



**Class A | Medical | Higher Education | Data Center | Office**  
**46,912 SF - Aledo - Will Subdivide**

**STACY LYNCH**  
**(817) 908-9567**

**FOR LEASE**

**STEPHANIE RICH**  
**(817) 304-5939**

# DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

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## TENANT EXPERIENCE

200 Bailey Ranch Road represents a rare opportunity, a 46,912-square-foot Class-A office / medical site in one of North Texas's most desirable and fastest-growing submarkets. Located on 3.31 acres within the high-performing Aledo ISD and just minutes from I-20, the property offers exceptional accessibility to Aledo, Walsh Ranch, and key regional employers including Cook Children's Medical facilities, Baylor, Scott, White, Texas Health Resources Hospitals.

Purpose-built with adaptability in mind, the building features five conference rooms, three training rooms, two community kitchens (including one full kitchen), three employee break rooms, a systems operations room and command center, covered outdoor break areas, and an on-site back-up generator. Its versatile floorplan supports medical, professional office, corporate operations, or other specialized uses requiring technology-ready infrastructure and efficient workflow design.

3,000 - 46,912 SF spaces offered with existing build out or negotiated tenant improvements for immediate speed-to-market, 200 Bailey Ranch Road is a true turn-key solution for your business. The property's modern finishes, high-capacity systems, and advanced operational layout allow for seamless occupancy or leasing with minimal capital expenditure.



## HIGHLIGHTS

**46,912 SF Class-A office property on 3.31 acres**  
**Medical | Higher Education | Data Center | Office**

**5 conference rooms and 3 training rooms supporting high-capacity operations.**

**2 community kitchens (one full) plus 3 employee break rooms.**

**Systems operations room and command center with advanced infrastructure.**

**Outdoor break areas designed for employee wellness and efficiency. On-site back-up generator ensuring uninterrupted operations.**  
**Versatile layout ideal for medical, professional, or specialized office use**  
**Turn-key, modern finishes allow for immediate occupancy options.**

**Located within Aledo ISD, top-performing district in North Texas**  
**Minutes from I-20 with convenient access to Aledo, Walsh Ranch, and Cook Children's Medical facilities, Baylor, Scott, White, Texas Health Resources Hospitals.**

**Connectivity:**

**40 minutes to DFW Airport**

**50 minutes to Dallas Love Field**

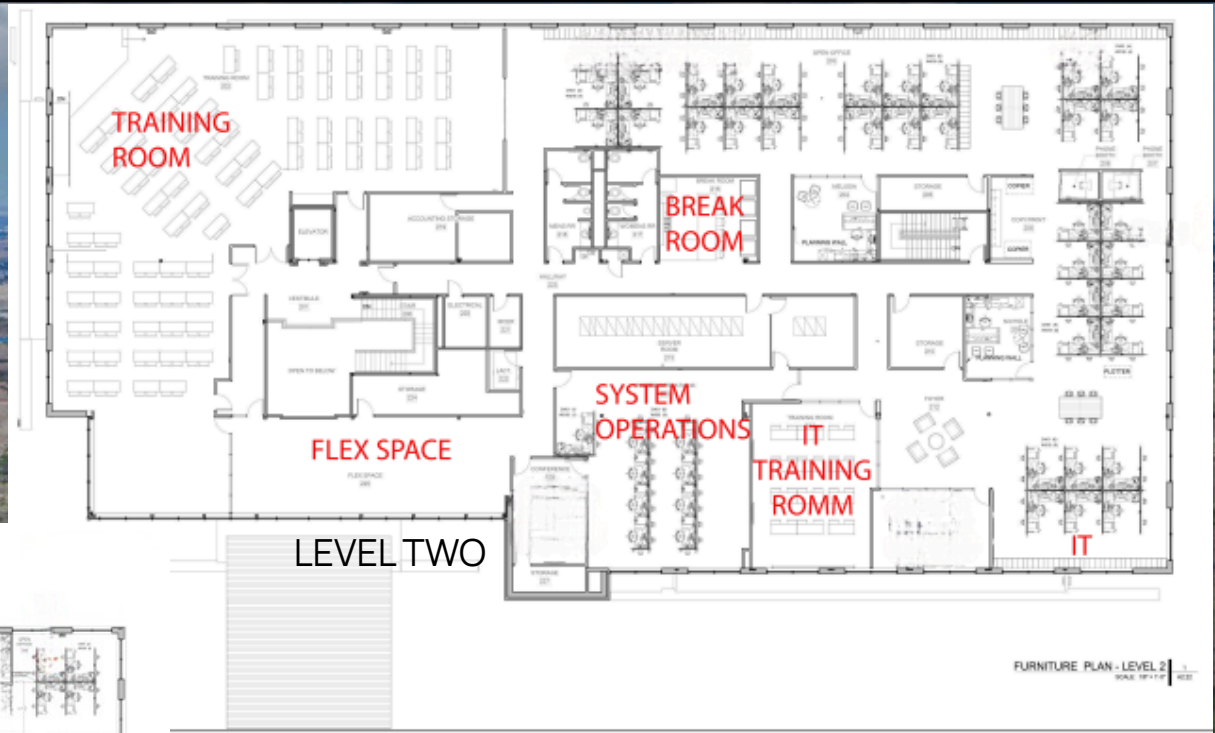
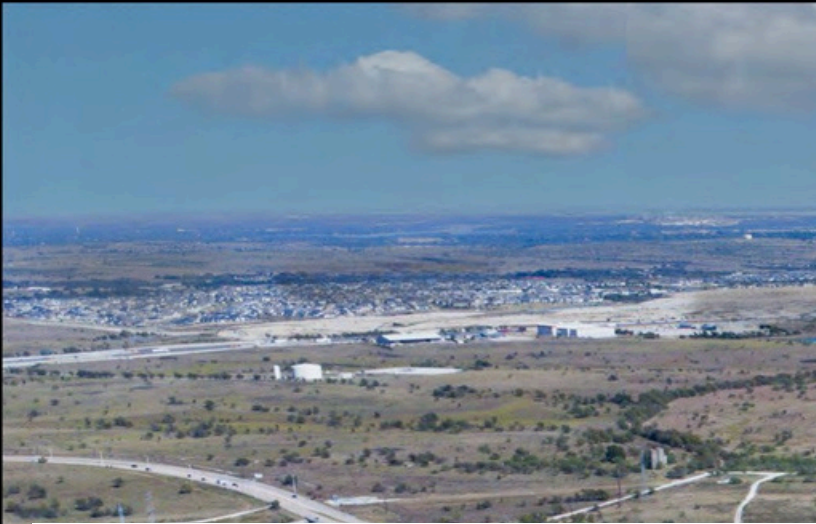
**15 minutes to Downtown Fort Worth**

**10 minutes to Downtown Weatherford**

**Adjacent to future Dean Ranch Master Planned Community**

Situated in a supply-constrained corridor with limited Class-A options, this location combines stable long-term value with strong upside potential fueled by Aledo's continued growth, high demographics, and expanding commercial demand.





LEVEL ONE

LEVEL TWO

FURNITURE PLAN - LEVEL 2  
SCALE 1/8" = 1'-0"



# TRAFFIC & ACCESSIBILITY

Strategically positioned just off FM 1187 and Interstate 20, 200 Bailey Ranch Road offers exceptional connectivity for employees, clients, and service providers throughout the DFW metroplex. The property provides immediate access to major east-west and north-south corridors, allowing for efficient travel to Fort Worth, Weatherford, and surrounding commercial hubs.



94,949 VPD



14,035 VPD

TEXAS HEALTH RESOURCES

BAYLOR HEALTH

WALSH RANCH

INTERSTATE 20

DOWNTOWN FORT WORTH

COOK'S CHILDREN HOSPITAL

Future Dean Ranch Master Planned Community

FM 1187



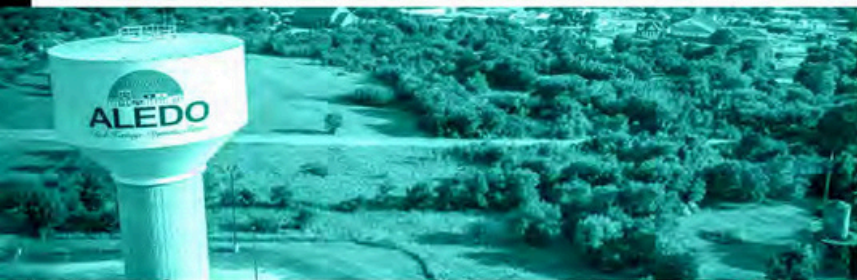
### PROXIMITY TO LOCAL ATTRACTIONS

- Splash Kingdom Waterpark - 0.7 miles
- Lake Weatherford - 4 miles
- Chandler Gardens (Weatherford) - 6 miles
- Clark Gardens Botanical Park - 9 miles
- Fort Worth Stockyards - 21 miles
- Granbury Historic Square - 25 miles
- AT&T Stadium (Arlington) - 30 miles
- Dickies Arena (Fort Worth) - 17 miles
- Globe Life Field - 31 miles
- Six Flags Over Texas - 32 miles
- DFW International Airport - 40 miles
- Dallas Love Field Airport - 45 miles
- Downtown Dallas - 50 miles
- Dinosaur Valley State Park - 50 miles



**ALEDO ISD - OVERALL GRADE A**

**ALEDO WILLOW PARK**



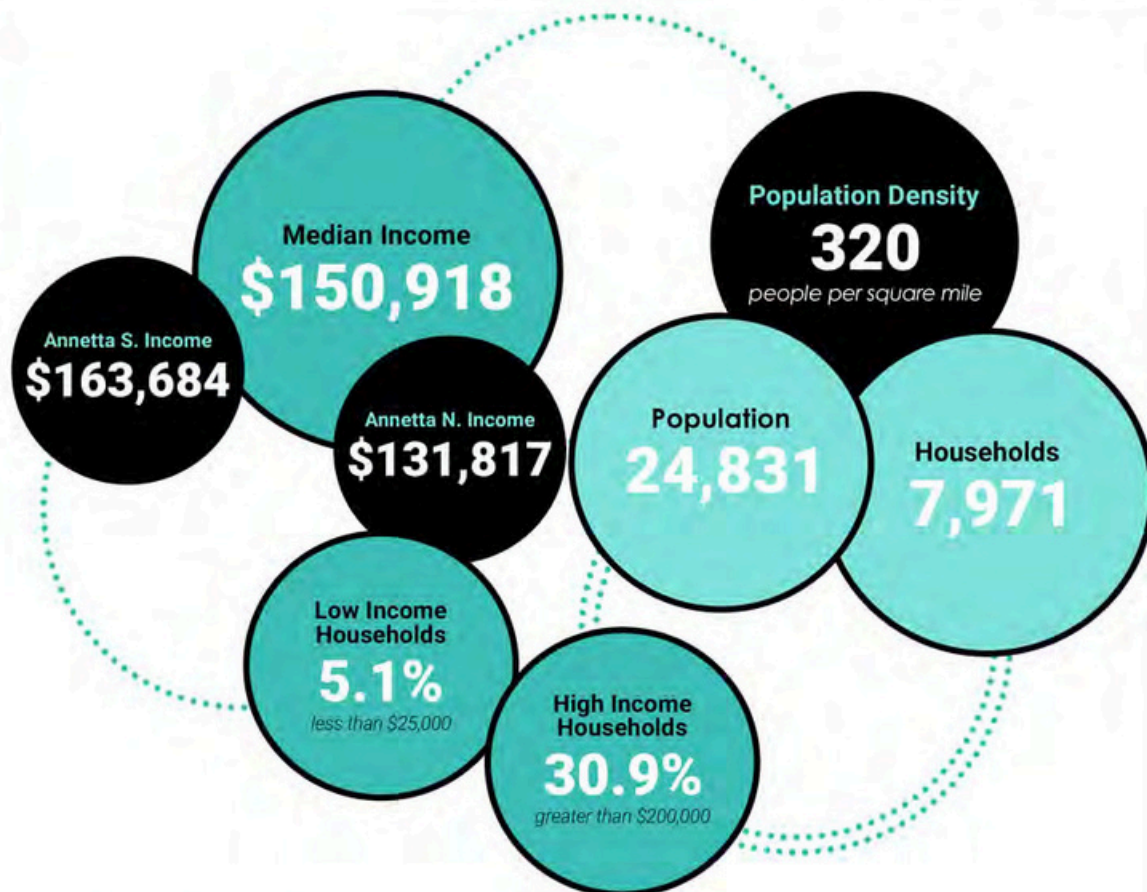
## Rich Heritage, Dynamic Future

Aledo, Texas, positioned on the western edge of the Dallas–Fort Worth metroplex, is a high-growth market offering strong investment potential. With Parker County’s population up more than 20% since 2020, demand for residential housing, commercial space, and land development continues to accelerate.

Its strategic location provides immediate access to major highways, airports, and workforce centers, making it attractive for both residential expansion and commercial enterprises. Investors can capitalize on diverse opportunities including new housing developments, retail and medical space, large-acre land tracts, and even value-add strategies such as property redevelopment or business acquisition.

Backed by a pro-business environment and sustained population growth, Aledo is positioned as a prime market for long-term returns and portfolio diversification within the greater DFW region.

**ALEDO IS A DYNAMIC CITY, COMBINING ITS HISTORIC PAST WITH RECENT AWARD-WINNING ACCOMPLISHMENTS IN WATER, SEWER, AND HIGHWAY IMPROVEMENTS.**



**Parker County** is the 5th fastest-growing county in the U.S.

**Willow Park** is the 2nd fastest-growing city in Parker County, with an annual growth rate of 4.98%.

**Aledo Independent School District (AISD):** The largest employer in Parker County with over **700 employees** and nearly 7,500 students.

# BAILLEY RANCH



*Stacy Lynch*  
**BROKER ASSOCIATE**  
**LYNCH LEGACY REALTY GROUP**

Stacy is a professional broker with 43 years of experience leading our team. 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.

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*Stephanie Rich*  
**REALTOR®**  
**LYNCH LEGACY REALTY GROUP**

Stephanie 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. Her favorite thing about Parker County? "The people here- their pride in community, family and country."

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WE LIVE HERE. WORK HERE. PLAY HERE.