



CLARK
REAL ESTATE GROUP

129 S RANCH HOUSE RD

WILLOW PARK, TX 76008

MULTI-USE OPPORTUNITY



PROPERTY INFORMATION:

- PRIME LOCATION IN WILLOW PARK
- 65,000+ SQUARE FEET
- SANCTUARY, GYM & EVENT SPACE
- CONVENIENT ACCESS TO I-20



SALE PRICE: \$12,500,000

TIM CLARK, CCIM
817.578.0609
TIM@CLARKREG.COM

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PROPERTY

Positioned at one of Willow Park's most highly traveled intersections, this expansive church campus offers an exceptional opportunity for a growing congregation to establish itself in a visible and well-connected location.

Situated at the corner of East Bankhead Highway and South Ranch House Road, the property provides convenient access to Interstate 20 as well as nearby retail, dining, and community amenities, making it easily accessible for members and visitors alike.

The campus spans more than 65,000 square feet and has been thoughtfully designed to support a wide range of ministry functions. At its center is an impressive sanctuary of approximately 44,000 square feet, offering a spacious and well-planned layout ideal for large worship gatherings and events.

Beyond the sanctuary, the property includes a full gymnasium that lends itself to recreation, fellowship events, and community outreach throughout the week. Additional space on the second level is dedicated to classrooms suitable for all ages, providing flexibility for Sunday school, small groups, and educational programming.

The overall design of the campus allows for both large-scale gatherings and day-to-day operations to function seamlessly. After more than 20 years in this location, the current congregation is relocating to accommodate continued growth, creating a rare opportunity for the next organization to step into a fully functional and established campus.

With its prominent location, substantial improvements, and versatile layout, this property is well-suited for a church, school, or multi-use facility ready to serve and grow within the Willow Park community.

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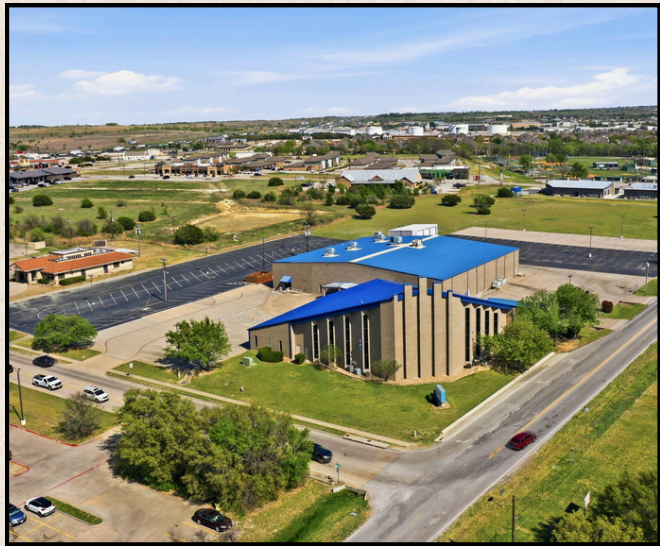
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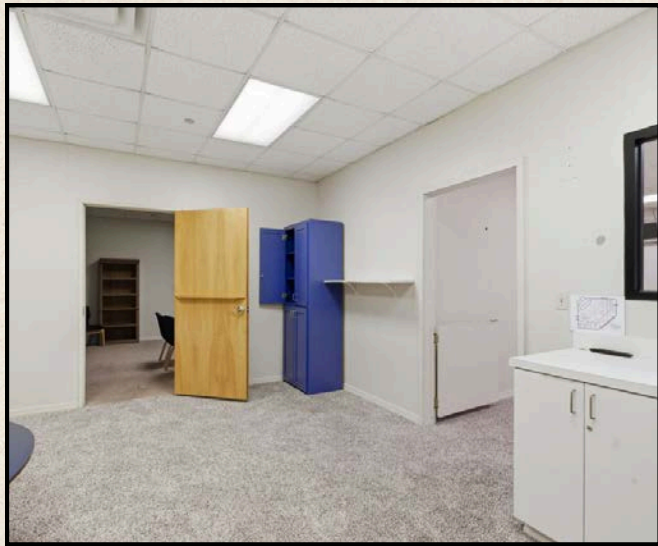
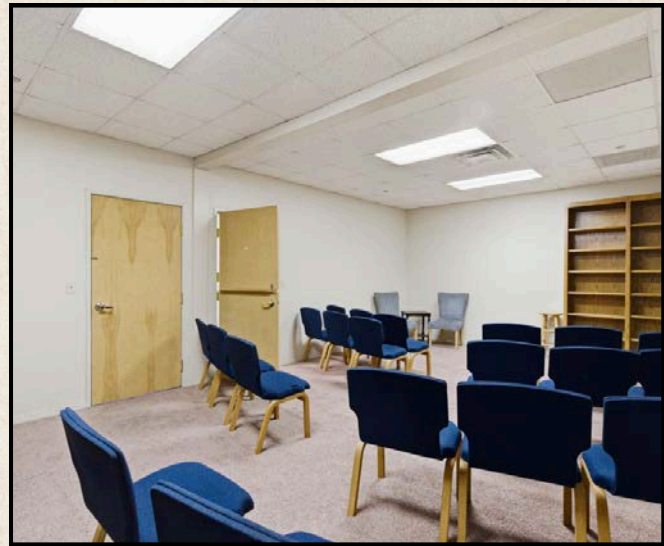
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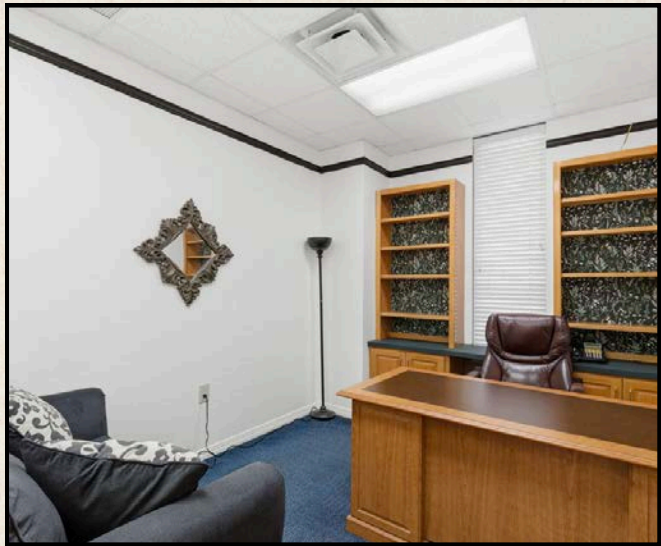




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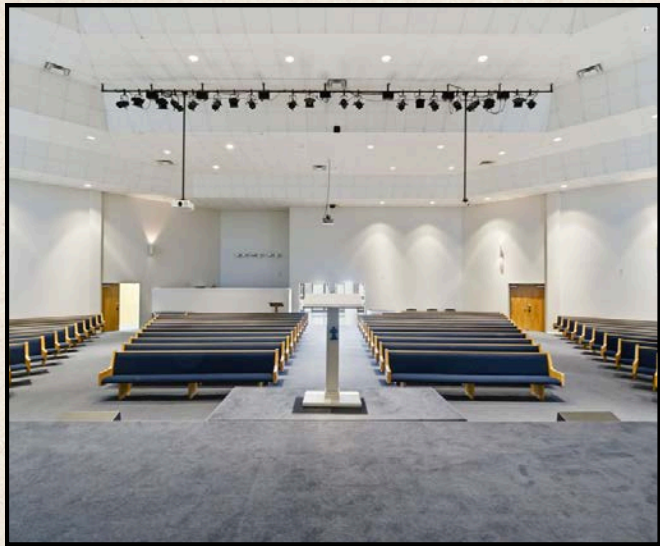
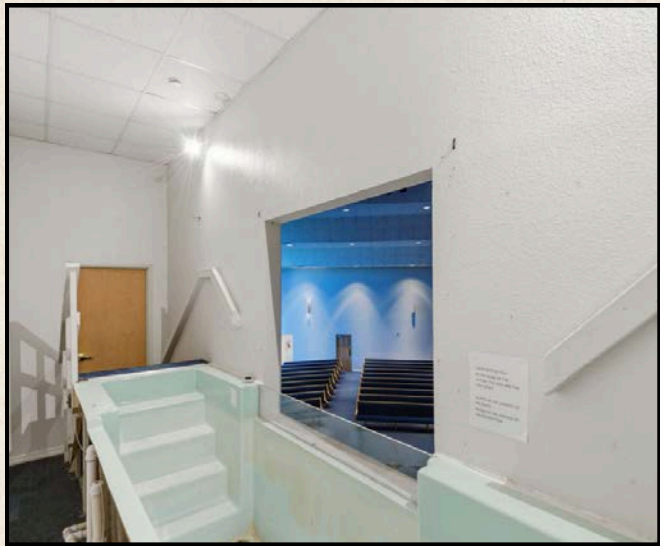
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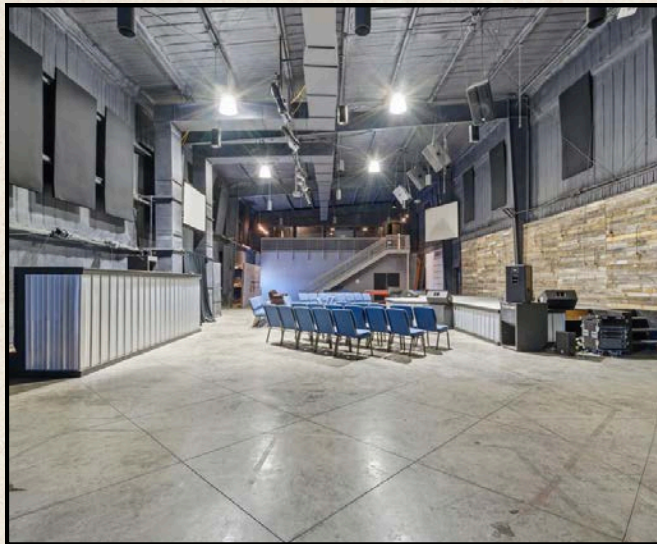
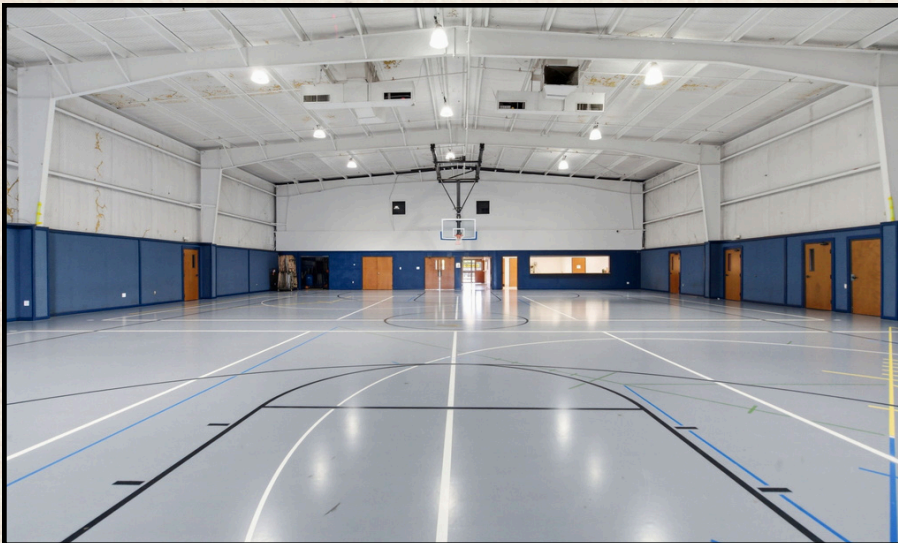
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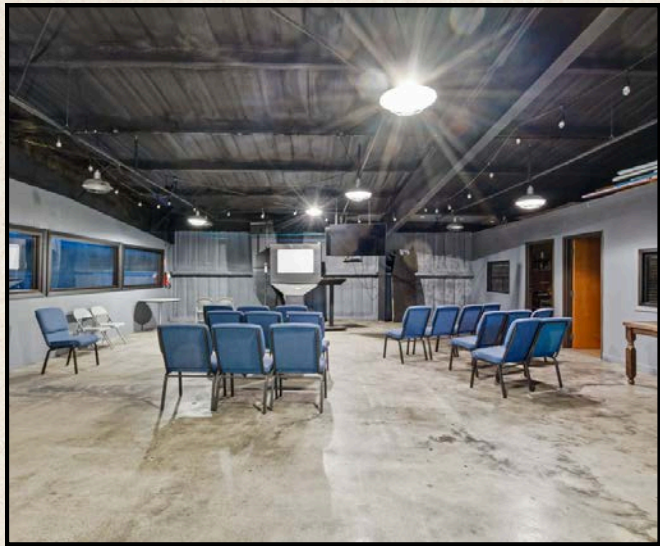
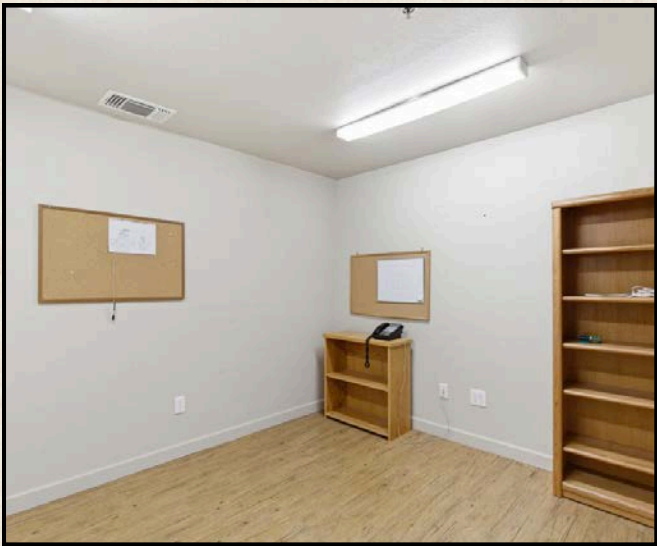
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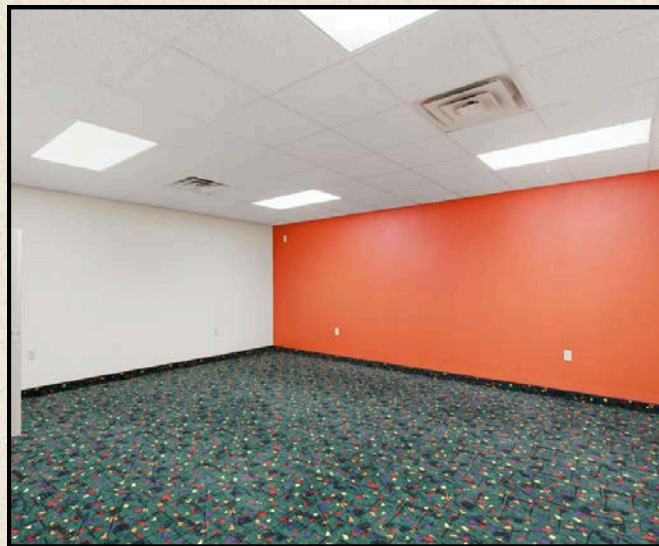
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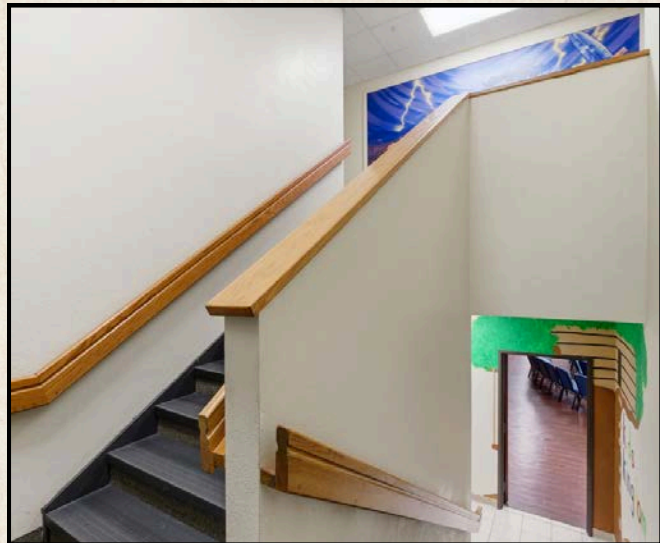
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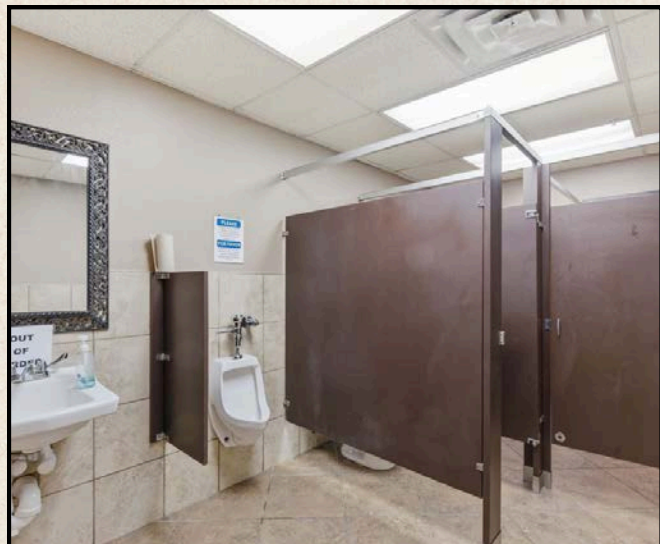
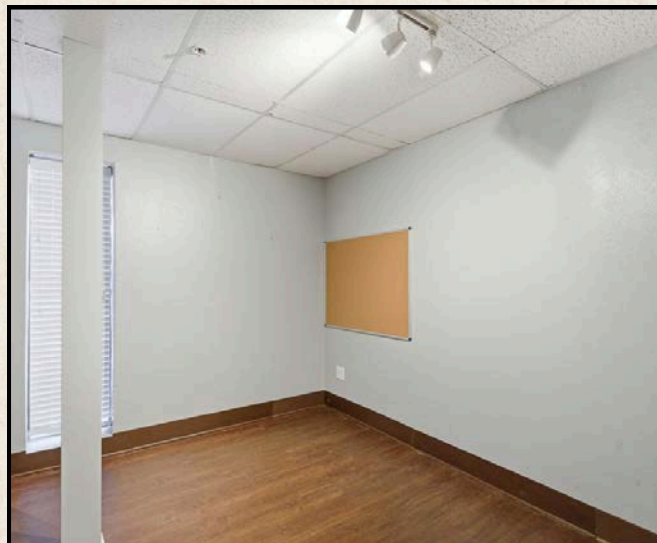
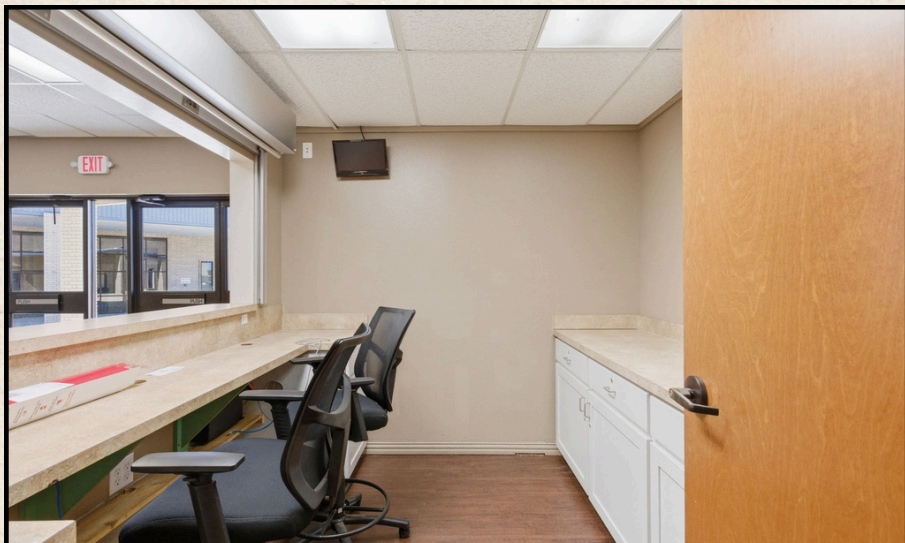
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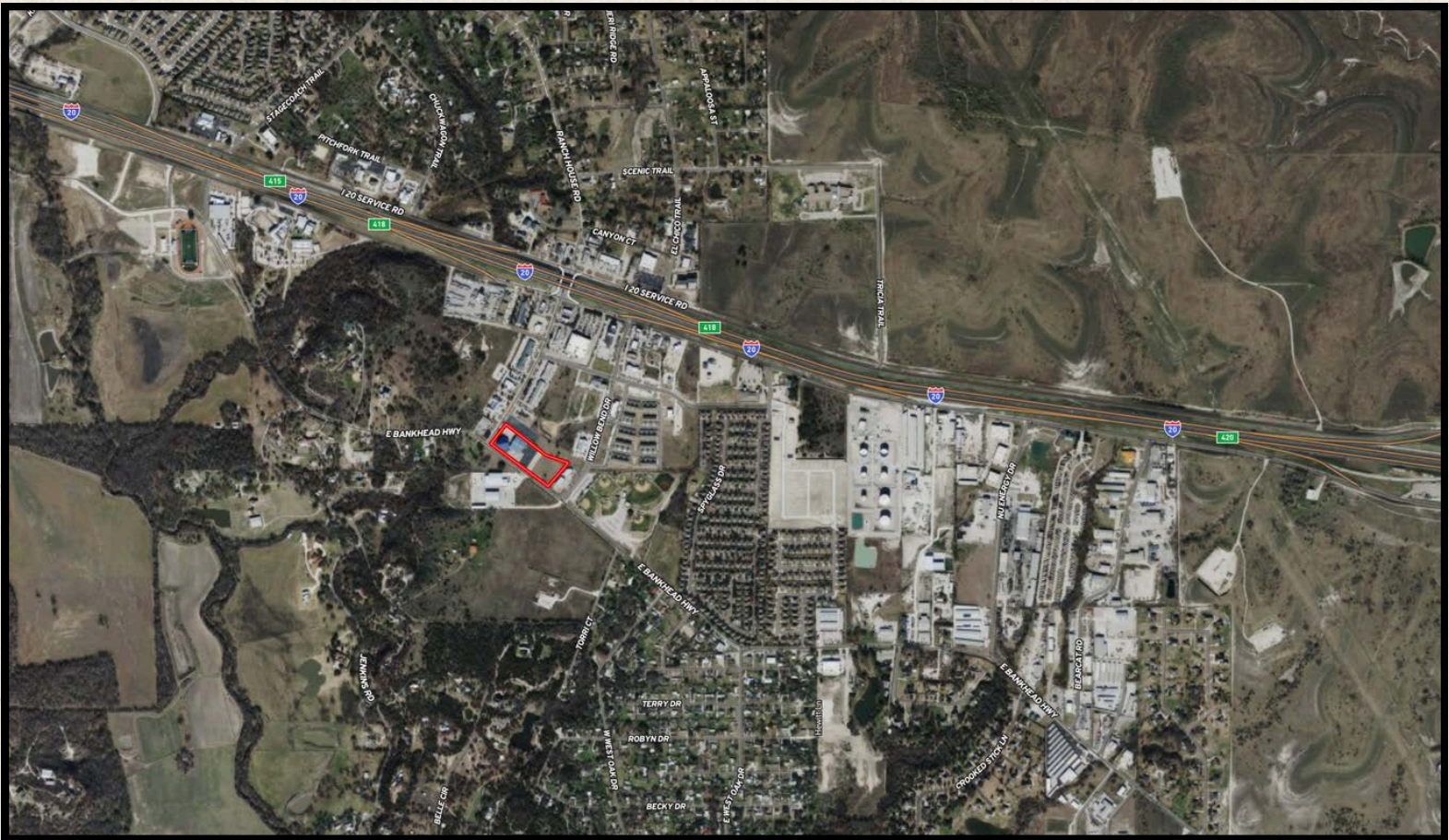


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LOCATION MAP



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DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION	34,765	117,161	313,509
POPULATION GROWTH	4.01%	3.24%	1.81%
EMPLOYEES	16,688	39,516	111,866
MEDIAN HH INCOME	\$128,622	\$104,789	\$86,062

**LOCAL MARKET PROFILE
WITHIN 10 MILES OF SITES**



195
RESTAURANTS



163
HOSPITALS &
HEALTHCARE FACILITIES



29
SPIRITUAL
CENTERS



36
FOOD &
BEVERAGE



22
SCHOOLS &
PLACES FOR EDUCATION



1
PARKS &
GARDENS



15
AMUSEMENT
DESTINATIONS



1
LIBRARIES

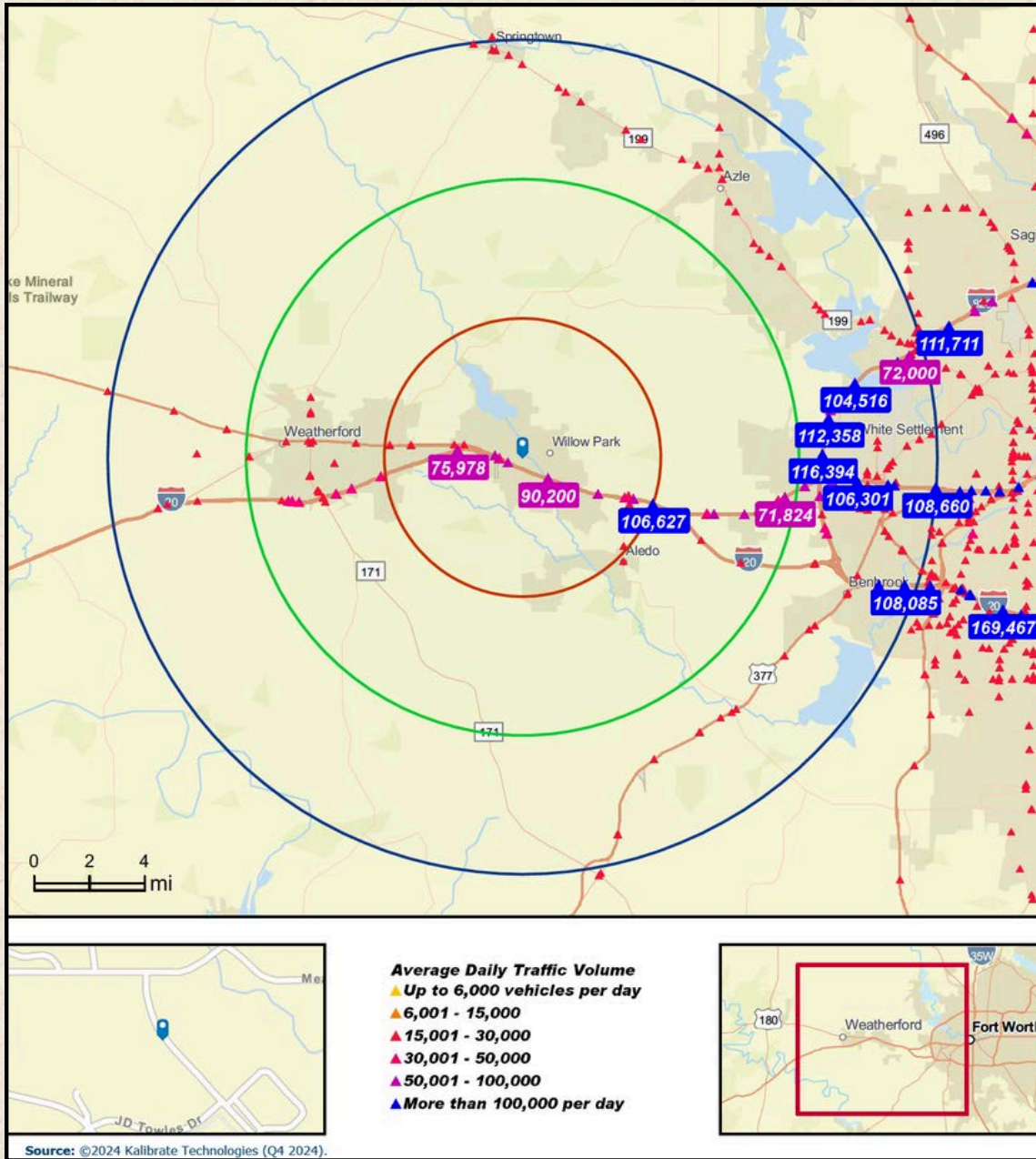


4
PLAYGROUNDS

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TRAFFIC COUNT MAP



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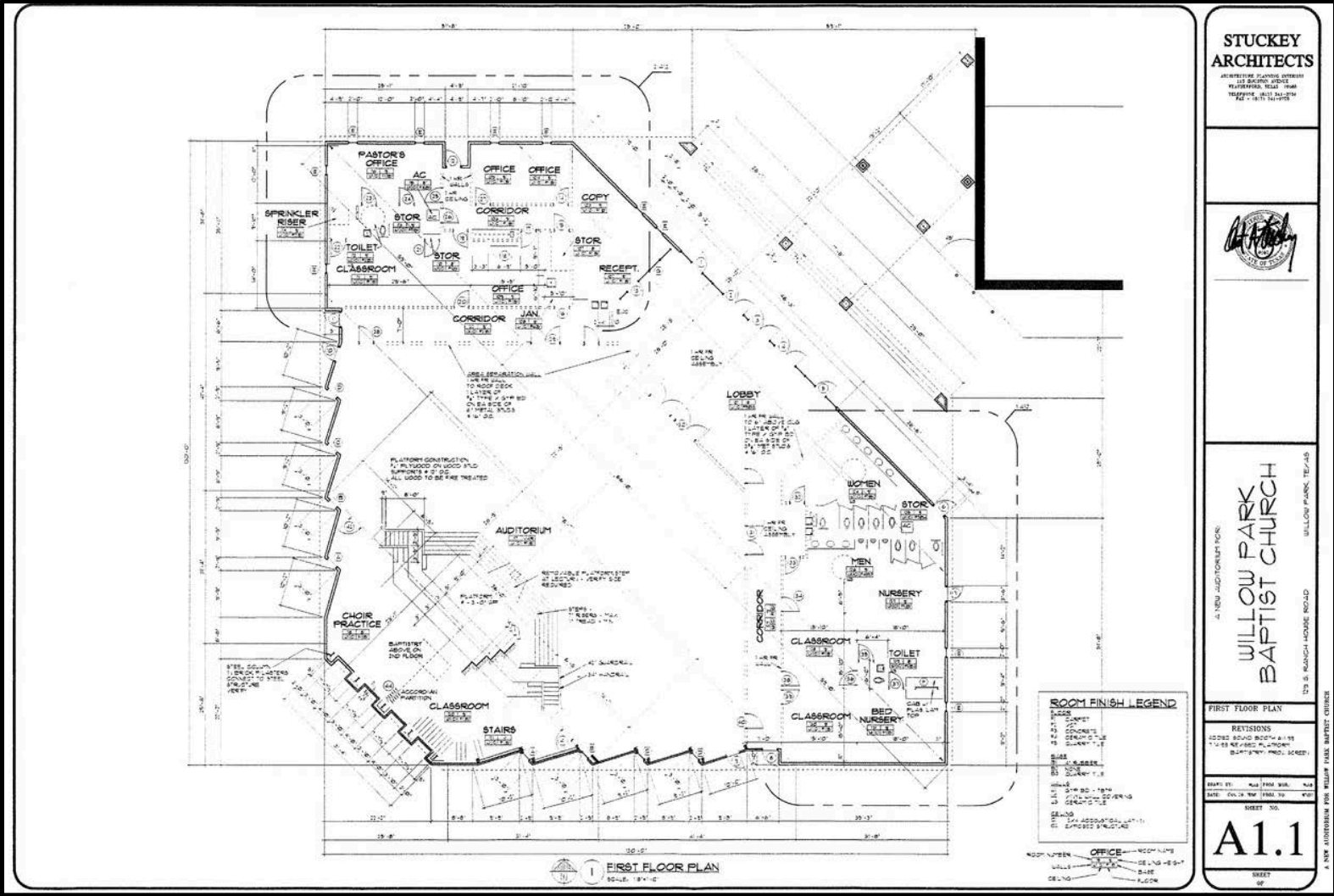
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BLUE PRINTS



STUCKEY ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN SERVICES
REGISTERED ARCHITECTS
MEMBER, AIA TEXAS
1211 W. WILLOW PARK RD., SUITE 100
WILLOW PARK, TEXAS 76008
TEL: 972.464.1111 FAX: 972.464.1112



WILLOW PARK BAPTIST CHURCH
129 S. RANCH HOUSE ROAD
WILLOW PARK, TEXAS

1 FIRST FLOOR PLAN
RETISIONS
ADD'D ROOM 807-4
1-18 RE-LOC. PL. CHURCH
2-11-11 FLOOR PLAN
3-11-11 FLOOR PLAN
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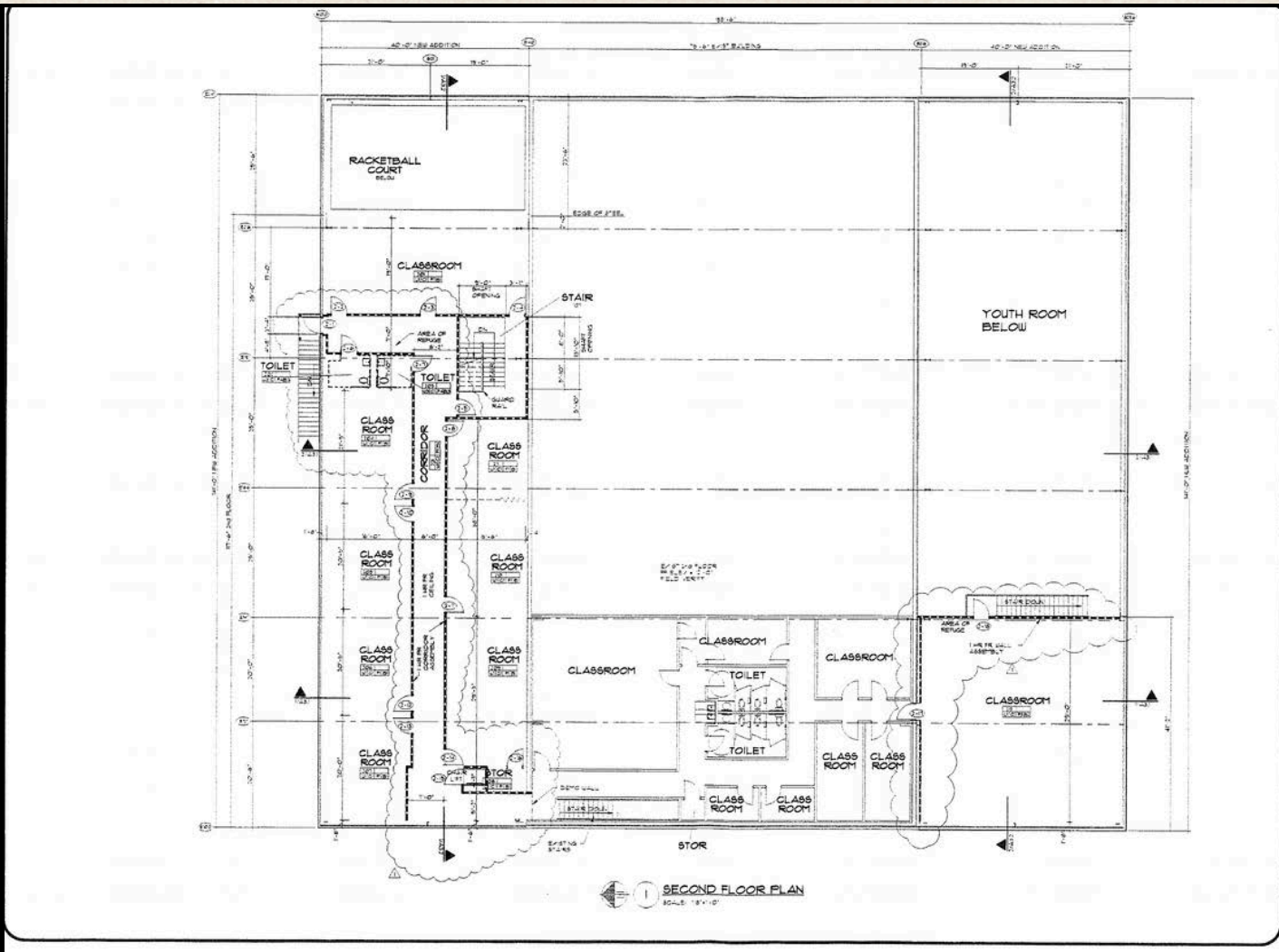
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BLUE PRINTS



STUCKEY ARCHITECTS
 ARCHITECTS REGISTERED ARCHITECTS
 1122 W. RICHMOND ST. FLOOR 1000
 FORT WORTH, TEXAS 76104
 TEL: 817.335.1100
 FAX: 817.335.1100

WILLOW PARK BAPTIST CHURCH
 A NEW CLASSROOM ADDITION FOR:
 WILLOW PARK BAPTIST CHURCH
 129 S. RANCH HOUSE ROAD WILLOW PARK, TEXAS

SECOND FLOOR PLAN
 REVISIONS
 1. 4-1-21 AREA OF REFUGE

DRAWN BY: J. J. JONES, AIA
 DATE: 3-1-21 PROJ. NO. 21-004
 SHEET NO. **A1.2**

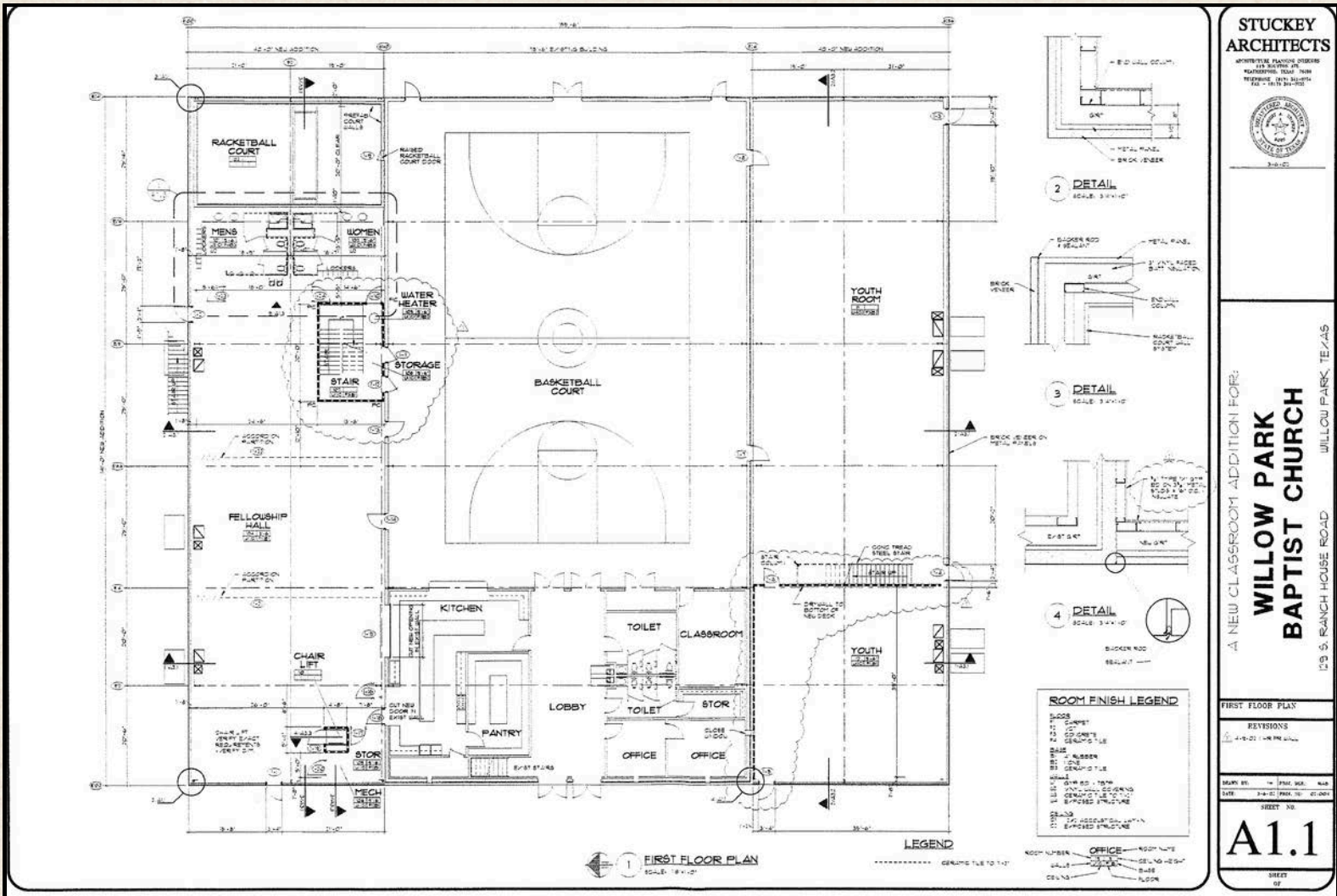
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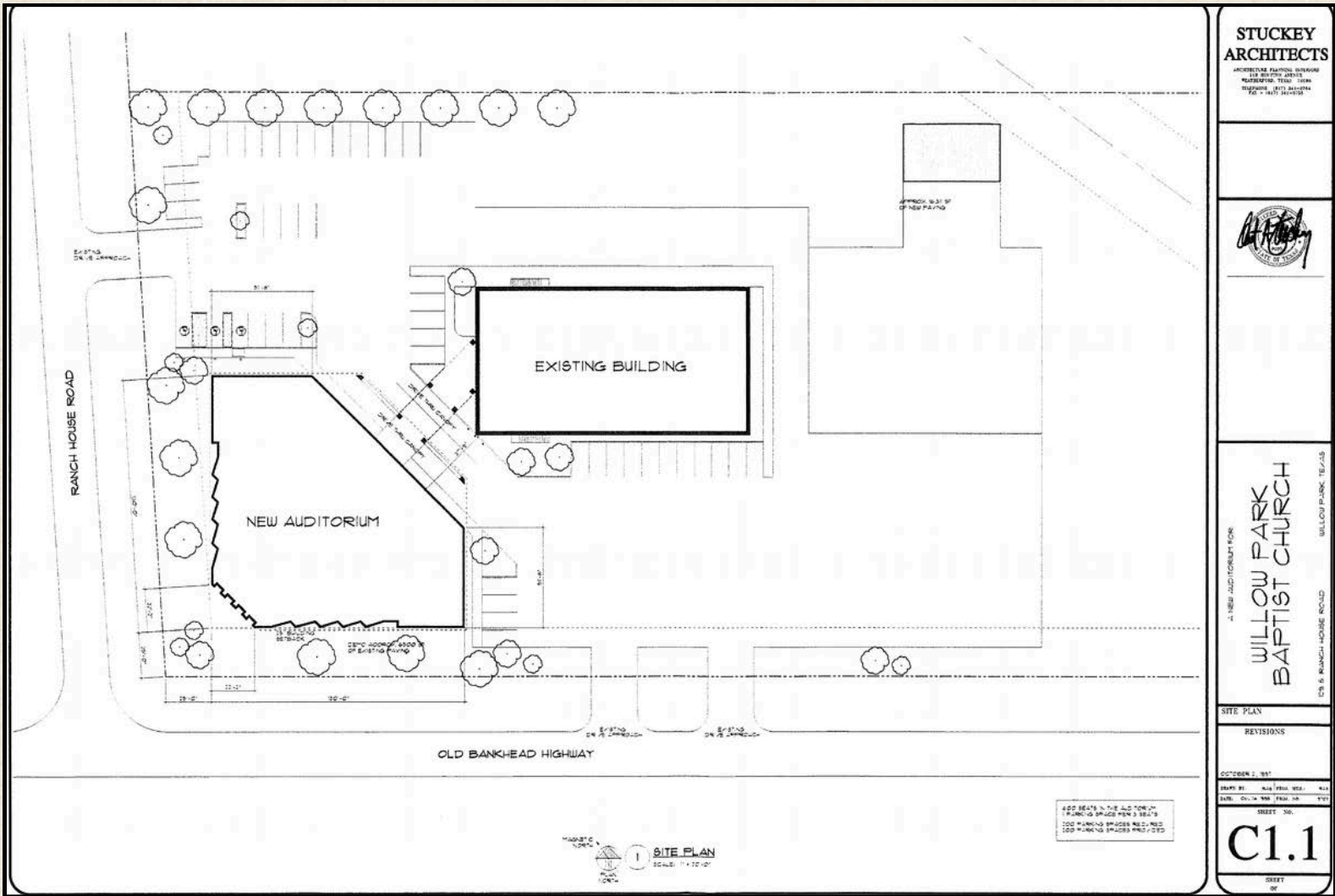




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STUCKEY ARCHITECTS

ARCHITECTURE PLANNING INTERIORS
 518 WILLOW CREEK
 WILLOW PARK, TEXAS 76008
 (972) 412-1111
 WWW.STUCKEYARCHITECTS.COM



A NEW ARCHITECT FOR
WILLOW PARK BAPTIST CHURCH
 129 S RANCH HOUSE ROAD WILLOW PARK, TEXAS

SITE PLAN

REVISIONS

DATE: 11-18-11
 DRAWN BY: AUSTIN
 CHECKED BY: AUSTIN
 SHEET NO.

C1.1

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Phone: 817-578-0609 Fax: 817-396-4544

IABS