



**CLARK**  
REAL ESTATE GROUP

**126 S RANCH HOUSE RD**

**WILLOW PARK, TX 76008**

## COMMERCIAL OFFICE BUILDING



### PROPERTY INFORMATION:

- 100 % OCCUPIED
- NNN LEASES
- BUILT IN 2011
- PRIME LOCATION

**LIST PRICE: \$4,000,000**



**LISA CATLIN**  
**BROKER ASSOCIATE, GRI**

817.578.1805  
LISA@CLARKREG.COM

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### **PROPERTY INFORMATION:**

This single-story, multi-tenant office building is strategically located within a thriving commercial corridor in eastern Parker County. All tenants have a NNN lease. Surrounded by established commercial developments, the property benefits from strong regional growth projections and excellent accessibility. Situated along the highly sought-after Ranch House Road corridor—recognized as the most concentrated area for commercial development within 20 miles west of Fort Worth—this asset is anchored by creditworthy tenants, making it an attractive opportunity for investors and businesses alike.

**BUILDING SIZE:** 10,940 SQ. FT.

**LOT SIZE:** 1.419 Acres

**UTILITIES:** City Water, City Sewer

**ZONING:** Commercial

**ROAD FRONTAGE:** S. Ranch House Rd.

**SIGNAGE:** Building Monument, Door

**YEAR BUILT:** 2011

**TERMS/AVAILABILITY:** Subject to Lease Agreement

### **PUBLIC DRIVING DIRECTIONS:**

The property is located on the west side of South Ranch House Road in Willow Park, TX, just south of Interstate 20. From I-20, take Exit 418 to South Ranch House Road and head south for approximately 0.4 miles. The property will be on your right. For convenience, you may also follow GPS directions.

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## PROPERTY INFORMATION



### **SUITE 200**

- RECEPTION AREA
- 1,000 SQUARE FEET
- PRIVATE OFFICE
- WORK AREA
- BREAK ROOM
- RESTROOM
- **BASE RENT \$22.00/SF**



### **SUITE 400**

- RECEPTION AREA
- 2,470 SQUARE FEET
- 6 OFFICES
- WORK AREA/FILE ROOM
- COPY ROOM
- 2 RESTROOMS
- KITCHEN
- STORAGE SPACE
- **BASE RENT \$20.00/SF**



### **SUITE 600**

- RECEPTION AREA
- 1,500 SQUARE FEET
- 5 OFFICES
- 1 STORAGE ROOM
- RESTROOM
- KITCHEN
- STORAGE CLOSET
- **BASE RENT \$20.00/SF**



### **SUITE 800**

- RECEPTION AREA W/ RESTROOM
- 2,000 SQUARE FEET
- 6 OFFICES
- PRIVATE OFFICE
- \_\_\_ EXAM ROOMS
- 2 RESTROOMS
- KITCHEN
- **BASE RENT \$20.00/SF**



### **SUITE 1000**

- 2 SUITES COMBINED
- 3,970 SQUARE FEET
- LARGE RECEPTION W/ BATHROOM
- \_\_\_ EXAM ROOMS
- **BASE RENT \$20.00/SF**

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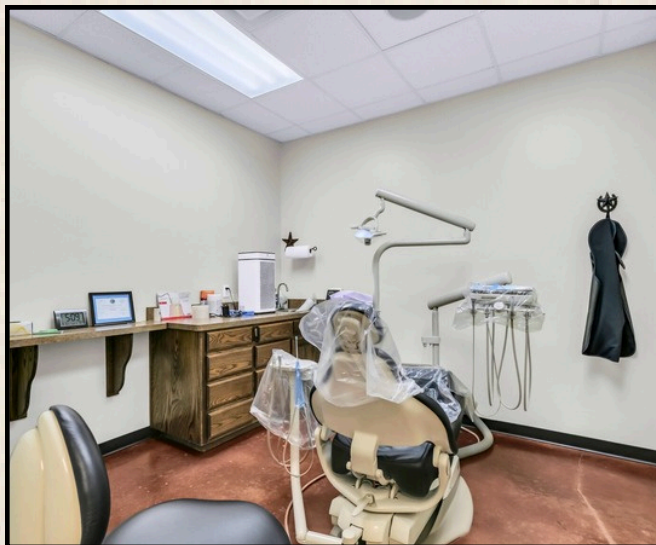
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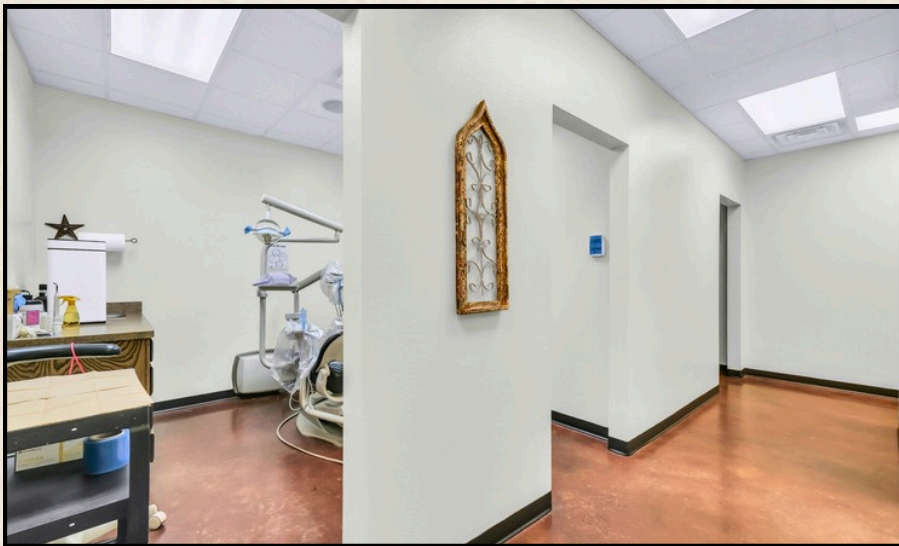




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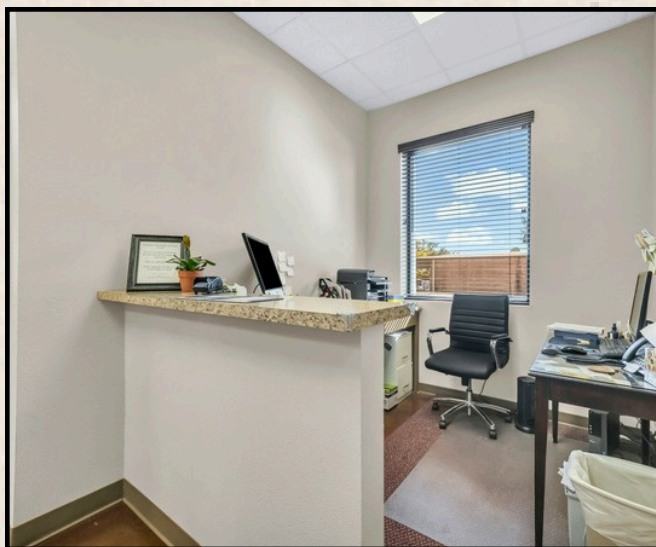
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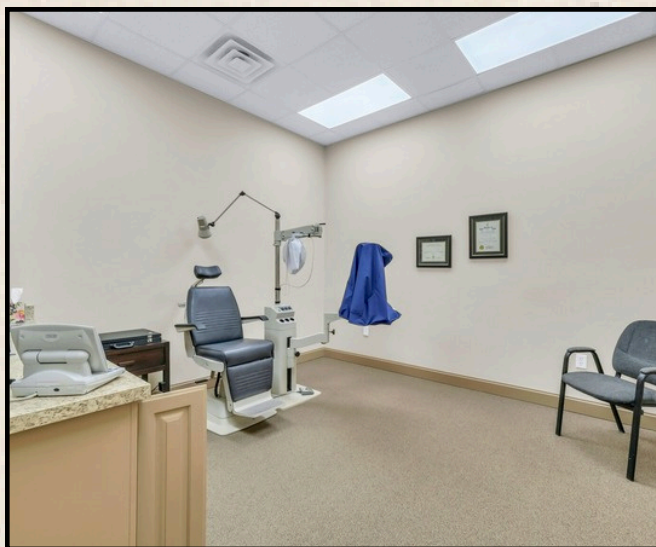
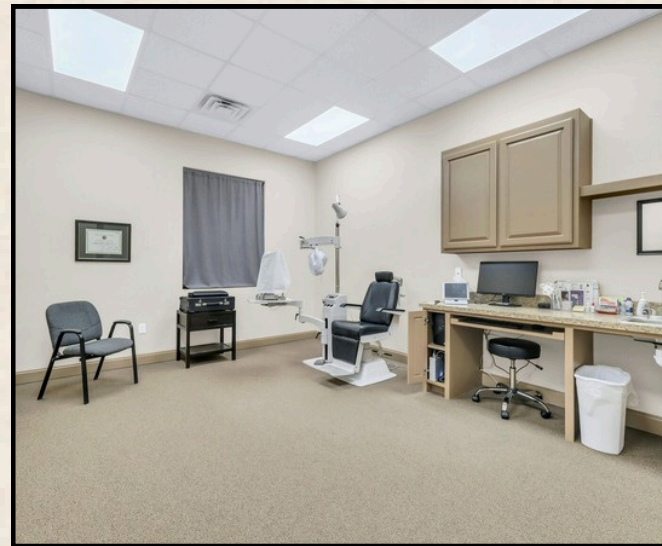




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## EXTERIOR PHOTOS



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# AERIAL



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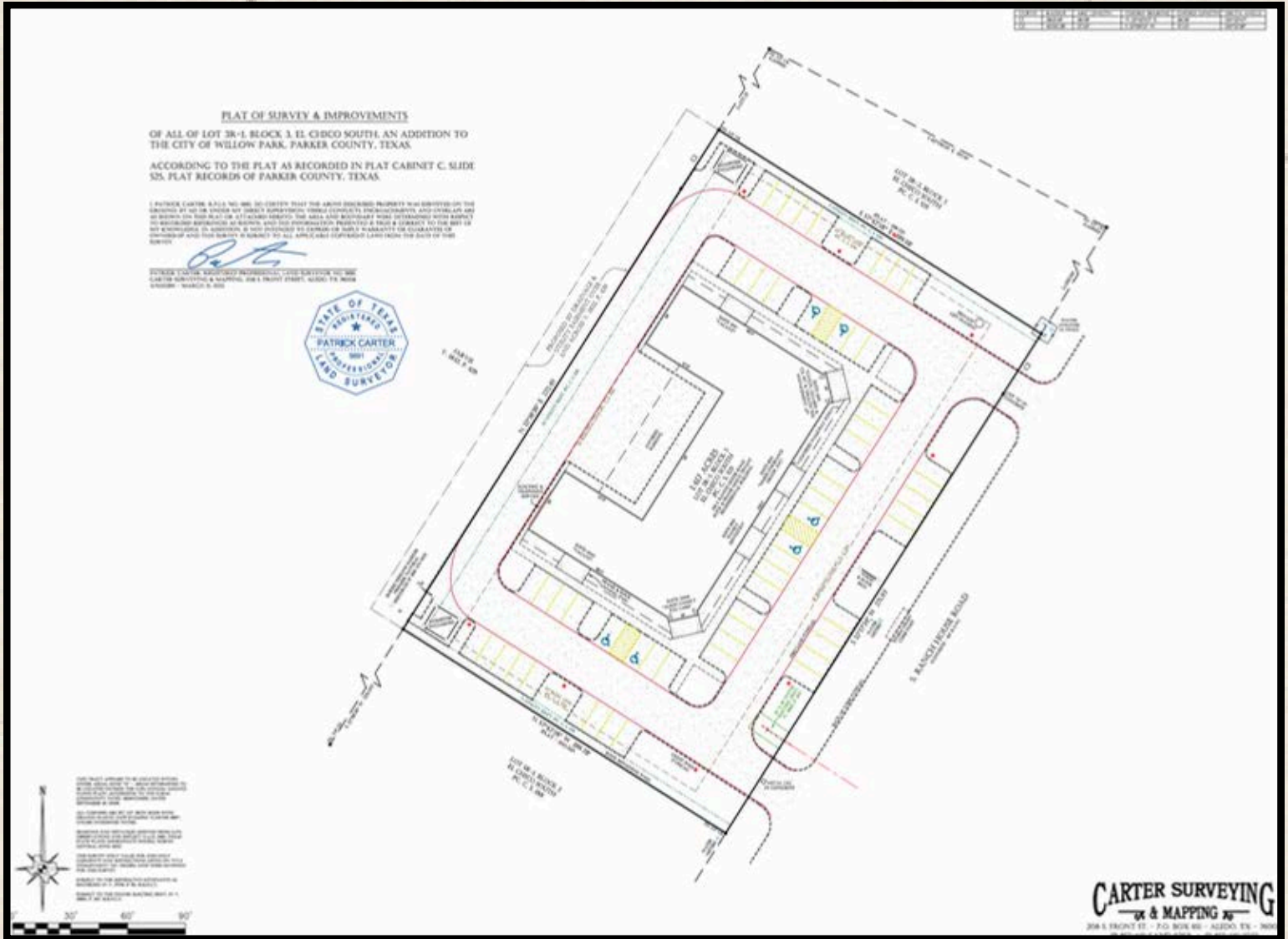


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## SURVEY



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## LOCATION MAP



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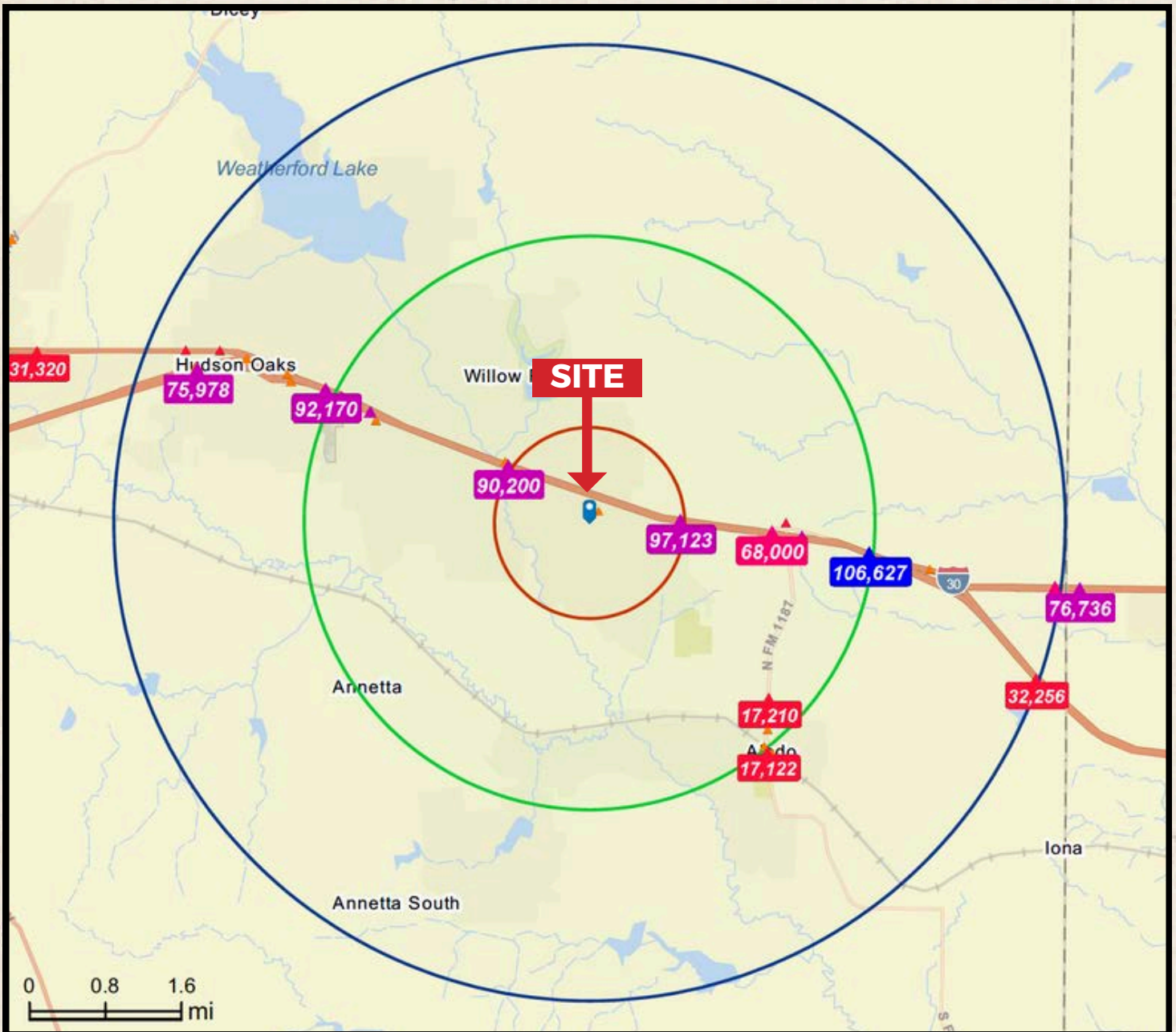
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### DAILY TRAFFIC COUNTS





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### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,950	14,941	36,472
POPULATION GROWTH	3.53%	4.21%	5.11%
EMPLOYEES	6,857	11,972	16,185
MEDIAN HH INCOME	\$130,179	\$135,589	\$151,487

## LOCAL MARKET PROFILE

### WITHIN 5 MILES OF SITE



**62**  
RESTAURANTS



**43**  
HOSPITALS &  
HEALTHCARE FACILITIES



**7**  
SPIRITUAL  
CENTERS



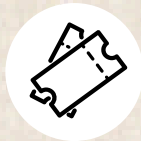
**13**  
FOOD &  
BEVERAGE



**6**  
SCHOOLS &  
PLACES FOR EDUCATION



**0**  
PARKS &  
GARDENS



**3**  
AMUSEMENT  
DESTINATIONS



**0**  
LIBRARIES



**0**  
PLAYGROUNDS

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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.*

2-10-2025



### 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.

### 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>Tim@Clarkreg.com</u>	<u>(817)458-0402</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Tim Clark</u>	<u>0516005</u>	<u>Tim@Clarkreg.com</u>	<u>(817)578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>Tim@Clarkreg.com</u>	<u>(817)578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Lisa Catlin</u>	<u>0613090</u>	<u>Lisa@Clarkreg.com</u>	<u>(817)578-1805</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1