

CENTURY 21[®]

Judge Fite Company



121 PISTOL ROAD
WEATHERFORD, TX 76085



\$1,325,000



17,000 sqft

DESCRIPTION

Located at 121 Pistol Rd in Weatherford, this 9.95 acre commercial development is offered as six individual lots ranging from ±1.06 to ±2.45 acres. Positioned in unincorporated Parker County just off Veal Station Rd, the property benefits from no zoning, no city entitlements, and minimal development restrictions, making it ideal for industrial outdoor storage, contractor yards, flex industrial, automotive, and service-based users. The area is experiencing rapid growth driven by residential expansion and increasing demand for small-bay industrial, yard space, and contractor-oriented uses. This offering is well-suited for both owner-users seeking operational flexibility and investors targeting high-demand, low-supply IOS and light industrial assets. Ownership offers build-to-suit capabilities, allowing customization for office, warehouse, service, or hybrid applications. Rare opportunity to secure flexible-use land in a high-growth corridor with strong long-term upside. LOT A – AUTO DEALER - IOS - FLEX INDUSTRIAL Size: ±2.33 Acres Investment or Owner-User Opportunity- Automotive - IOS - Flex Industrial Fully improved industrial outdoor storage site with over 17,000 SF of improvements, ideal for automotive, contractor, or hybrid industrial use. ±5,425 SF climate-controlled showroom-office-restrooms ±9,600 SF + ±2,100 SF covered outdoor storage-display structures Overhead doors, spray foam insulation, concrete slabs Fenced and gated yard Strong fit for auto dealership, equipment sales, fleet storage, contractor yard, or service operations. Investor upside: Stabilized income potential in a high-demand IOS sector with limited supply. Owner-user advantage: Immediate functionality with scalable covered storage and office.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21242703
YEAR BUILT: 2023
COUNTY: Parker
TRACT OR SUBDIVIION: Hd Green Add
LIST DATE: 04/18/2026

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800.451.8055

AREA:
SQUARE FEET: 17,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.33
LOT SIZE (SQFT): 101,494

INTERIOR FEATURES

FLOOR COVERINGS:

- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Garage
- OnSite
- Open
- Outside
- Oversized

LOT DESCRIPTION:

- Acreage
- Cleared
- Level

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- None

UTILITIES

LISTED BY: Charles Horton 

HEATING/COOLING:
PHONE: 469.363.0209

- Electric

BROKERED BY: The Michael Group Real Estate

UTILITIES:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated