

A VIBRANT ENTERTAINMENT DESTINATION IN WILLOW PARK

LEASING: Aaron Valencia — 432-349-2884 | aaron@theagameagent.com

THE DISTRICT

AT WILLOW PARK

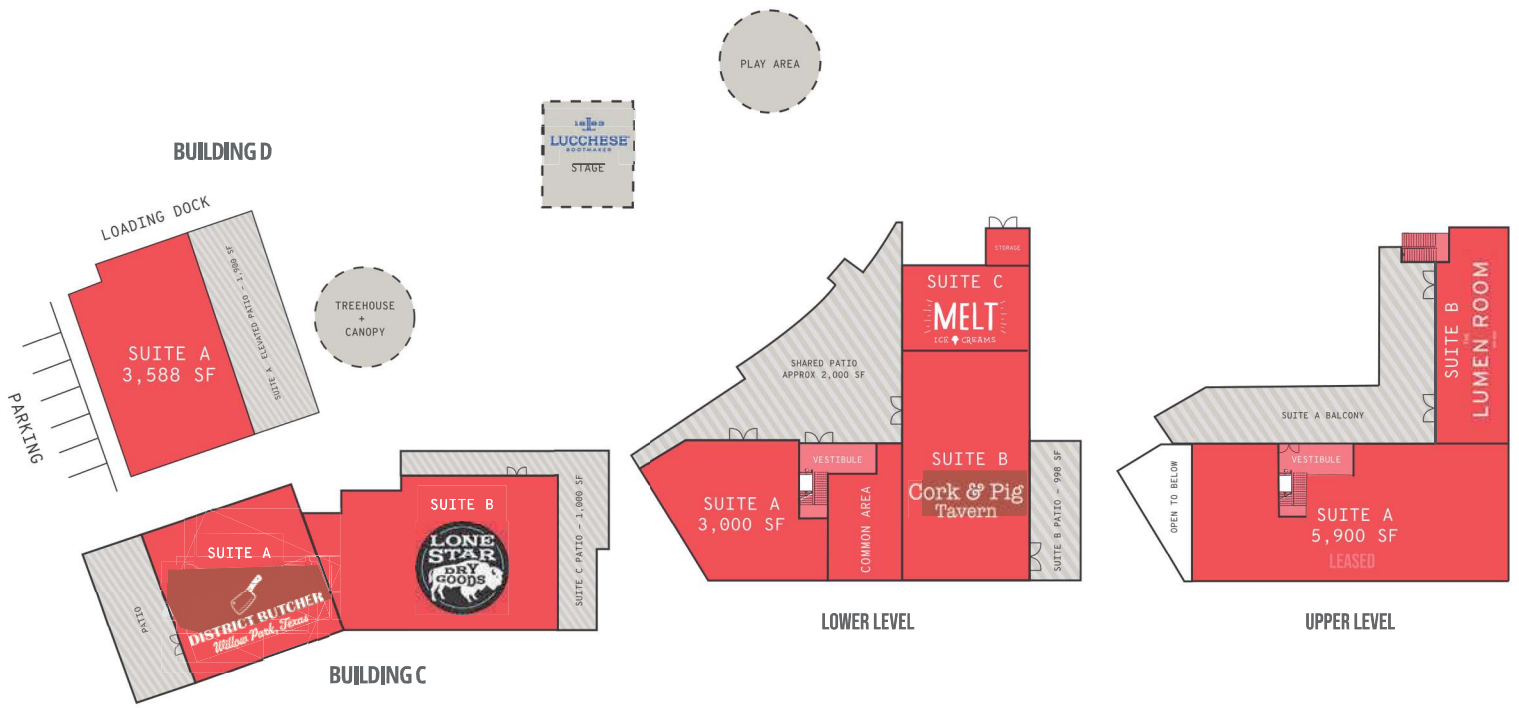


#AGAMEagent
AARON VALENCIA

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REALTY



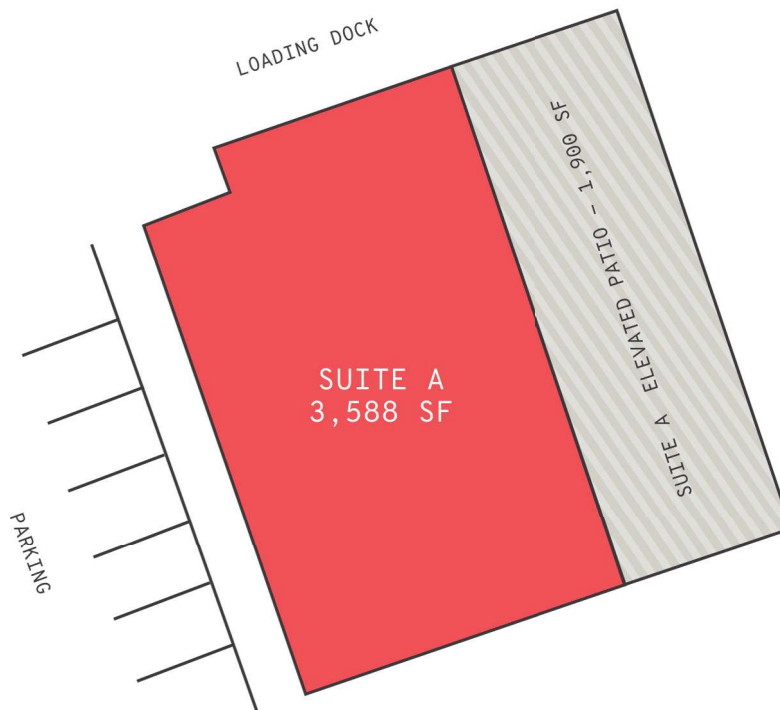
	BUILDING	SUITE	LEVEL	SF
LOI	A/B	A	1	Approx. 3,000 SF
LEASED	A/B	B	1	5,000 SF + 998 SF Patio
LEASED	A/B	C	1	—
LEASED	A/B	A	2	5,900 SF + Full Balcony
LEASED	A/B	B	2	2,200 SF
LEASED	C	A	1	2,220 SF + Patio
LEASED	C	B	1	2,400 SF + Patio
AVAILABLE	D	A	1	3,588 SF + 1,900 SF Patio





	BUILDING	SUITE	LEVEL	SF
AVAILABLE	D	A	1	3,588 SF + 1,900SF Patio

- Includes 4,000 gallon grease trap
- Loading dock with dock-high access
- Close proximity to parking







Why Willow Park?

Willow Park is the second largest city in Parker County, one of the fastest-growing counties in Texas. Offering the charm of a small town, the amenities of urban life, and none of the crowds of the “big city,” Willow Park is a hub for residents in surrounding towns and master-planned communities. As the DFW metroplex continues its westward expansion, the area will double in size over the next seven years.*

Based on 2023 data, visitors to Willow Park North drive an average of 16 minutes**, primarily due to surrounding neighborhoods having no retail or restaurant amenities. Though there are plans for these in future phases, residents must either go west to Fort Worth, East to Willow Park or further to Hudson Oaks or Weatherford.

	3MI (Hudson Oaks/Aledo)	5MI (Annetta)	10MI (White Settlement/Benbrook)
2023 Population	15,849	36,086	114 ,1 91
2028 Population Projection	17,714	40,778	12 5 ,6 12
Growth 2023 -2028	11.77%	13.00%	10.00%
Average Household Size	2.80	2.80	2.80
2023 Avg Household Income	\$131,284	\$131,505	\$111,172



* Data courtesy of the East Parker County Chamber of Commerce

** Data compiled from Placer.AI

Current & Future Growth

MASTER-PLANNED COMMUNITIES

The explosive growth in East Parker County is primarily due to several master-planned communities bringing tens of thousands of new residents. Leading the way is **Walsh Ranch**, which will include 12,860 single-family homes ranging between \$500,000 - \$1,200,000 (over 50,000 expected residents), with residents already occupying 215 homes, plus 810 future townhome/condo lots and 3,700 multi-family units.*** Commercial development is also on the horizon, though the timeline is relatively unknown at this time.

In addition to Walsh, neighbor **Morningstar** will include 2,100 lots, with 330 currently occupied.

Along with many others, including:

- Parks of Aledo—1,031 lots
- Meadow Place—134 lots
- The Reserves at Trinity—91 single-family lots, 80 future lots, 110 townhomes, and 208 multi-family units
- Dean Ranch—3,000 future lots, 1,300 future multi-family units

TOP-TIER SCHOOL DISTRICTS

One of the biggest draws to Parker County is the first-class education available through Aledo and Weatherford ISDs. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district. While Aledo ISD currently sits at 7,837 students (2022), the district expects growth to double in the next 5-7 years, leaving the surrounding cities and the district racing to build facilities and infrastructure to keep up with demand.****

*** Data courtesy of the East Parker County Chamber of Commerce **** Data compiled from Aledo ISD



Willow Park Medical Plaza
(105,000 SF of Medical Office)

First Baptist
(Under Construction)

SITE

ALISO VISTAS the last 5 years
 6,800+ students currently enrolled
 6,400 students currently enrolled
 1,000 additional students expected by 2030

Morningstar
 973 occupied lots
 12% under construction

Beggs Ranch
 Plans for Mixed-Use and Commercial

Bonnet View
 Residential Lots
 95,603 VPD

Dean Ranch
 1,300+ Units Planned

Walsh Ranch
 50,000 Potential Residents
 13,720 Acres



BUSINESSES COMING WEST

As residents flock to the West, so are restaurants and retailers. Willow Park is ripe with opportunities to join other local and national favorites in this vibrant section of Parker County.

- **Hudson Oaks**
 - Texas-based HEB is working on a \$17.8 million expansion of their Hudson Oaks location.
 - Chuy's recently opened a location off I-20.
- **Aledo**
 - Fort Worth restaurateur Felipe Armenta brought a second Press Cafe location to Aledo. Along with Armenta, Dallas burger and beer joint, Jake's, and a Texas top-50 BBQ restaurant, Dayne's Craft BBQ have recently joined the community.

COMMUNITY EVENTS

From sold-out football games on Friday nights at Bearcat Stadium to a state-wide known Peach Festival, Parker County is home to many events that bring out residents in droves.

- **Aledo Bearcat Football**

The 11-time Texas high school football champions, Aledo Bearcats, sell out their

8,000-capacity stadium each Friday night. For those non-ticket holders looking to watch their favorite team, The District will offer Aledo watch parties in our outdoor amphitheater.

- **Parker County Peach Festival**

Recently celebrating its 38th year, the Parker County Peach Festival celebrates and promotes the agricultural heritage of Parker County by providing a fun, family-friendly event for over 40,000 area residents that highlights the local peach industry and showcases the talents of our community.
- **Heritage Park**

Nestled in the center of Weatherford, Heritage Park is home to Spark in the Park, Holiday in the Park, First Monday Trade Days, and many more. Many of the events draw in 10,000+ attendees.
- **Shops at Willow Park Events**

We host three major annual events—**Willow Park Palooza, Fall Fest, and Winter Wonderland**. Each event unites the tenants, promotes local businesses, and brings in nearly 1,000 nearby residents to the Shops. Events like this will be a part of the programming in The District amphitheater:

NORTH TEXAS MUSIC SCENE

North Texas is well known for its long tradition of fostering talent and producing worldwide phenomenons such as Post Malone, Selena Gomez, Kelly Clarkson, Maren Morris, and many

POTENTIAL ENTERTAINMENT PROGRAMMING

Live Music

Chess on the Lawn

Bingo

Gospel Jams

Corn Hole Tournament

NFL on the Big Screen

Pregame Tailgate Party

Aledo Games on the Big Screen

Pumpkin Patch + Hay Ride

Foam Party

Lawn Yoga

Karaoke

Live Podcasting

Trivia Night

Movie Night

Holiday Photo Setups

Wine Tasting

Silent Dance Party

more. Our neighbors to the east in Fort Worth have even been designated a “music-friendly community” by the state of Texas because of their uniquely supportive landscape for musicians. We hope to bring a piece of that excitement to Parker County by welcoming musical acts from North Texas and beyond onto the **Lucchese Stage in our 1,500-2,000 person amphitheater.**

With **concert-grade AV and a 20’x12’ LED wall**, the Lucchese Stage and District Amphitheater will be a sought-after musical venue and entertainment destination. No more having to drive into the city for a night out with the family or celebrating with friends. The District will provide residents with a good time in their own neighborhood. From county to rock, 80s cover bands, and today’s hits, live music and entertainment will become synonymous with The District.



District Overview

QUALITY RESTAURANT SPACE FOR BUSINESS OWNERS WITH BIG DREAMS

The District is the latest phase of Willow Park North, a master-planned community off Interstate 20 in the City of Willow Park. The first of its kind in Parker County, Willow Park North is a thriving neighborhood next to the Clearfork River with 45 acres of greenspace, including parks and trails within walking distance from 208 apartment units, 195 single-family homes, and 110 townhomes. Plus, 60,000 SF of existing open-air shops and offices with an excellent mix of high-end, high-traffic generating tenants.

Whether you're an established restaurateur or a startup looking for a storefront, we know you want a great location to share your concept, establish your brand, and build a successful business. So here at The District, we are building quality restaurant retail units that are attractive, accessible, and affordable in an area positioned for high growth so that entrepreneurs like you can thrive and infuse the local economy with good jobs and great food!



Willow Park North

Phase I – Shops at Willow Park

Completed in 2017 - 100% Leased

- +/- 60,000 SF of existing retail/office
- High traffic generating tenants

Phase II – Residential

• The Gates at Meadow Place – Completed in 2019

— 208 apartment units, 95% occupancy*

• The Reserves at Trinity - Opened in 2020

— 90 Single-Family Homes

— Builders include Clarity Homes, Village Homes, and Windmill Homes

• Canvas at Willow Park - Opened in 2022

— 110 Townhomes

- Amenity center with pool, gym, bocce court
- 45-acres of green space
- Walking Trails along the Clearfork Trinity River

Phase III – The District

Tenant buildout began March 2024

- Amphitheater with high-end restaurants incorporated

**as of December 2024*

HIGH TRAFFIC NEIGHBORING TENANTS



LEASING: Aaron Valencia — 432-349-2884 | aaron@theagameagent.com

80 Future
Single-Family Homes

95
Single-Family Homes

PHASE II:
RESIDENTIAL

110
Townhomes
(Under Construction)

208
Apartment Units

PHASE III:
OFFICES +
THE DISTRICT

Lot #1

A
B
C
D

Lot #3

NBT
FRANCHISE

Lot #5

96,603 VPD

Google

OLYMPUS
WILLOW PARK

258 Apartment Units

ClearFork

Lot #4

PHASE I:
THE SHOPS AT WILLOW PARK

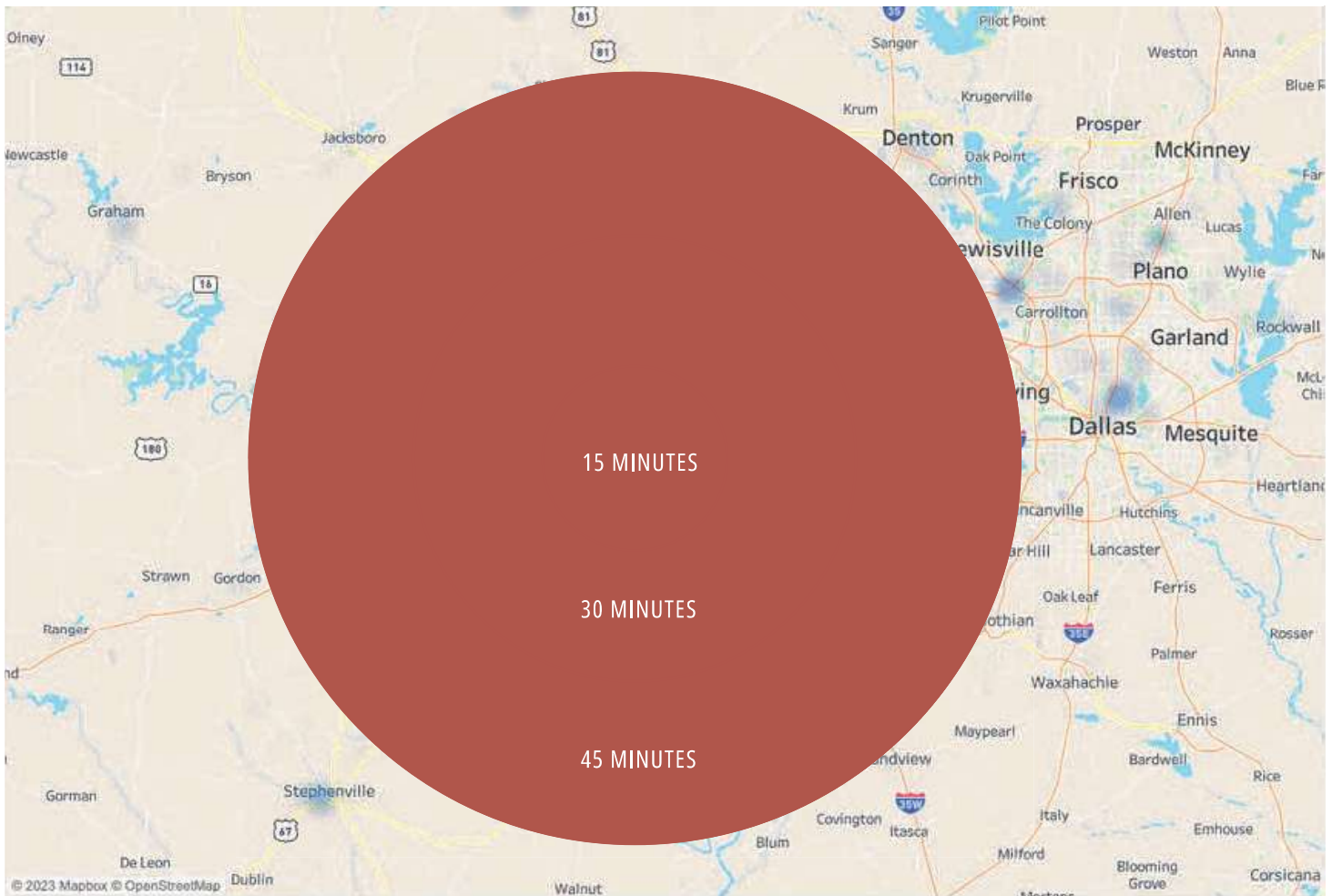
Texas Health
Resources

INTERSTATE
20

AVERAGE VISITOR DRIVE TIME IS 16 MILES

DRIVE TO LOCATION	DRIVE TIME
Downtown Fort Worth	23 Minutes
Fort Worth Stockyards	29 Minutes
DFW International Airport	42 Minutes

Where our visitors Live



Map based on Longitude and latitude. Color shows sum of Foottraffi. The data is filtered on Action (Max CLTYPE) and Action (URL, Max CLTYPE). The Action (Max CLTYPE) filter keeps 60 members. The Action (URL, Max CLTYPE) filter keeps 60 members.

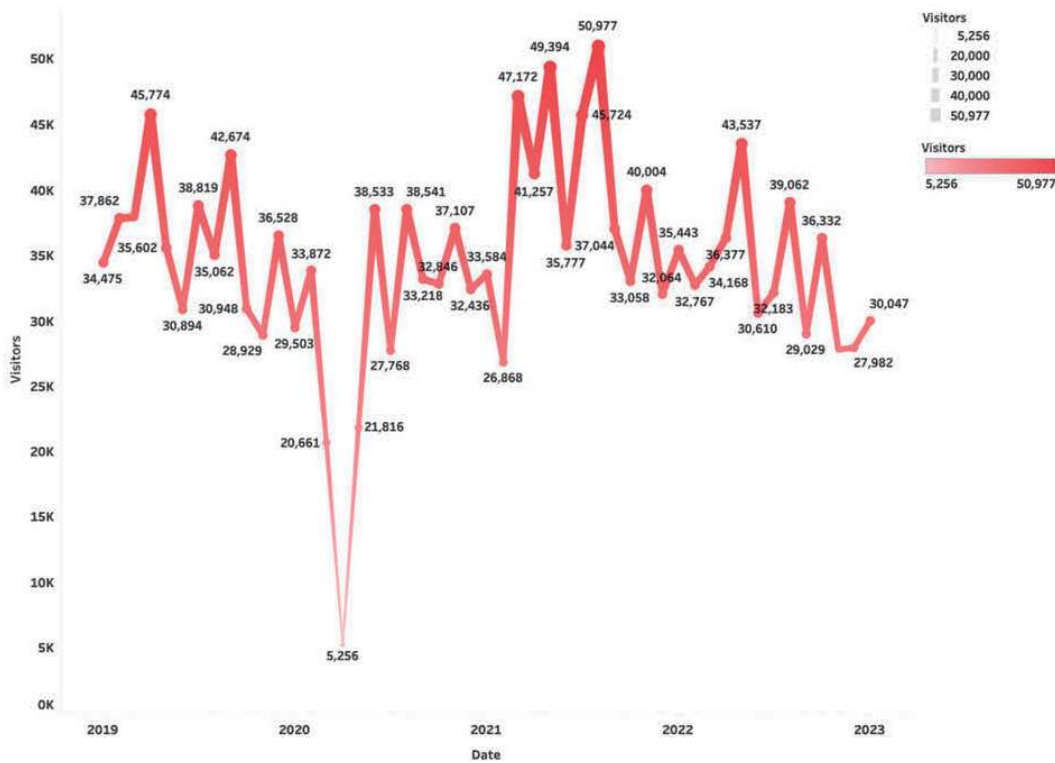
Willow Park Demographics

	15-MINUTE DRIVE	30-MINUTE DRIVE	45-MINUTE DRIVE	FORT WORTH/ ARLINGTON METRO
INCOME				
Number of Household	26,318	273,109	733,374	929,736
Median Household Income	\$90,521	\$69,365	\$73,772	\$76,984
Average Household Income	\$116,286	\$98,126	\$99,638	\$106,019
\$50,000 - \$75,000	14.4%	18.4%	18.7%	18.3%
\$75,000 - \$100,000	14.3%	14.2%	14.6%	14.5%
\$100,000 - \$150,000	23.3%	16.9%	18.5%	18.5%
\$150,000+	22.2%	15.8%	16.2%	18.5%
EDUCATIONAL ATTAINMENT				
Total Population 25+	49,21	493,148	1,340,458	1,705,828
% High School Graduate	3	85.5%	88.2%	88.6%
% Bachelor's Degree or Higher	93.4%	31.3%	31.6%	33.8%
OCCUPATION				
Employed Population 16+	34,610	348,503	986,620	1,284,336
% White Collar	68.3%	57.7%	59.7%	61.1%
% Services	13.9%	15.5%	14.5%	13.9%
% Blue Collar	17.7%	26.8%	25.7%	25.1%

Source: ESRI Business Analyst

I-20 AT MIKUS RD — 96,603 VPD

Total Visitors at The Shops at Willow Park (2019 - Present)



Busiest Time of Day at The Shops at Willow Park

