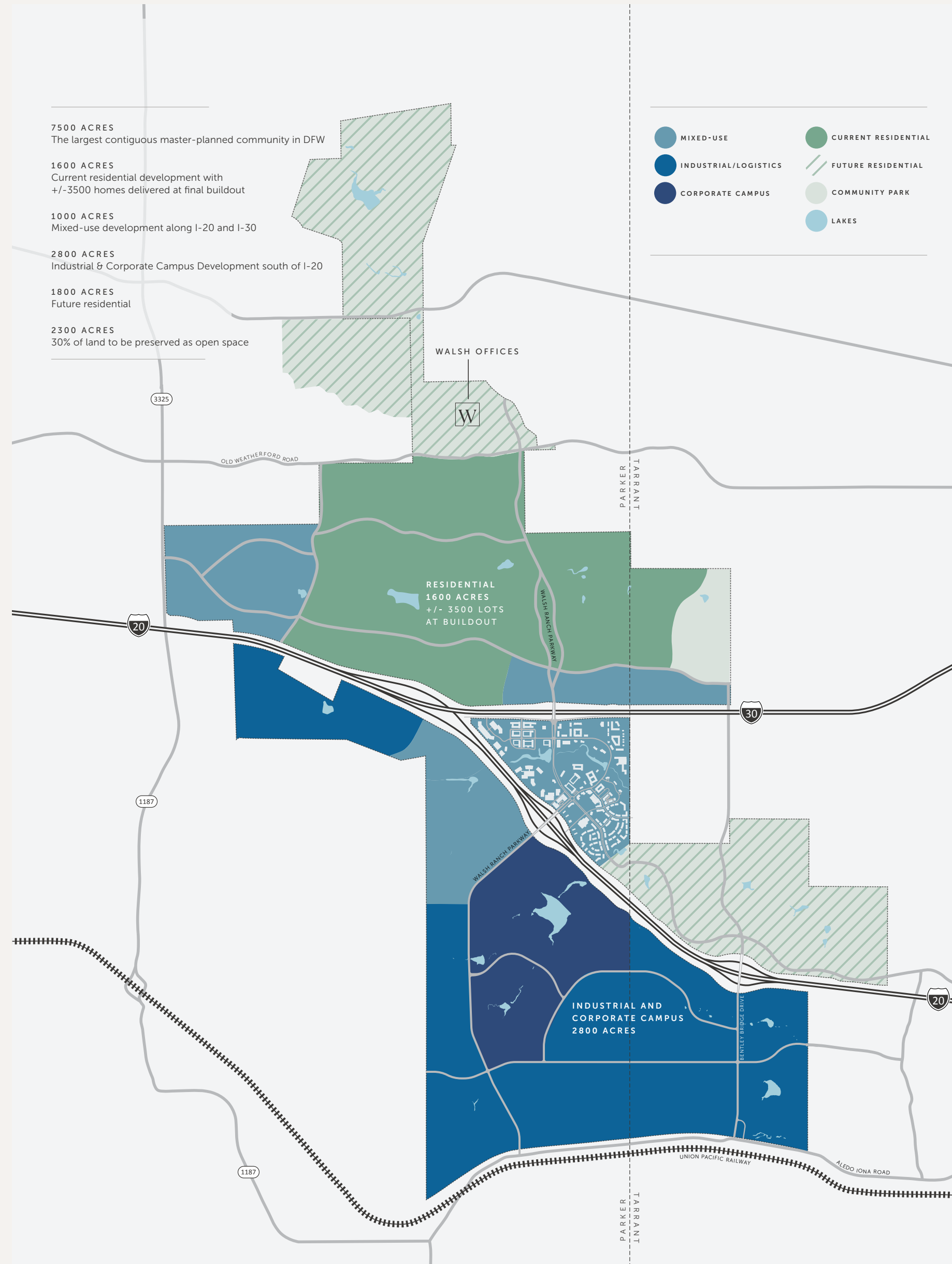


★
WALSH
HIGHLAND HILLS

WALSH HIGHLAND HILLS

OVERVIEW

LanCarteCRE.com

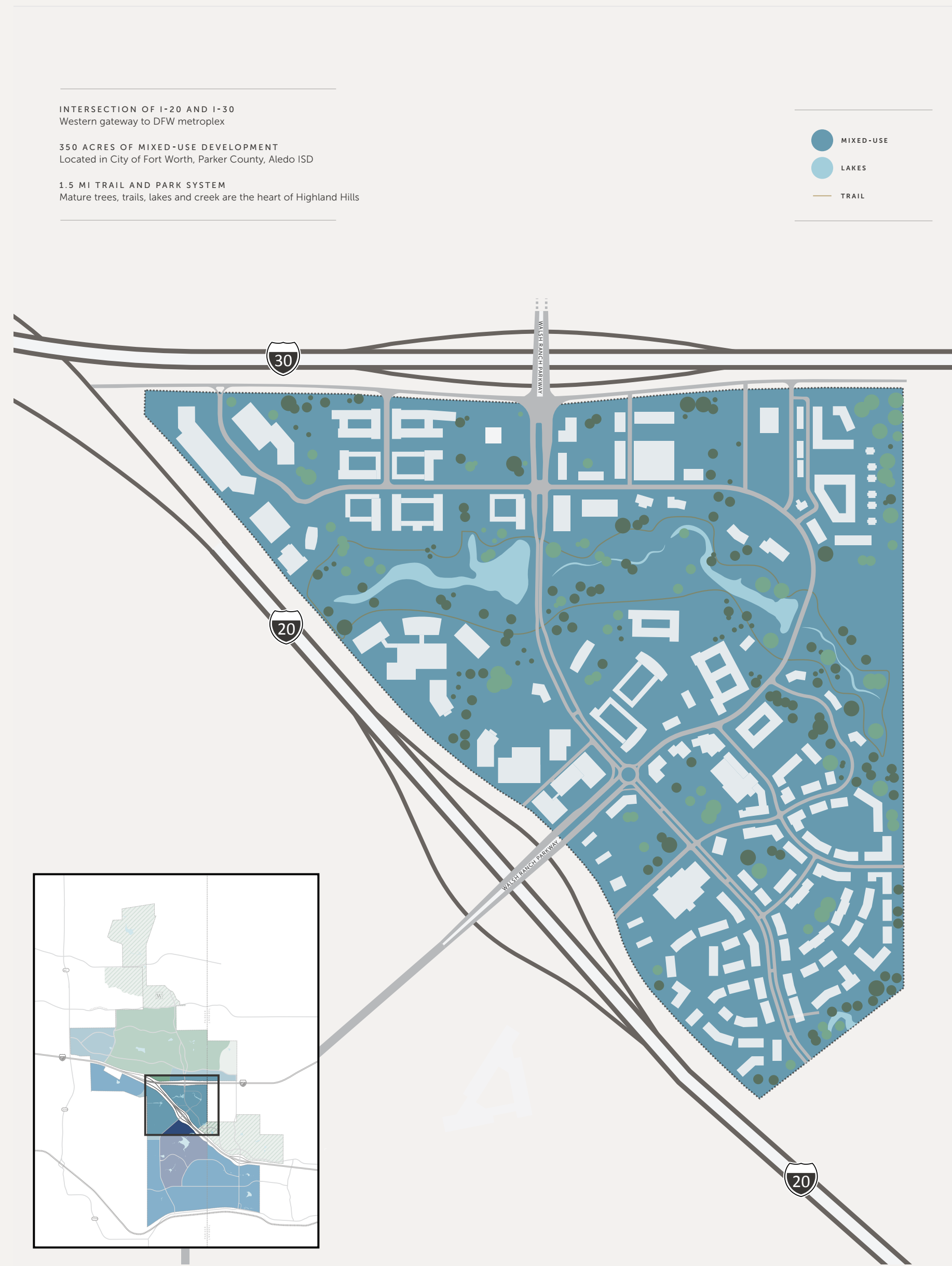


WALSH DEVELOPMENT

Located at the intersection of Interstates 20 and 30, WALSH is the Western gateway to the Dallas-Fort Worth Metroplex. Spanning 7,500 acres with six primary districts, the WALSH Master Plan blends commercial and industrial development, residential neighborhoods and mixed-use areas with open spaces, parks, trails, and lakes to create a beautiful place for businesses and families to call home.



TOTAL PROJECT
7,500 ACRES



Where Business Meets Opportunity

Highland Hills lies at the heart of the WALSH community. Encompassing 350 acres, Highland Hills is envisioned as the urban mixed-use district for WALSH. The district will incorporate a diverse mix of uses and densities, such as office, restaurants, shopping, higher education, medical, and housing, that integrate seamlessly with the existing community fabric. Today 140 acres are ready for development with infrastructure and zoning in place.

HIGHLAND HILLS

350 ACRES PHASE ONE **140** ACRES

MULTIFAMILY	RETAIL / RESTAURANT	OFFICE
379 UNITS	20K SQFT	80K SQFT



The Best Location for Growing Businesses & Growing Families.

Located in one of the fastest growing cities in the country, WALSH has been the catalyst for development in west Fort Worth. With 16 miles of interstate frontage, and benefits encompassed by access, education, workforce, and growth, WALSH provides an ideal environment for businesses and families to thrive.

Now home to over 1500 residents, WALSH is recognized as one of the best residential neighborhoods and is located in one of the top-rated public school districts in Texas.

SPACE TO BUILD

Commercial, corporate campus, office, mixed-use, and retail sites with ample opportunities to own or lease.

TALENTED WORKFORCE

Access to a skilled and growing workforce in the 12th largest city in the U.S.

QUALITY OF LIFE

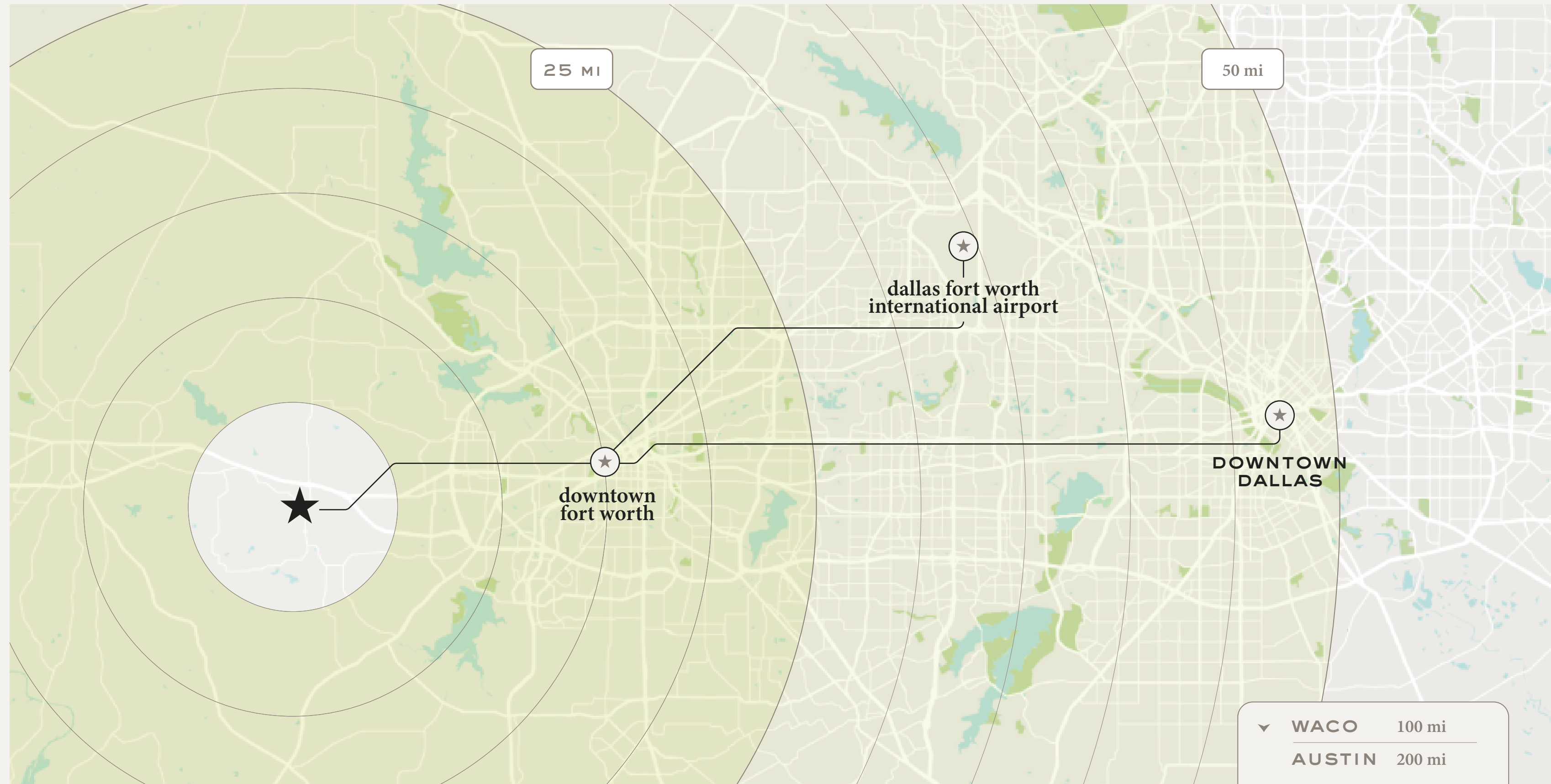
With a focus on award winning education from top ranked Aledo ISD and named one of the best neighborhoods in Fort Worth.



WALSH HIGHLAND HILLS

LOCATION

LanCarteCRE.com



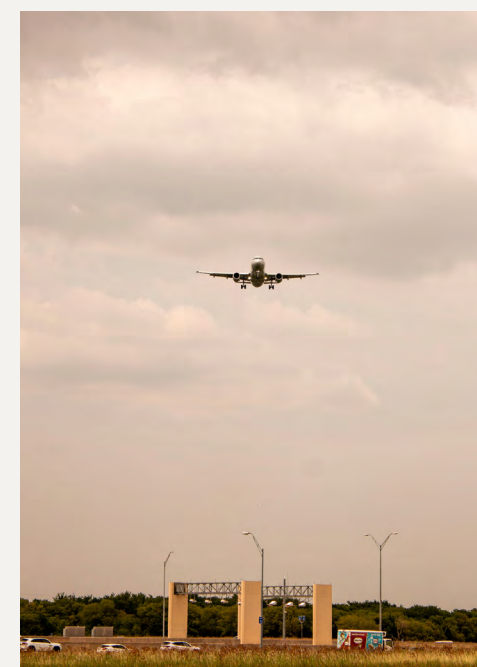
DRIVETIME

Located with major thoroughfare access to I-20 and I-30, travel within the Dallas-Fort Worth Metroplex is streamline and direct.

15 MINS
DOWNTOWN FORT WORTH

30 MINS
DFW INTERNATIONAL AIRPORT

45 MINS
DOWNTOWN DALLAS



WALSH HIGHLAND HILLS

LOCATION

140 ACRES
Phase 1 development

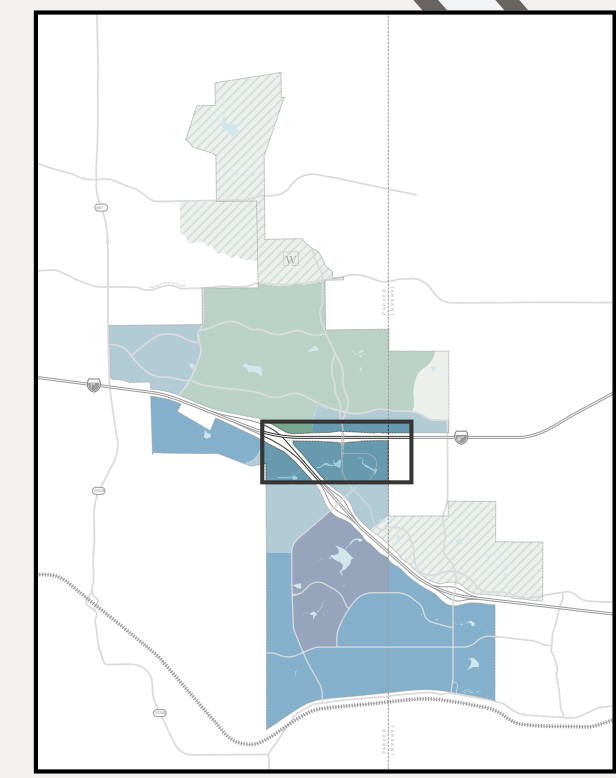
COOK CHILDREN'S PEDIATRICS
Opened 2019

MODERA WALSH
379 unit multi-family. Opened 2023

8-STORY OFFICE TOWER
Under Development

240 UNIT MULTI-FAMILY
Under Contract

 SOLD / UNDER CONTRACT	 LAKES
 AVAILABLE TODAY	 TRAIL
 OPEN SPACE	



CURRENT & FUTURE GROWTH

Positioned for the future. The explosive growth through the surrounding master-planned communities is bringing on thousands of new residents and developments to the horizon of WALSH.





POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

15 MIN DRIVE

26K

MEDIAN AGE

39

30 MIN DRIVE

273K

GROWTH RATE

13%

45 MIN DRIVE

733K

INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$131,437 in 2021 and is expected to grow.

AVERAGE HOUSEHOLD INCOME

2 MILES

\$120K

5 MILES

\$106K

10 MILES

\$105K

WALSH HIGHLAND HILLS
AMENITIES

LanCarteCRE.com



WALSH HIGHLAND HILLS
MODERA BY MILL CREEK

LanCarteCRE.com





LANCARTE
COMMERCIAL

For Leasing & Sales, Contact:

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancartecre.com

Finn Wilson
817-713-8771 | fwilson@lancartecre.com