

Retail ★ LEASE

LanCarteCRE.com

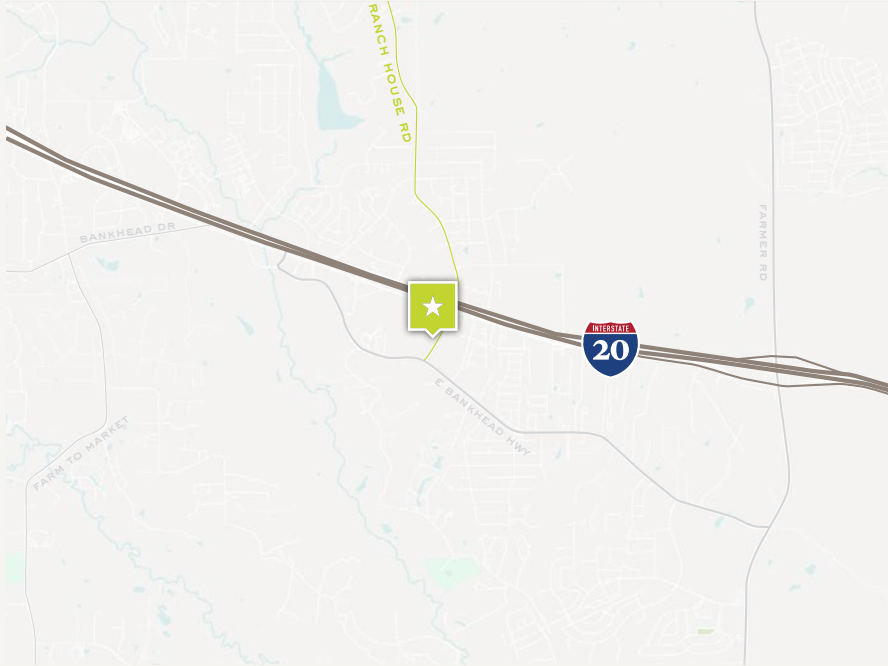
108 S RANCH HOUSE RD WILLOW PARK, TX 76008



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PROPERTY FEATURES

- Exterior work done in 2022
- Monument signage available
- Area tenants: Brookshire's Walgreens, Starbucks, Dollar General
- Ample parking
- GLA: 17,859 SF

LOCATION OVERVIEW

This center is located on S Ranch House Rd and south of I-20 in Willow Park in a rapidly growing area. It's perfectly positioned within a thriving retail corridor midway between Fort Worth and Weatherford. This site is ideal for retail, office, or medical users seeking maximum exposure.

AVAILABLE SPACES

SUITE 100 **1,065** SF

SUITE 200 **1,264** SF

SUITE 400 **1,341** SF

* Suites 100 and 200 can be combined to 2,329

LEASING STRUCTURE

Contact Broker

Triple Net Breakdown

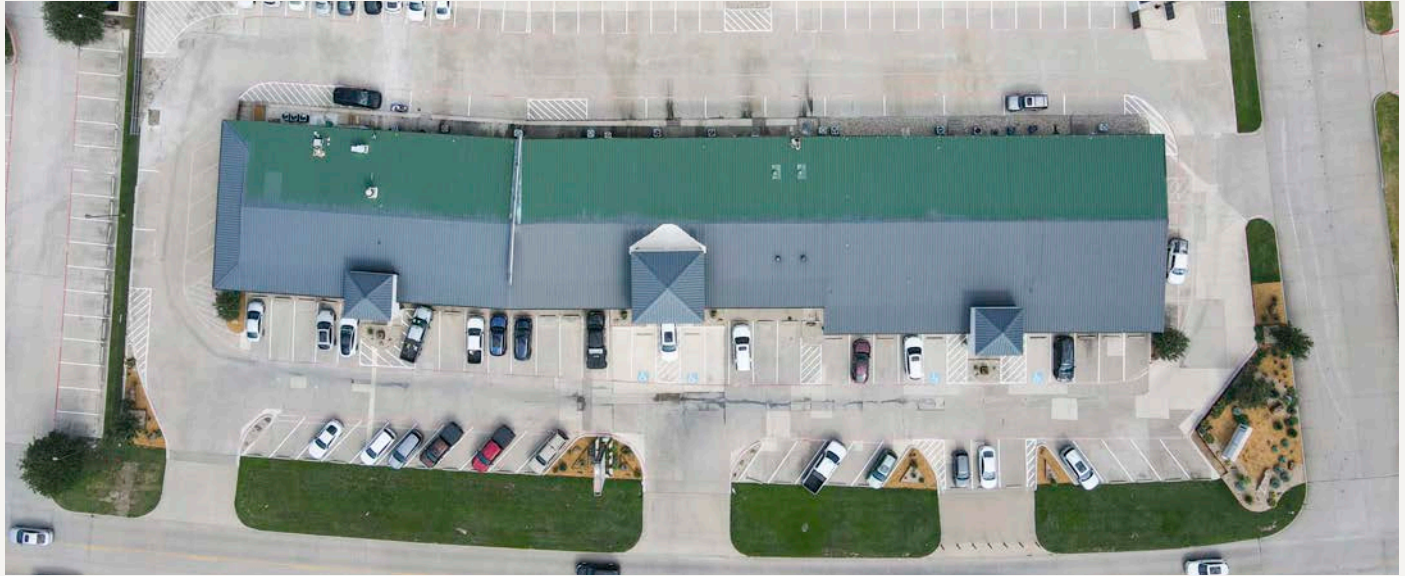
- Cam: \$2.18/ SF
- Taxes: \$3.82/SF
- Insurance: \$0.93/SF
- Total: \$6.93/SF

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AERIAL



TRAFFIC COUNTS

	VPD
E I-20	97,123
S Ranch House Rd	9,480
E Bankhead Hwy	5,735

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	2,987	17,867	36,567
2029 Population Projection	3,076	21,589	44,972
2024 Avg Household Income	\$162,287	\$173,713	\$179,508
2024 Median Age	40.8	38.2	39

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SITE PLAN

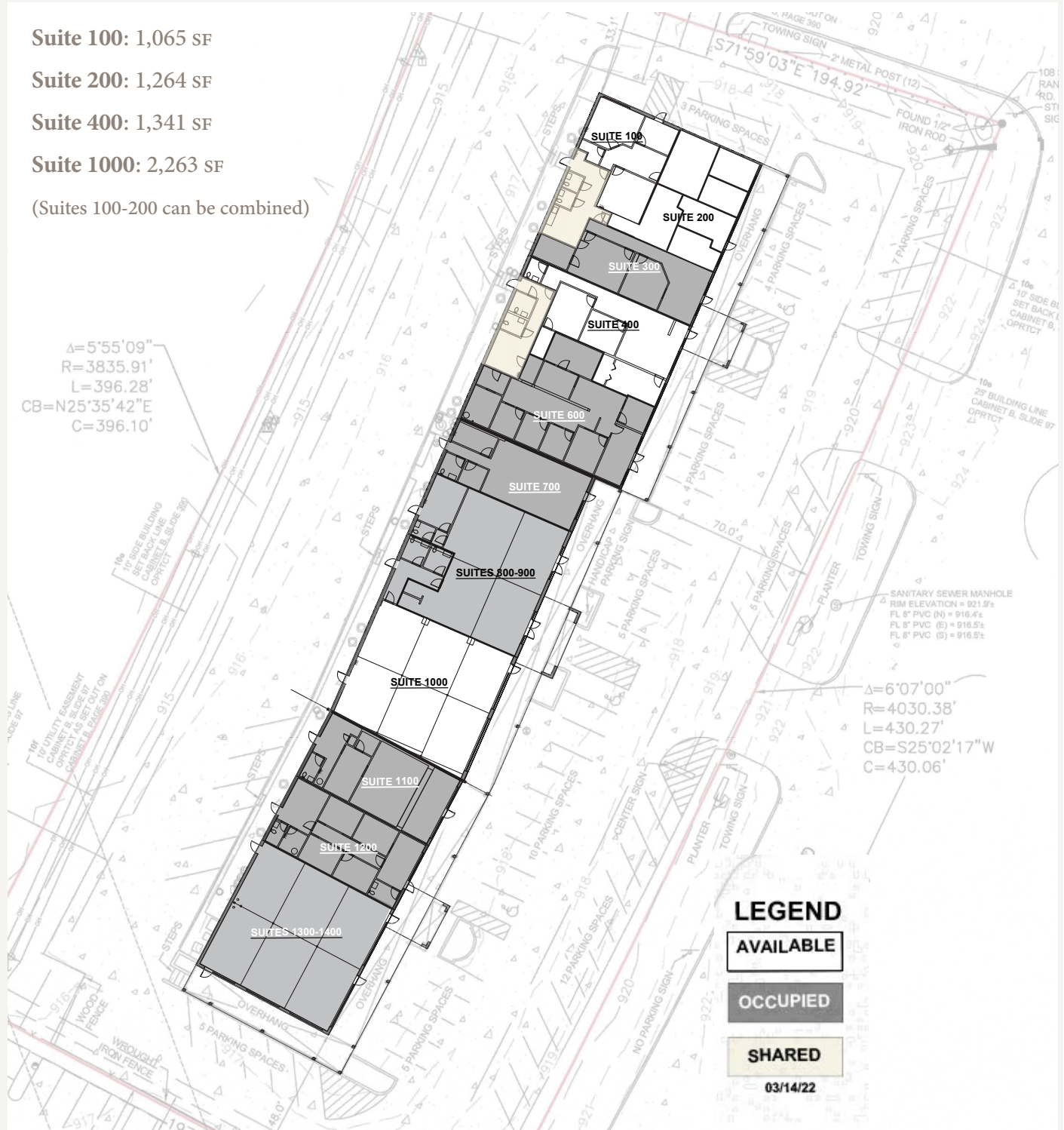
Suite 100: 1,065 SF

Suite 200: 1,264 SF

Suite 400: 1,341 SF

Suite 1000: 2,263 SF

(Suites 100-200 can be combined)

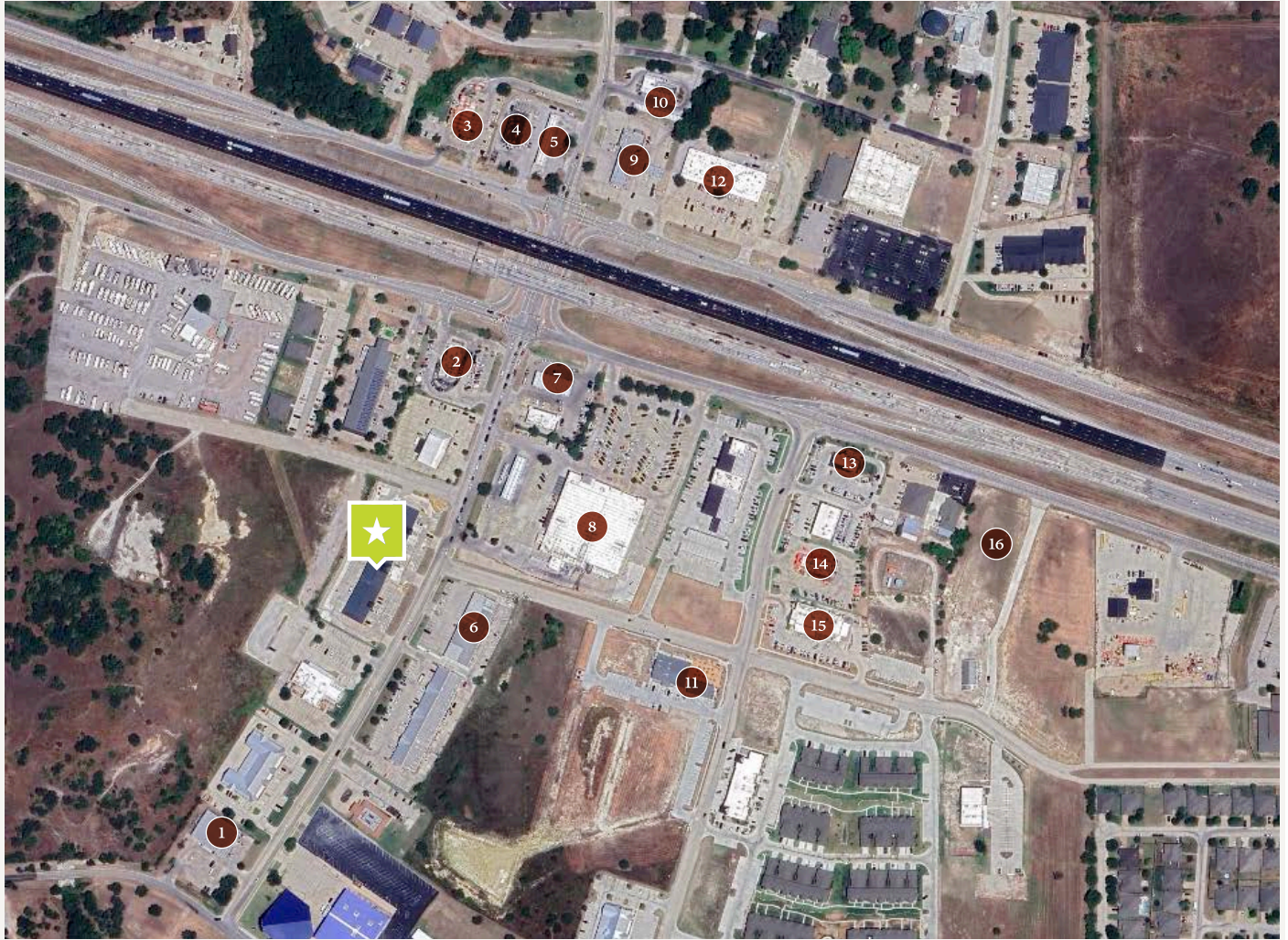


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RETAIL MAP



- | | | | | | | | |
|---|---|---|---|----|---|----|---|
| 1 |  | 5 |  | 9 |  | 13 |  |
| 2 |  | 6 |  | 10 |  | 14 |  |
| 3 |  | 7 |  | 11 |  | 15 |  |
| 4 |  | 8 |  | 12 |  | 16 |  |



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Henry Tyng

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