



LYNCH LEGACY
COMMERCIAL

OAKY LANDING

Hudson Oaks, TX

OAKY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

FOR LEASE



- PLANNED MULTI-TENANT RETAIL STRIP
- LOCATED IN THE AFFLUENT, SUBURB OF HUDSON OAKS
- CALL FOR PRICING: BASE RATE NNN



STACY LYNCH

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STEPHANIE RICH

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PROPERTY INFORMATION

A NEW RETAIL TENANT BLDG:
OAKLEY TRAIL
HUDSON OAKS, TX 76087





PRELIM SITE MAP



AERIAL VIEW

INDEX OF DRAWINGS

- 001 COVER SHEET
- 002 PRELIMINARY SITE PLAN
- 003 FLOOR PLAN
- 004 SPECIAL PLAN
- 005 OUTLETTED FLOOR PLAN
- 006 EXTERIOR ELEVATIONS
- 007 EXTERIOR ELEVATIONS
- 008 ROOF PLAN
- 009 MECHANICAL SYSTEMS
- 010 MECHANICAL SYSTEMS
- 011 WALL SECTIONS
- 012 WALL SECTIONS
- 013 SECTION THROUGH / UNDER SIDEWALK
- 014 FINISHED FLOOR

SQUARE FOOTAGES

NET AREA: 15,000 SQ FT
 FLOORING: 15,000 SQ FT
 FINISHES: 15,000 SQ FT
 TOTAL GROSS SQUARE FOOTAGE: 15,000 SQ FT
 TOTAL PROJECT SQUARE FOOTAGE: 15,000 SQ FT

BUILDING CODES

2015 INTERNATIONAL BUILDING CODES
 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE
 2015 ENERGY CONSERVATION CODE
 2015 INTERNATIONAL FIRE CODE

CONTRACTOR

BY LYNCH LEGACY
 MULTIMEDIA/PHOTOGRAPHY
 MULTIMEDIA/PHOTOGRAPHY TO NAME
 817.908.9567

ARCHITECTURAL DESIGN

ARCHITECT: JONATHAN INGRAM
 2015 ARCHITECTURAL DESIGN
 2015 ARCHITECTURAL DESIGN
 2015 ARCHITECTURAL DESIGN
 2015 ARCHITECTURAL DESIGN



INGRAM DESIGN
ARCHITECTURAL & ENGINEERING SERVICES
817.949.2252

JONATHAN INGRAM
JONATHANINGRAM.COM
PRELIMINARY DRAWING
NOT FOR BIDDING
PERMITS & CONSTRUCTION PURPOSES
DRAWINGS DATED:
08-26-2016

A NEW RETAIL TENANT BLDG

SOUTHWEST
RETAIL

OAKLEY TRAIL
HUDSON OAKS, TX 76087

A1.0

OCCUPANCY: 70%

LOCATION: 3017 Oakley Trail, Hudson Oaks

BUILDING SIZE: 15,000 SQFT

BUILDING USE: Multi-Tenant Retail Development

UTILITIES: City Sewer, City Water

CONSTRUCTION: Stone & Brick

PARKING: Open

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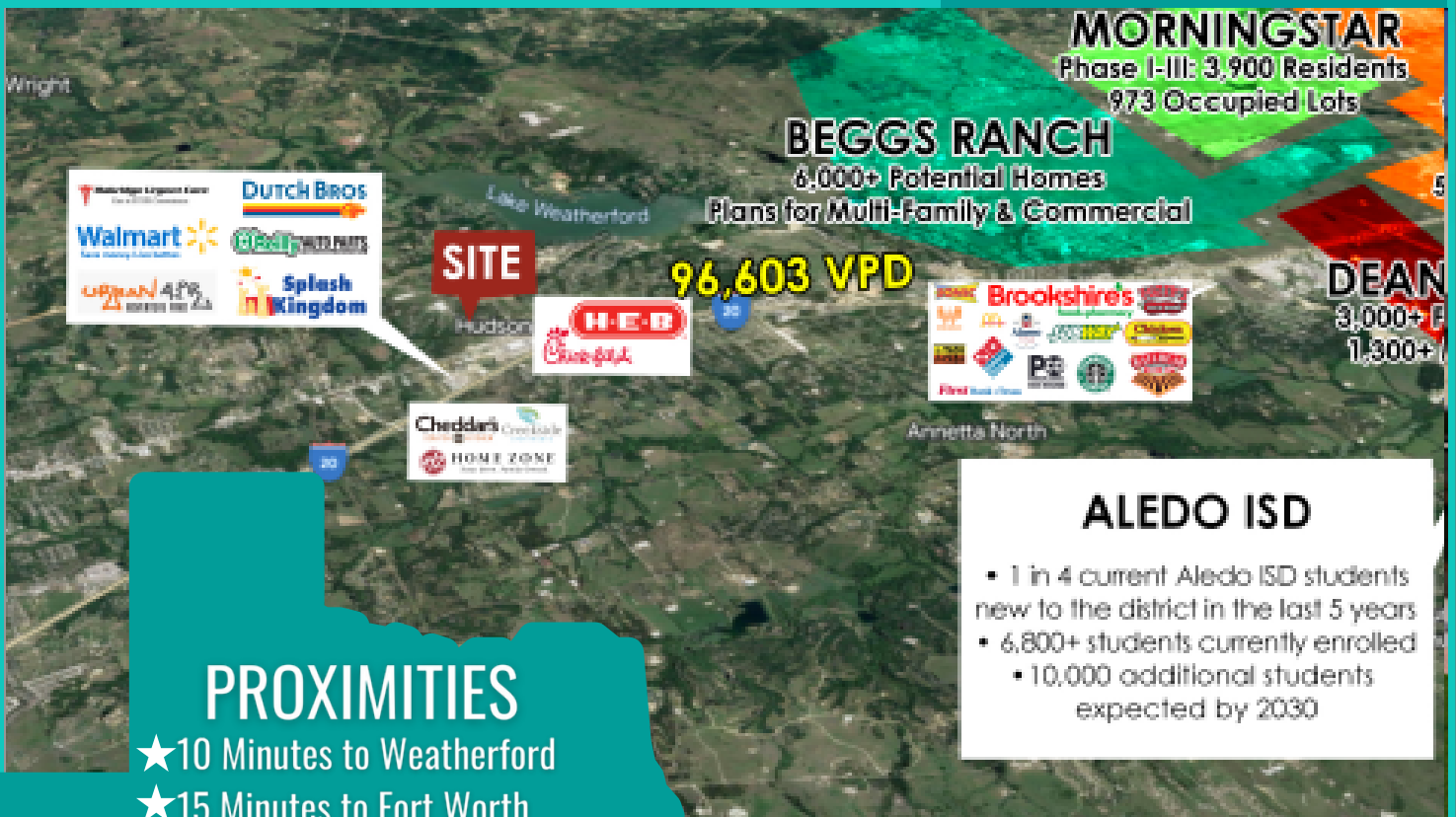
Hudson Oaks, TX

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PROPERTY LOCATION



- ★ HIGH VISIBILITY
- ★ EASY ACCESS TO 2 HIGHWAYS



PROXIMITIES

- ★ 10 Minutes to Weatherford
- ★ 15 Minutes to Fort Worth
- ★ 25 Minutes to Alliance
- ★ 35 Minutes to DFW Airport

ALEDO ISD

- 1 in 4 current Aledo ISD students new to the district in the last 5 years
- 6,800+ students currently enrolled
- 10,000 additional students expected by 2030



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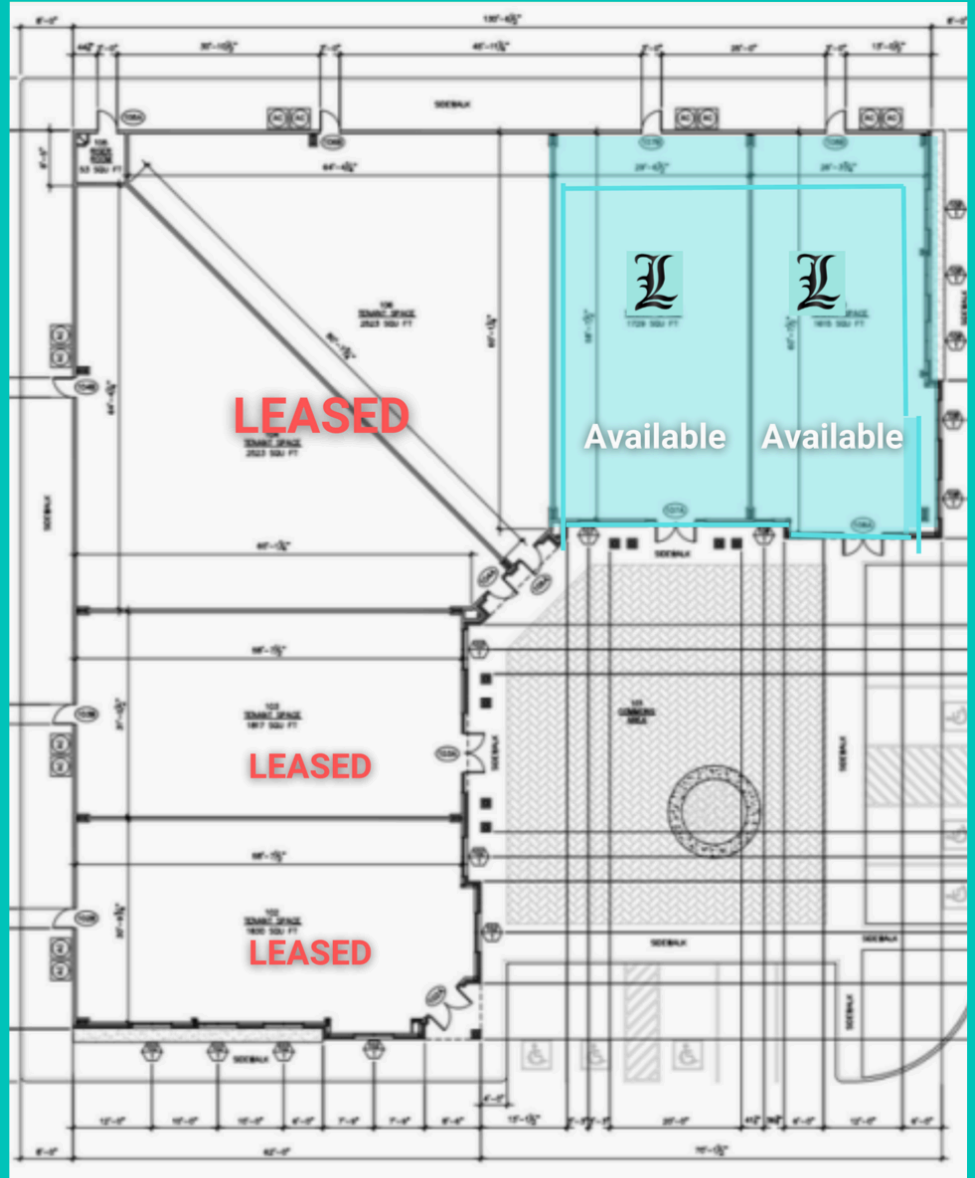
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PROPERTY PHOTOS



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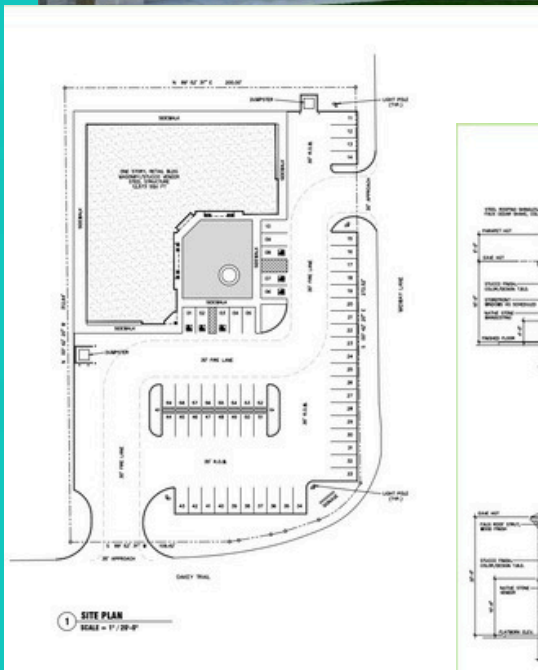
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TENANT PROFILES

BirdieBay

BirdieBay started with a single passion - Golf. The idea was conceived when co-founder Keaton was living in South Korea. He was used to spending 4-6 hours on a golf outing. However, in South Korea, where indoor golf venues outnumbered coffee shops, he could play 18 holes in less than an hour.

Eventually when Keaton moved back home to Tulsa in 2020, he mentioned his indoor golf experience to his brother Kennedy, who immediately latched on to the idea. Finally in 2022, they put together a plan and came up with a name, "BirdieBay". Things took off when they met Alex, who at the time was finishing up college. He believed in the idea of BirdieBay and was brought on as an equal partner in the venture.

www.birdiebay.com



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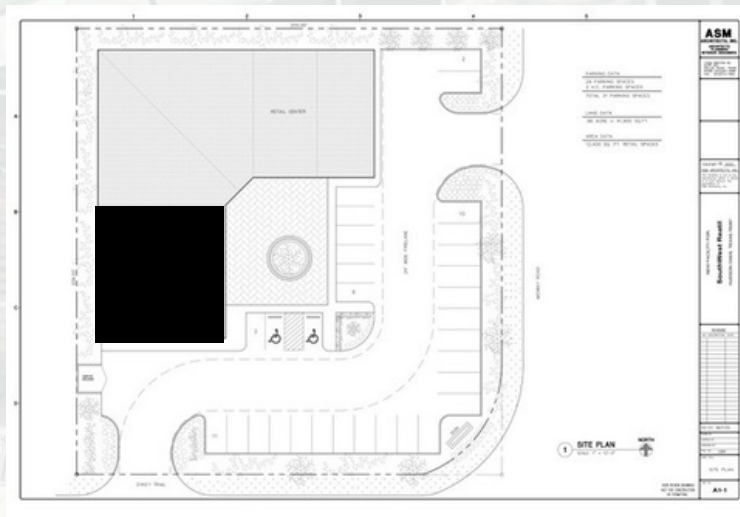
TENANT PROFILES



In 2009, the first Uptown Cheapskate opened its doors for business in Salt Lake City, Utah, but the idea of opening a trendy resale clothing store for teens and young adults started brewing years prior.

Today, Uptown Cheapskate has expanded to over 130+ locations in 23 states. With its solid franchise concept Uptown continues to grow, bringing great like-new fashions at cheapskate prices to people all over the country.

uptowncheapskate.com



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THE LEGACY COMMERCIAL TEAM



Stacy Lynch
Broker Associate
Lynch Legacy Realty Group

Stacy is a professional broker with 39 years of experience leading our team. A resident of Parker County for 50+ years and proud Aledo High School graduate, she has a true passion for this area. Stacy is rooted in relationships, both professional and personal. Her knowledge of Parker County and the school districts in the area stems from her history with her family's 50+ year old Parker County Real Estate Company. Stacy's parents Roy and Jan Lynch started the company in 1972.

Stacy proudly serves as the Chairman of Board on the East Parker County Economic Development Committee and also the Branch to Hope Community Center.



Stephanie Rich
REALTOR®
Lynch Legacy Realty Group

Stephanie is an adventurous, fun-loving soul. Her dedication and commitment, paired with her down to earth personality, make her perfect for our team here at Lynch Legacy. She hails from the "Sooner State" up north of here, but she found her place right here in Parker County as quick as she could.

In her spare time she is obviously a big Oklahoma Sooners fan and loves catching a game when the opportunity presents itself. Her hobbies include shopping, cooking, and spending as much time by the lake as the weather allows. Her favorite thing about Parker County? "The people here- their pride in community, family and country" .

EXPERTISE IN EVERY BRANCH

We Live Here, Work Here, Play Here.



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