energy-intensive uses such as AI computing, Bitcoin mining, battery storage, or advanced manufacturing. With 10.31 acres and approximately 20,506 square feet of improvements, this industrial property offers excellent visibility just half a mile from I-20 and sits within a fast-growing commercial corridor. The site is less than 35 miles from downtown Fort Worth, providing convenient access to one of the nation's fastest-growing metro areas. The property includes six freestanding metal buildings: three 3,200 square foot shop and office buildings built in 2016, a 5,500 square foot clear-span shop, a 2,250 square foot warehouse, and a 1,650 square foot standalone office built in 2012. A 30x30 wash bay added in 2015 features floor drains and two dedicated tanks, allowing for water reuse or offsite disposal—ideal for fleet operations or environmentally conscious users. The majority of the property is serviced by 2-phase power, while Shop 6 includes 3-phase power to support high-load equipment. Each building is individually metered. Additional infrastructure includes two private water wells, six septic systems, and a fully fenced perimeter with multiple access points and flexible yard space. Currently partially owner-occupied, the property can be delivered fully vacant at closing, offering immediate control and flexibility. The layout supports multi-tenant use, creating strong potential for lease income. While the adjacent substation may support power-intensive uses, buyers should conduct independent feasibility studies regarding capacity and service availability. All information in this listing is deemed reliable but not guaranteed and must be verified by the buyer.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21002886
YEAR BUILT: 2010
COUNTY: Parker
TRACT OR SUBDIVIION: BUSTER M W
LIST DATE: 07/16/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 20,506
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10.31
LOT SIZE (SQFT): 449,103

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- Unpaved

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

LISTED BY: Jenna Sims 

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

BROKERED BY: Cornerstone Home and Ranch

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated