



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:**
- - 2,500 SF Second Gen Restaurant
- 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

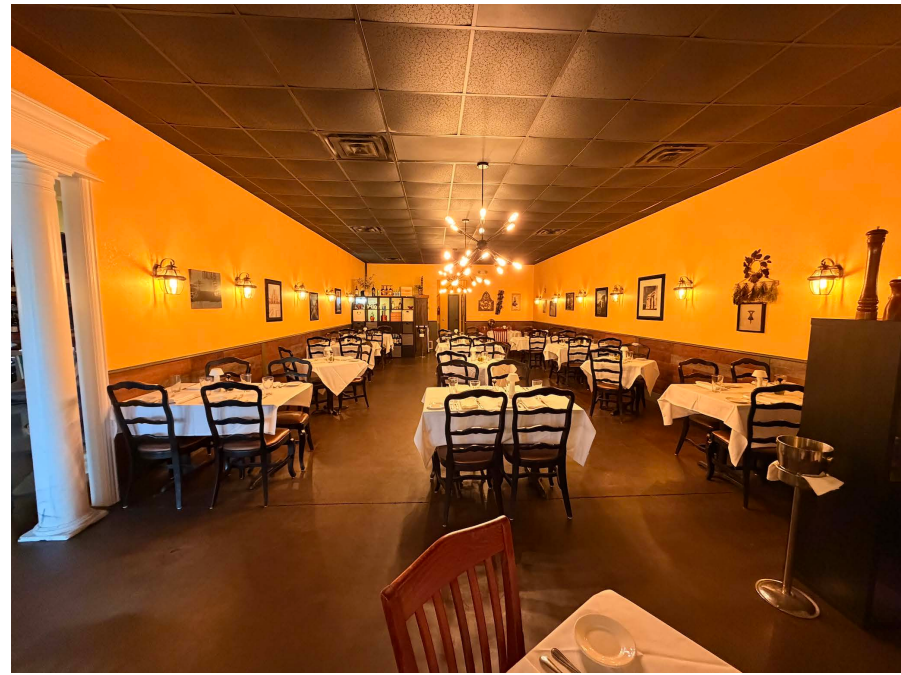
POPULATION	1 MILE	5 MILE	10 MILE
2020 Population	3,950	29,542	182,555
2024 Population	4,828	45,398	228,328

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

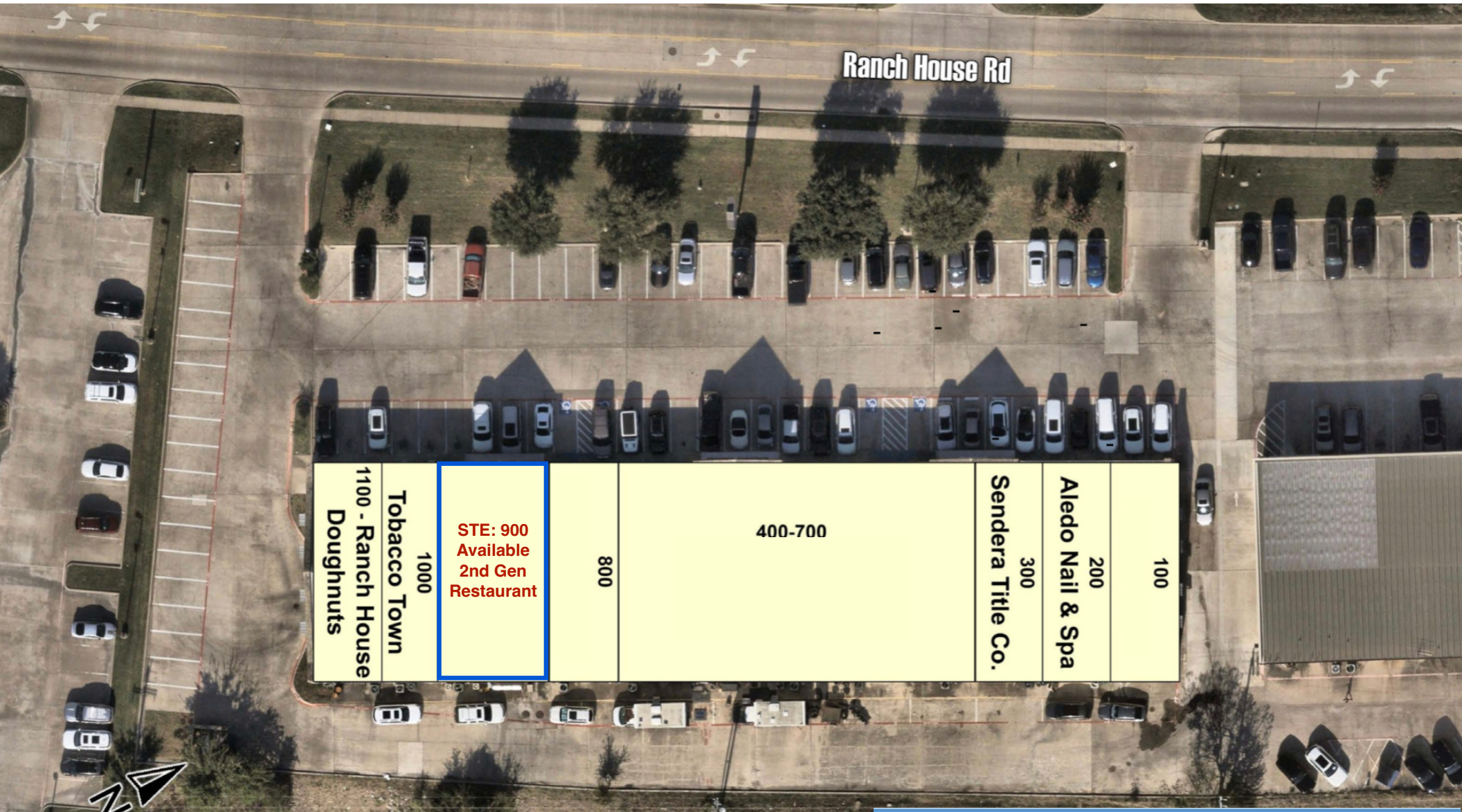
TRAFFIC COUNTS

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





PHOTOS



Ranch House Rd

1000	1000 - Tobacco Town Doughnuts
STE: 900 Available 2nd Gen Restaurant	
800	
400-700	
300	Sendera Title Co.
200	Alejo Nail & Spa
100	

Site Plan



MAP/LOCATION

START A CONVERSATION

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

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