

RIVER RANCH

AT WILLOW PARK

52 ACRES

Commercial Land
Mixed use potential

RIVER RANCH
— AT WILLOW PARK —



96,000 VPD
ON INTERSTATE 20



20 MINUTES
TO FORT WORTH



ALEDO ISD
ZONE

Stacy Lynch
(817) 908-9567



Stephanie Rich
(817) 304-5939

LOCATION

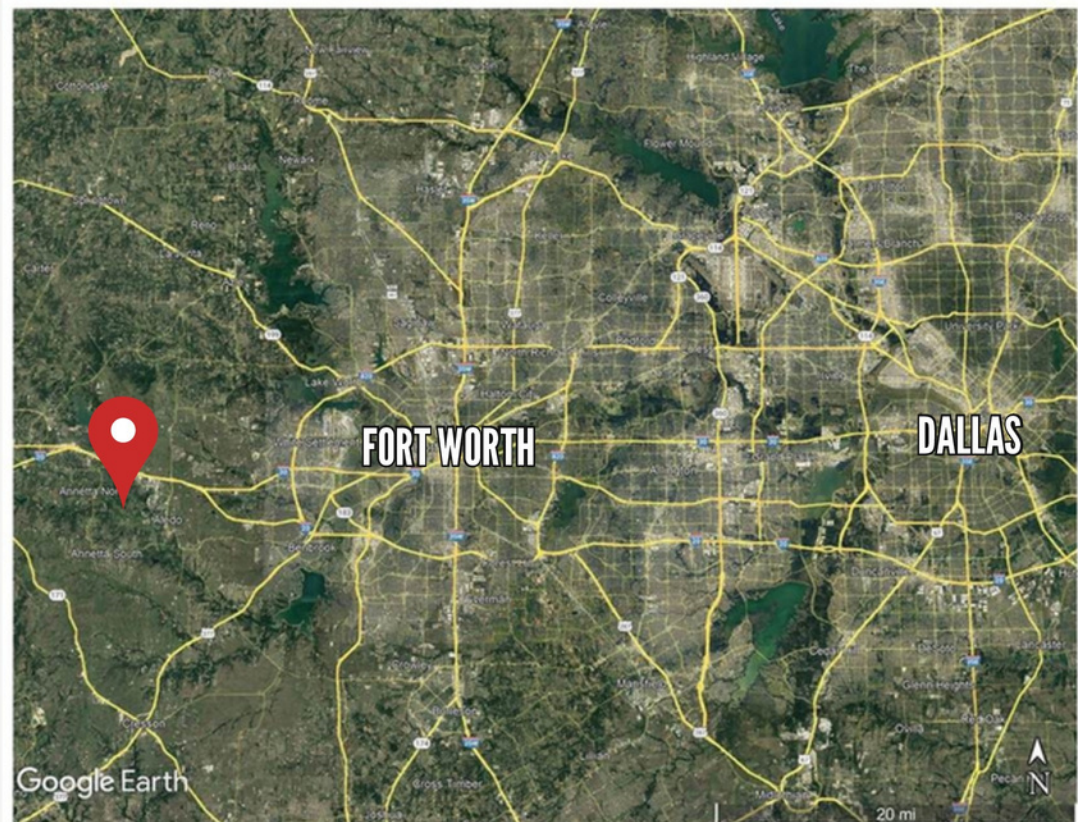
River Ranch at Willow Park

Strategically located along the I-20 frontage, River Ranch is positioned in the center of Parker County's rapidly expanding growth corridor, where westward development from Fort Worth continues to gain momentum. The site offers outstanding visibility and accessibility, with more than 96,000 vehicles traveling this stretch of Interstate 20 each day.

Residents experience the appeal of small-town living with convenient access to major retail and amenities. H-E-B, Costco, and Home Depot are just minutes away, while downtown Fort Worth is only a 20-minute drive. As Willow Park continues to emerge as a key suburban hub, River Ranch is ideally situated at the heart of one of North Texas's most active and evolving residential markets.

96,000 VEHICLES PER DAY
20 MIN TO FORT WORTH
ALEDO ISD ZONE

	3 MILES	5 MILES	10 MILES
2023 Population	15,850	36,100	114,200
2028 Population Projection	17,715	40,800	125,615
Growth	12%	13%	10%
Avg Household Size	2.8	2.8	2.8
2023 Avg Household Income	\$131,285	\$131,500	\$113,175





THE VISION

River Ranch at Willow Park

WHERE NATURE DRAWS US TOGETHER AND LIFE MOVES WITH EASE.

Every pond, trail, and tree line tells a story. One that connects people to the land, to each other, and to what matters most.



PROPERTY

River Ranch at Willow Park

River Ranch is situated within Aledo Independent School District, one of the most desirable districts in Texas and a major driver of residential demand in Parker County. Known for its strong academics and championship-level athletics, Aledo ISD continues to draw families seeking both quality education and an engaged community environment.

Located in Willow Park, the neighborhood offers a unique blend of small-town charm and everyday convenience, with nearby access to medical services, retail, and dining, and an easy 20-minute commute to downtown Fort Worth. This combination of highly regarded schools, sustained growth, and accessible amenities positions River Ranch as a compelling choice for long-term residential value.

Premier Aledo ISD location with unmatched access to Fort Worth.



FEATURES

River Ranch at Willow Park

River Ranch is designed around a lifestyle that keeps residents closely connected to the land. The community includes walking trails, scenic ponds, and two historic pedestrian bridges, all contributing to enhanced lot premiums and a strong sense of place. Careful planning preserves mature tree lines and weaves green corridors throughout the neighborhood, creating a blend of privacy and natural connection within the community.



New homes in the Aledo–Willow Park corridor are currently achieving approximately \$200 to \$250 per square foot, supported by strong absorption and limited new inventory. This intentional design approach helps sustain pricing above the broader Aledo–Willow Park median.

With its balanced density, abundant green space, and lake-centered layout, River Ranch offers enduring value and a distinctive living experience within one of North Texas's most desirable residential markets.

This diversified housing approach supports broad market appeal and consistent absorption while maintaining a cohesive architectural style and unified landscape vision throughout the community.

OVERVIEW

River Ranch at Willow Park



SF / MF Residential Potential

SITE & LAYOUT

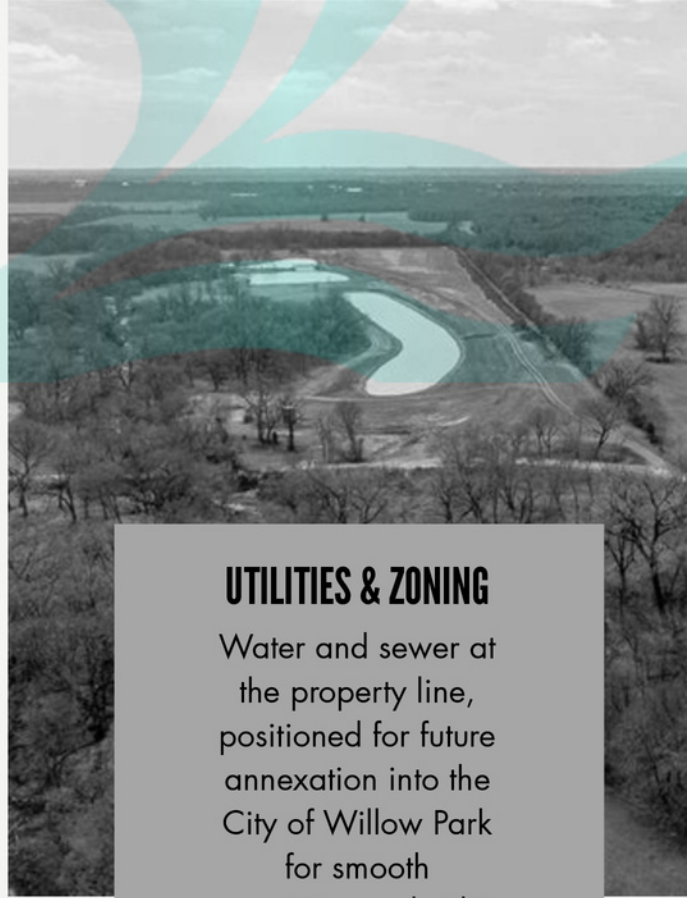
20-acre masterplanned community across 52 acres featuring 180 total lots — a mix of single-family homes and townhomes designed for balance, walkability, and long-term value.



Commercial Mix Potential

INFRASTRUCTURE

Fully developmentready site with grading, lakes, bridges, and drainage complete. LOMR-F approval confirms floodplain remediation and compliance for vertical construction.



UTILITIES & ZONING

Water and sewer at the property line, positioned for future annexation into the City of Willow Park for smooth permitting and utility connection.



RIVER RANCH



Stacy Lynch

(817) 908-9567

stacy@lynchlegacyexp.com

Stephanie Rich

(817) 304-5939

stephanie@lynchlegacyexp.com

