



**119 S. Ranch House Rd.
Willow Park, TX**

Retail Building

FOR LEASE



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OVERVIEW

Strategically located near I-20 with easy access. Busy thoroughfare surrounded by restaurants, grocery stores, retail, and office users.

Beautiful stone building with excellent signage and multiple curb cuts, and cross access to adjacent property. Drive-thru available on north side of building.

High traffic area near Railhead BBQ, Fuzzy's, Brookshire's, Starbucks, McDonald's, and many more. Located in the Aledo ISD with 2 elementary schools and 1 high school nearby.

Available:
119 S. Ranch House Rd.
Willow Park, TX 76087





FEATURES

- 18,000 SF 2nd Gen. Retail Building
- **Availability:**
- - **1,650 SF end cap**

- Excellent signage and visibility
- Monument and building signage available
- Convenient access to I-20
- 15 minutes to Fort Worth CBD
- Near Walsh Ranch, Morningstar, and many new residential and commercial developments
- Parker County is one of the fastest growing counties in DFW

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AREA DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2020 Population	3,950	29,542	182,555
2024 Population	4,828	45,398	228,328

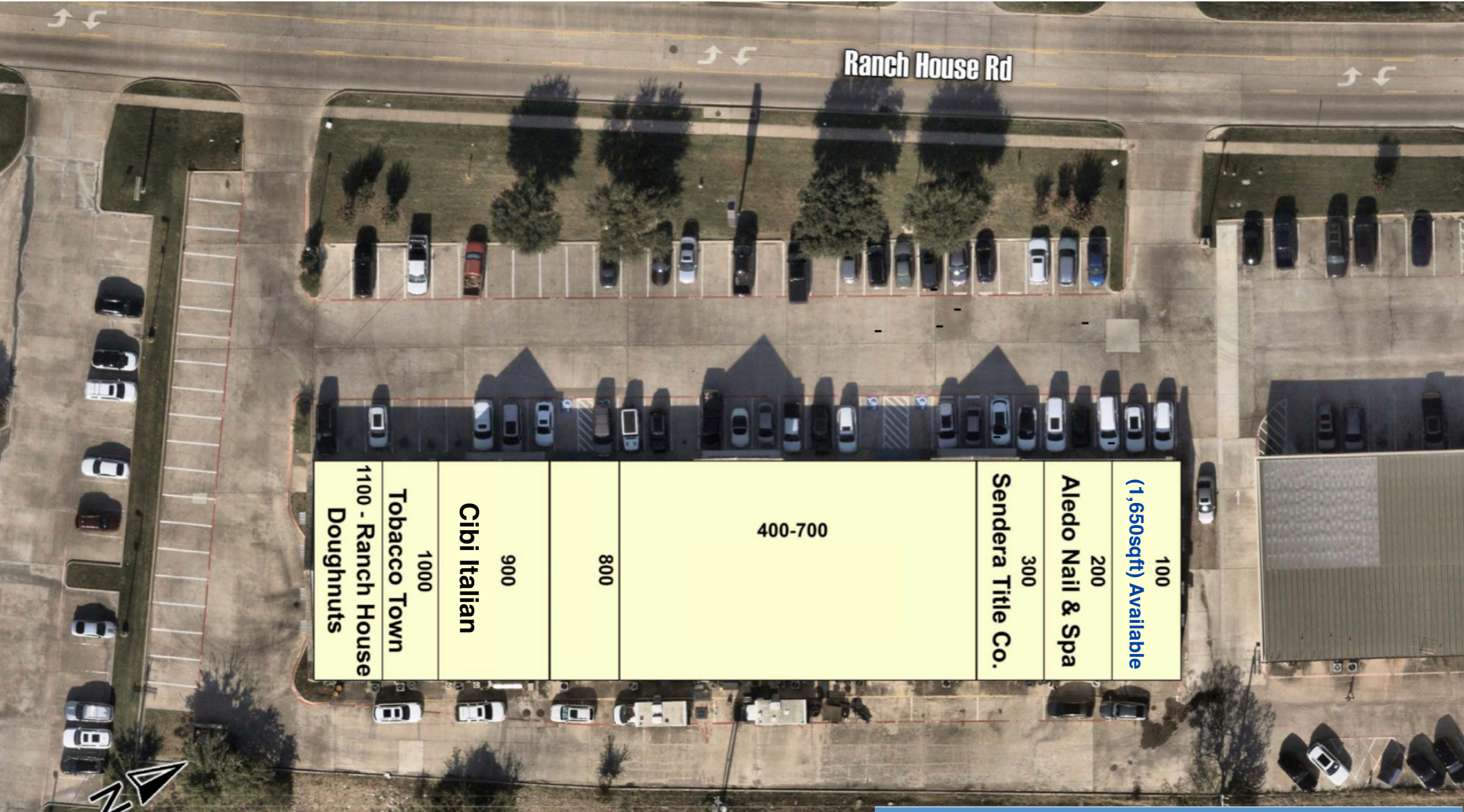
HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
2024 AVG. HH Income	\$147,042	\$154,450	\$118,841

TRAFFIC COUNTS

I-20	92,347 VPD
Ranch House Rd.	10,236 VPD



PHOTOS



Ranch House Rd

100 (1,650sqft) Available
200 Aledo Nail & Spa
300 Sendera Title Co.
400-700
800
900 Cibi Italian
1000 Tobacco Town
1100 - Ranch House Doughnuts

Site Plan



MAP/LOCATION

START A CONVERSATION

[BLUEALPHACAP.COM](https://bluealphacap.com)

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