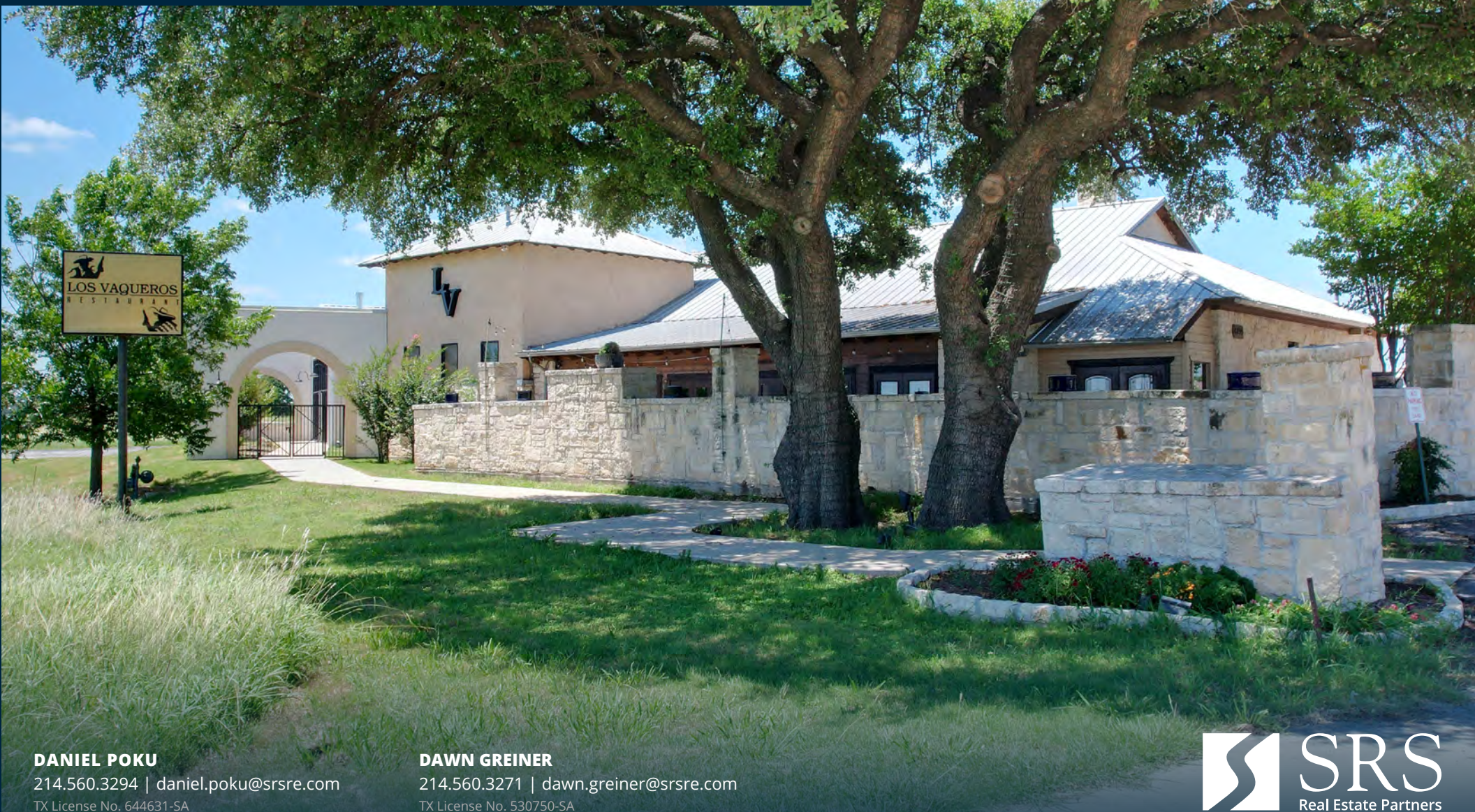


For Sale

REGIONAL DESTINATION

Patio Restaurant & Banquet Hall

4899 I-20 Service Rd | Willow Park, TX 76087



DANIEL POKU

214.560.3294 | daniel.poku@srsre.com

TX License No. 644631-SA

DAWN GREINER

214.560.3271 | dawn.greiner@srsre.com

TX License No. 530750-SA





For Sale

4899 I-20 Service Rd
Willow Park, TX 76087

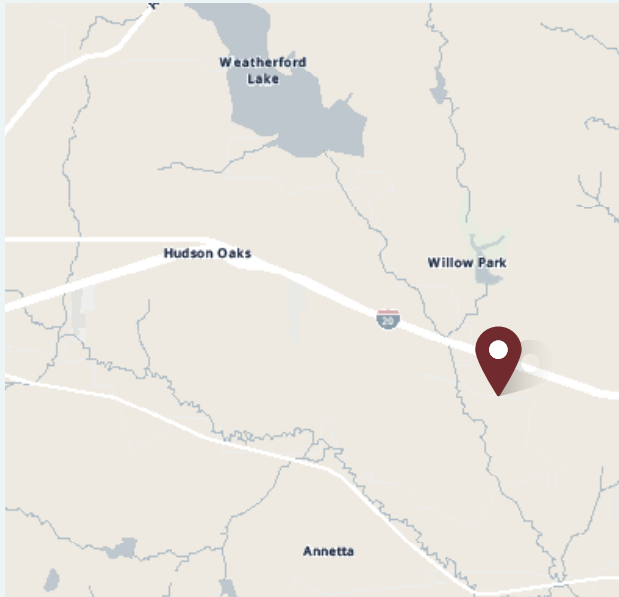
Property Specifications

BUILDING AREA **±8,303 SF**

PARCEL SIZE **±1.00 AC**

PRICE **\$2.9 M**

ZONING **CBD**



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About the Property

Located in the rapidly growing Willow Park market. Ideally situated along the Interstate 20 service road, this highly visible commercial property offers outstanding accessibility, strong traffic counts, and convenient access to both eastbound and westbound I-20. Minutes from Hudson Oaks, Aledo, and West Fort Worth.

This site is an existing retail property containing 8,303 SF of gross leasable area. The existing improvements were constructed in 2000 and is 100% owner-occupied. The site area is 1 AC, or 43,560 SF.

Demographic Highlights

	3 MILE	5 MILES	10 MILES
2025 Est. Population	13,625	34,454	129,841
2025 Population Median Age	44	42	38
2025 Est. Households	4,919	11,758	46,813
2025 Est. Avg. HH Income	\$163,817	\$176,859	\$135,975
2025 Est. Med. HH Income	\$119,697	\$135,562	\$103,561
Total Housing Units	1,334	8,349	31,557

Year: 2025 | Source: Esri



COMMUNITY GROWTH

Parker County is ranked #8 of the top 10 counties in the United States for the largest population growth at 5.6%. City of Willow Park is the 2nd fastest growing city in Parker County, at a rate of 4.8% annually. Willow Park's current population includes approximately 6,000 residents with build-out estimated at approx. 13,000 residents. Willow Park's bordering cities of Aledo, "the Annettas", and Hudson Oaks make up a combined population of approx. 11,000 residents.

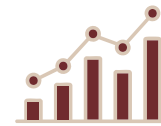


CENTRAL TO TRADE AREA

Ideally located between two thriving population centers, Willow Park offers unparalleled access to both suburban and urban markets. This strategic position allows businesses to draw from a diverse customer base, while enjoying the benefits of a growing local community. With increasing development and a supportive business environment, Willow Park provides the perfect opportunity for entrepreneurs to establish and expand their presence in a high-traffic corridor.

VISIBILITY FROM I-20

This property boasts exceptional visibility from I-20, one of the region's most traveled corridors, ensuring maximum exposure to thousands of daily commuters. Its prime location along the interstate makes it easily accessible, attracting both local and out-of-town customers. For businesses seeking high-impact visibility and convenience, this property is an unbeatable opportunity..



BOOMING DEVELOPMENT

The property's proximity to booming commercial development ensures access to a rapidly growing customer base and increased foot traffic from surrounding establishments. This prime location positions your business to thrive in a dynamic and expanding economic hub.

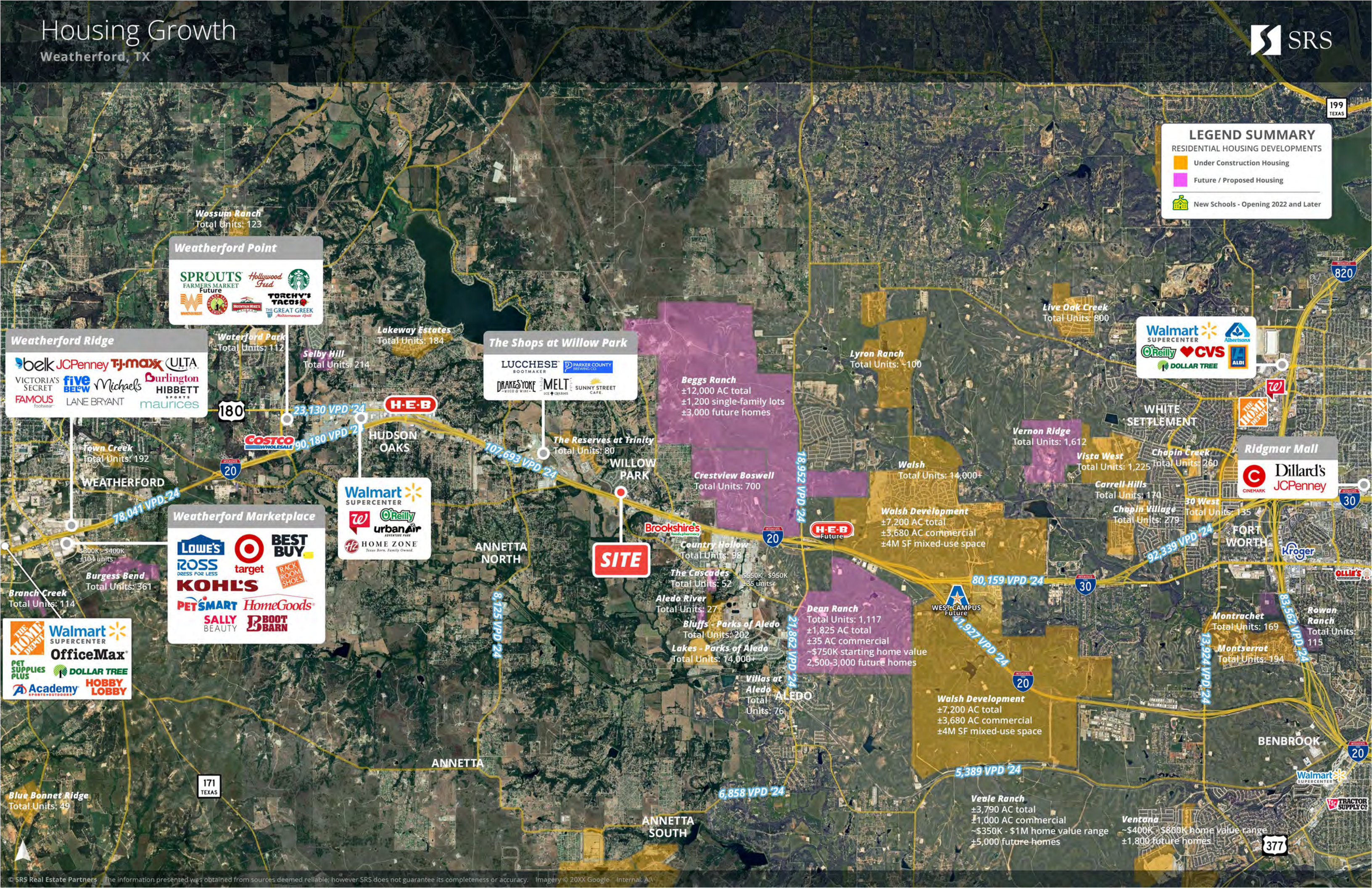
EASILY ACCESSIBLE

Situated along a major thoroughfare, it ensures smooth logistical operations for deliveries and supplies, streamlining day-to-day operations. With its convenient location, your restaurant can attract a steady flow of customers seeking quality dining in a highly accessible area.



LEGEND SUMMARY
RESIDENTIAL HOUSING DEVELOPMENTS

- Under Construction Housing
- Future / Proposed Housing
- New Schools - Opening 2022 and Later



Commercial Development

Weatherford, TX





Walsh Development

PROPERTY AREA	UNDER CONSTRUCTION
±7,200 AC	±1,600 AC
HOUSING UNITS	
3,500 - 4,000	

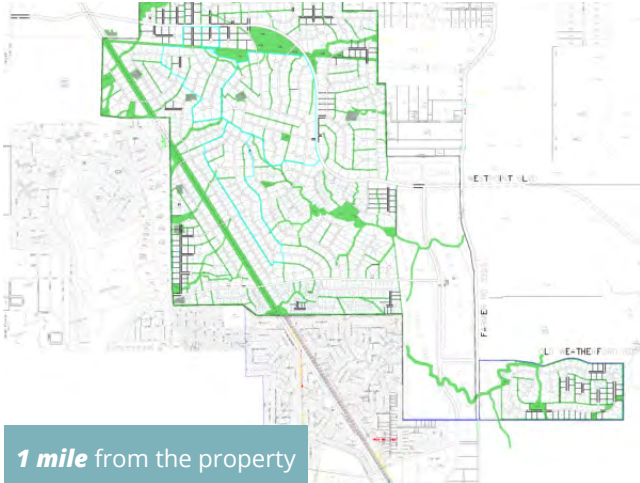
The Walsh Development, situated along I-20, is an upcoming mixed-use project designed to enhance the area’s growth and accessibility. This thoughtfully planned development will feature retail spaces, frontage pads, and other commercial opportunities, all with modern infrastructure and a focus on community needs. With its strategic location and commitment to quality, Walsh Development is set to become a key hub in the region.



Dean Ranch

PROPERTY AREA	COMMERCIAL DEVELOPMENT
±1,825 AC	±135 AC
HOUSING UNITS IN ALEDO	
400+	

Dean Ranch is a 1,825-acre, mixed-use, master-planned development to be located along the Fort Worth/Aledo border at Bailey Ranch Road and FM 1187. About 238 acres of that development will soon be voluntarily annexed into Aledo, enabling it to serve as an appropriately designed eastern gateway to Aledo. The Aledo portion of the project will contain approximately 325 high-quality, single-family homes, as well as up to 35 acres of commercial development, buffered from the single-family homes by up to 100 townhomes.



Beggs Ranch

PROPERTY AREA	SINGLE-FAMILY UNITS
±1,200 AC	±1,200 lots
HOUSING UNITS	
3,000+	

Beggs Ranch in Aledo is an upcoming development that balances modern growth with the area’s rural charm. Spanning a significant portion of Aledo’s picturesque landscape, this project will feature a mix of residential and commercial spaces tailored to the community’s evolving needs. With its prime location and emphasis on thoughtful design, Beggs Ranch is set to become a vital part of Aledo’s future while preserving the character that makes the area unique.



Willow Park City Limits

KEY FACTS

6,368

Population

5,795

Daytime
Population

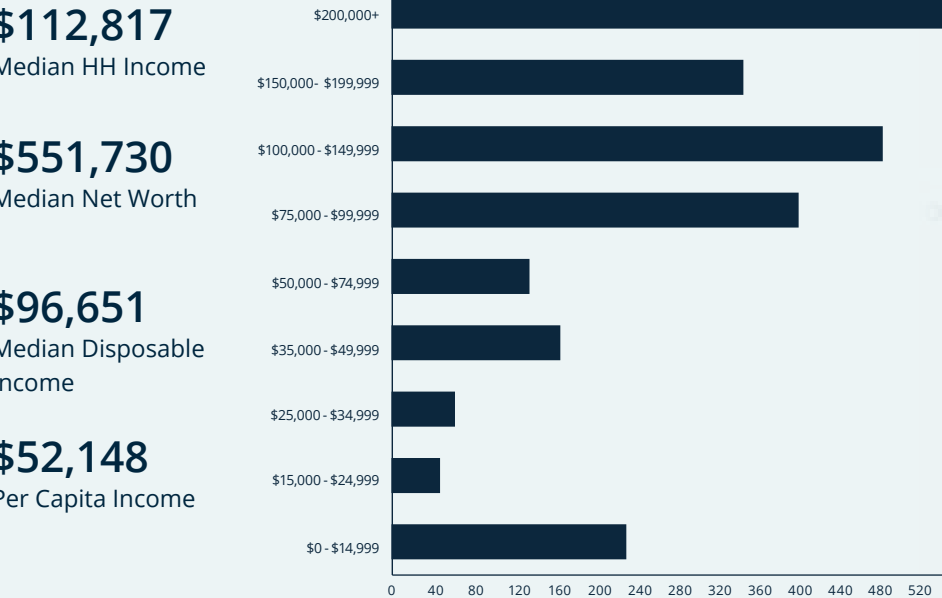
2,356

Households

42.1

Median Age

INCOME



EMPLOYMENT

82.1%

White Collar

9.9%

Blue Collar

9.7%

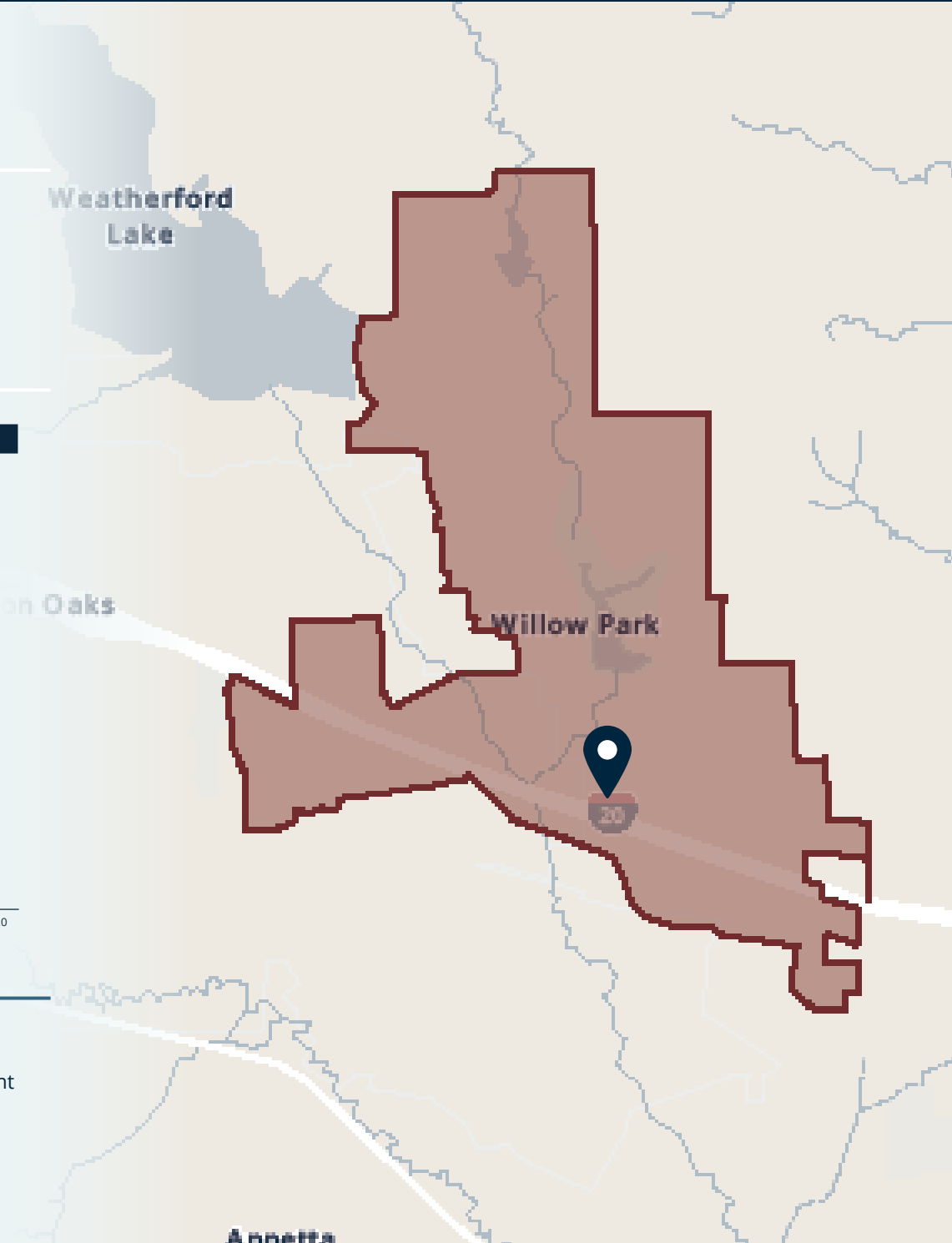
Services

3.1%

Unemployment

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE: esri
YEAR: 2025











Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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