

# Office (Professional or Medical)/Retail

★ CLASS A - PRE LEASING

LanCarte.com

4600 E INTERSTATE I-20, WILLOW PARK, 76087

LOOKING NORTH



\* RENDERING - FOR ILLUSTRATIVE PURPOSES ONLY



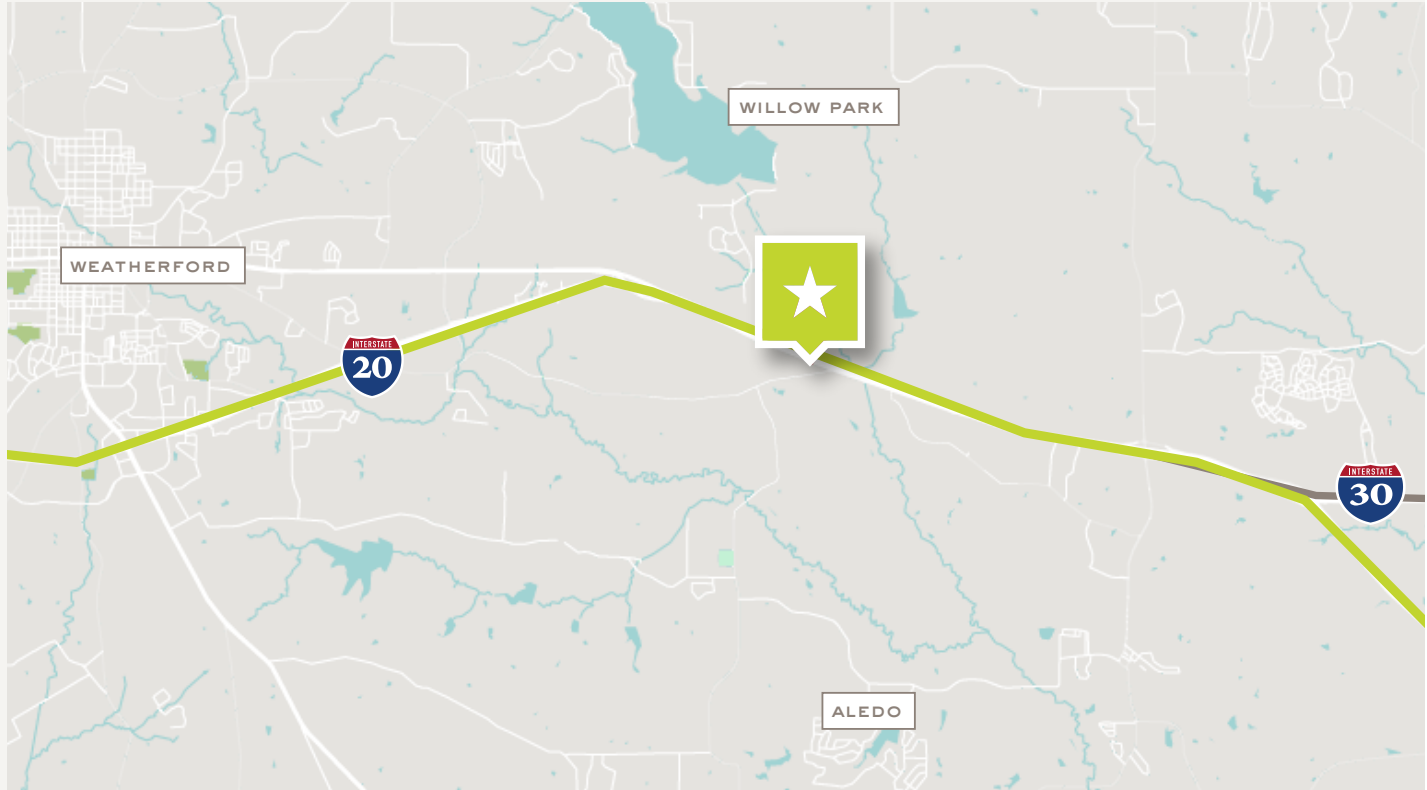
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## PROPERTY FEATURES

- Under Construction- Delivery Date: December 2026/ January 2027
- New Class A Office/Retail/Medical
- Unmatched marketing potential on I-20 facing facade
- 12,285 SF Total Building
- 3,000-9,285 SF available
- Ability to customize space to tenant needs during preleasing
- 101,231 VPD on I-20
- Over 50% of facade is glass
- Second Floor Balcony
- Abundant Parking ; >1:200 SF, 62 total

## LEASING STRUCTURE

## CONTACT BROKER

## LOCATION OVERVIEW

4600 E-20, is a Class A office/retail/medical building under construction in Willow Park, TX, offering the ability to be built out to a tenant's specific needs. The property features prominent I-20 frontage with over 100,000 VPD, providing excellent visibility and signage/marketing opportunity.

Located directly across from The District at Willow Park and near major hospitals and medical facilities, the site offers immediate access to amenities and strong daytime traffic. Direct Access to I-20 allows efficient connectivity to Fort Worth, Weatherford, and the surrounding Parker County markets.

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## RETAIL MAP



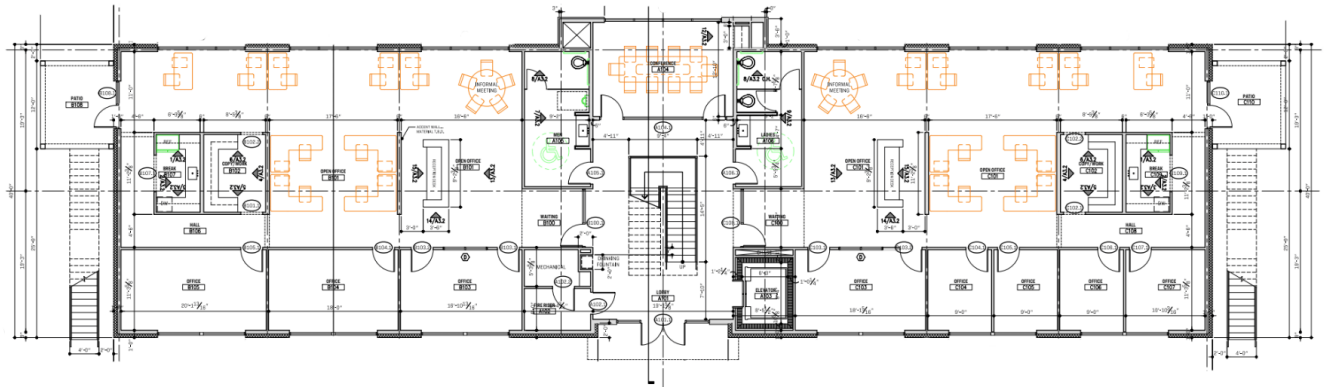
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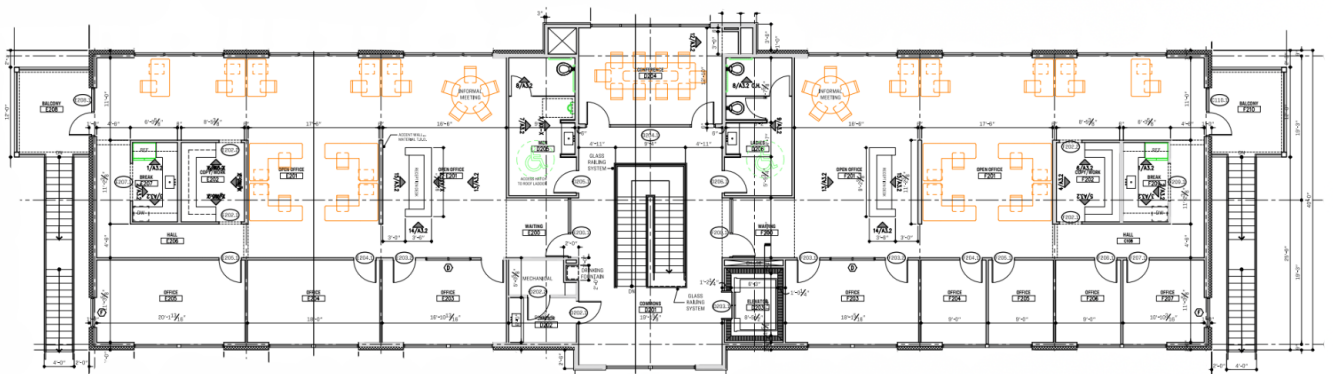
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## FLOOR PLAN

### 1st Floor



### 2nd Floor

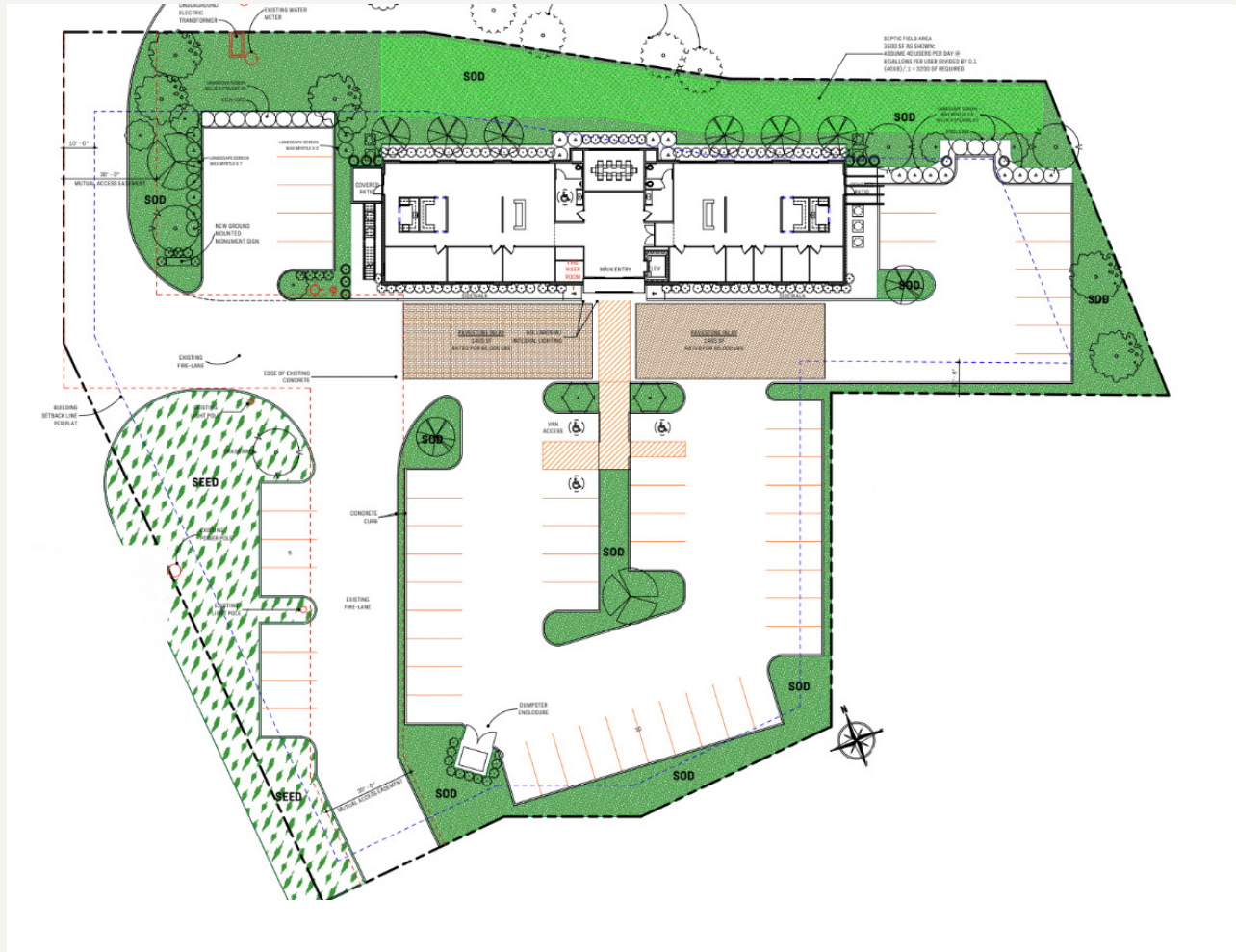


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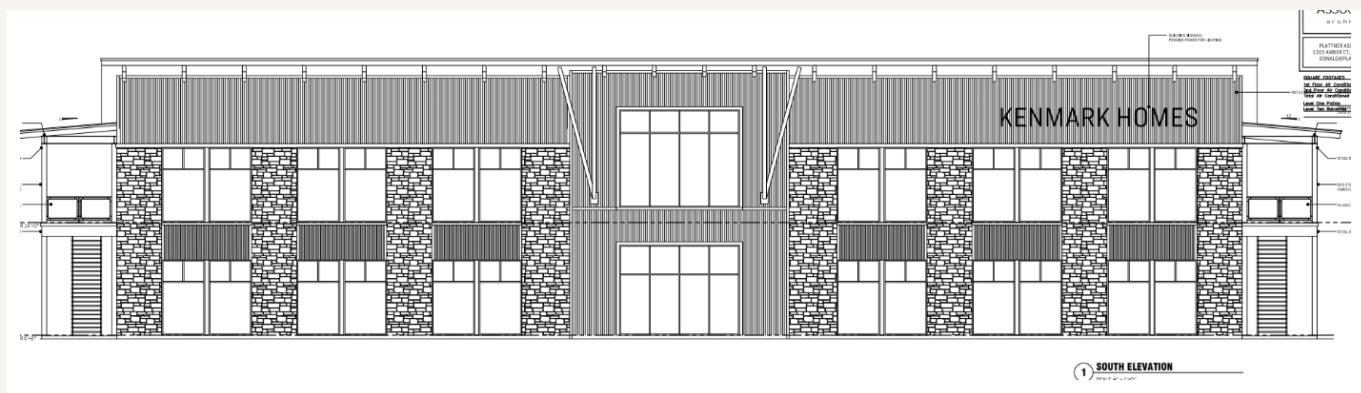
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## SITEPLAN



## RENDERING -MAIN ENTRANCE (FACING SOUTH)



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CONSTRUCTION PROGRESS (JULY 2026)





# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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