

Retail ★ LEASE

LanCarte.com

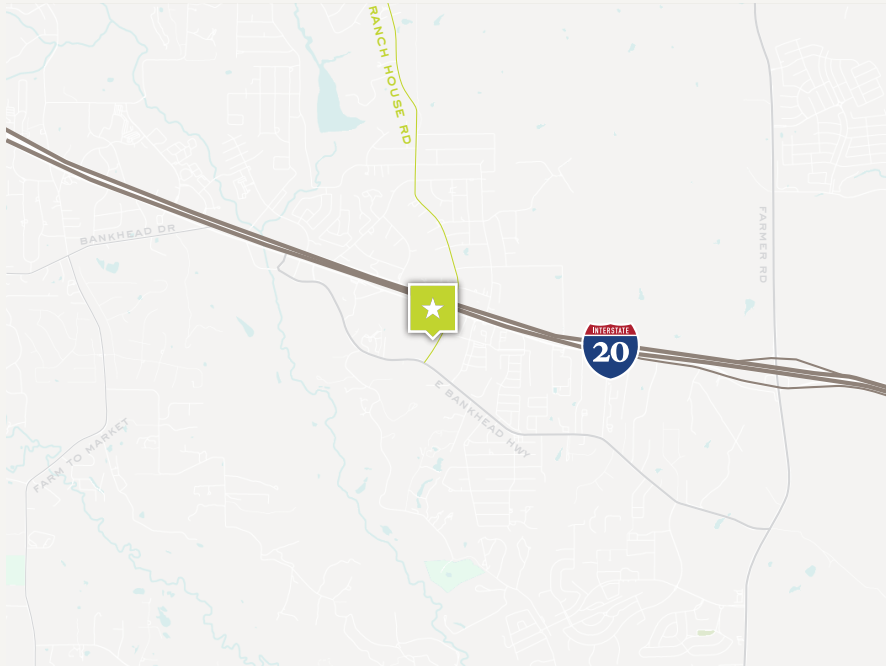
108 S RANCH HOUSE RD WILLOW PARK, TX 76008



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PROPERTY FEATURES

- Exterior work done in 2022
- Monument signage available
- Area tenants: Brookshire's Walgreens, Starbucks, Dollar General
- Ample parking
- GLA: 17,859 SF

LOCATION OVERVIEW

This center is located on S Ranch House Rd and south of I-20 in Willow Park in a rapidly growing area. It's perfectly positioned within a thriving retail corridor midway between Fort Worth and Weatherford. This site is ideal for retail, office, or medical users seeking maximum exposure.

AVAILABLE SPACES

SUITE 100 **2,329 SF**

** Suites 100 and 200 can be combined to 2,329*

LEASING STRUCTURE

CONTACT BROKER

Triple Net Breakdown

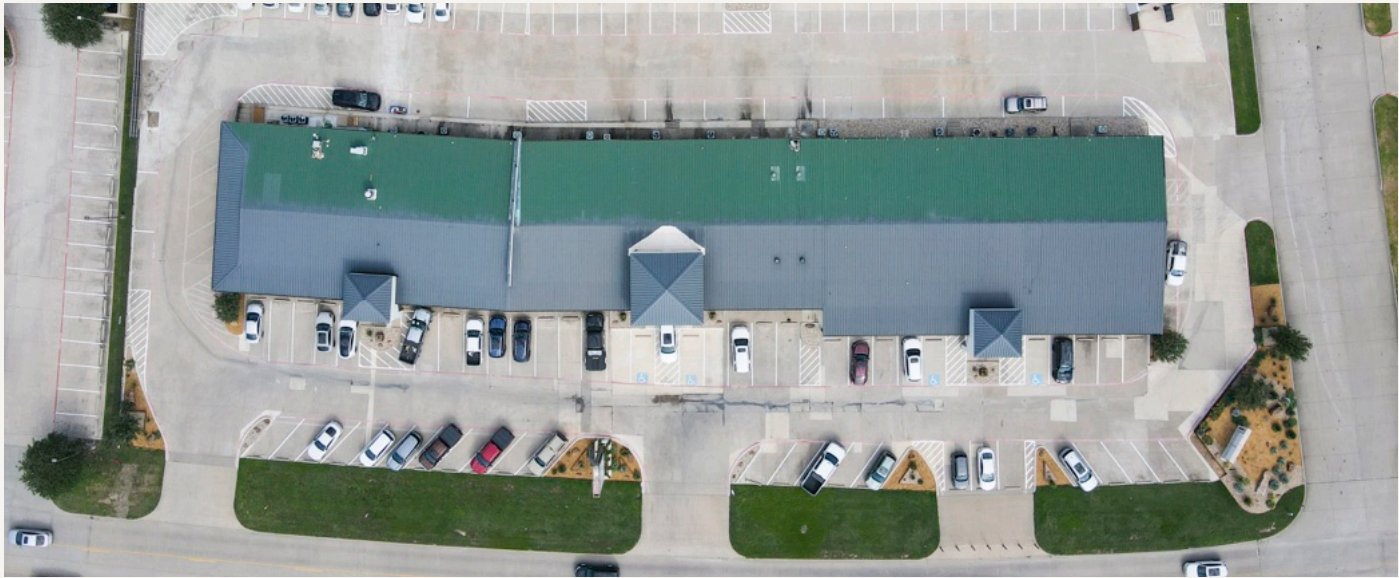
- Cam: \$2.18/ SF
- Taxes: \$3.82/SF
- Insurance: \$0.93/SF
- Admin (15% of CAM): .327
- Total: \$7.257/SF

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AERIAL



TRAFFIC COUNTS

	VPD
E I-20	97,123
S Ranch House Rd	9,480
E Bankhead Hwy	5,735

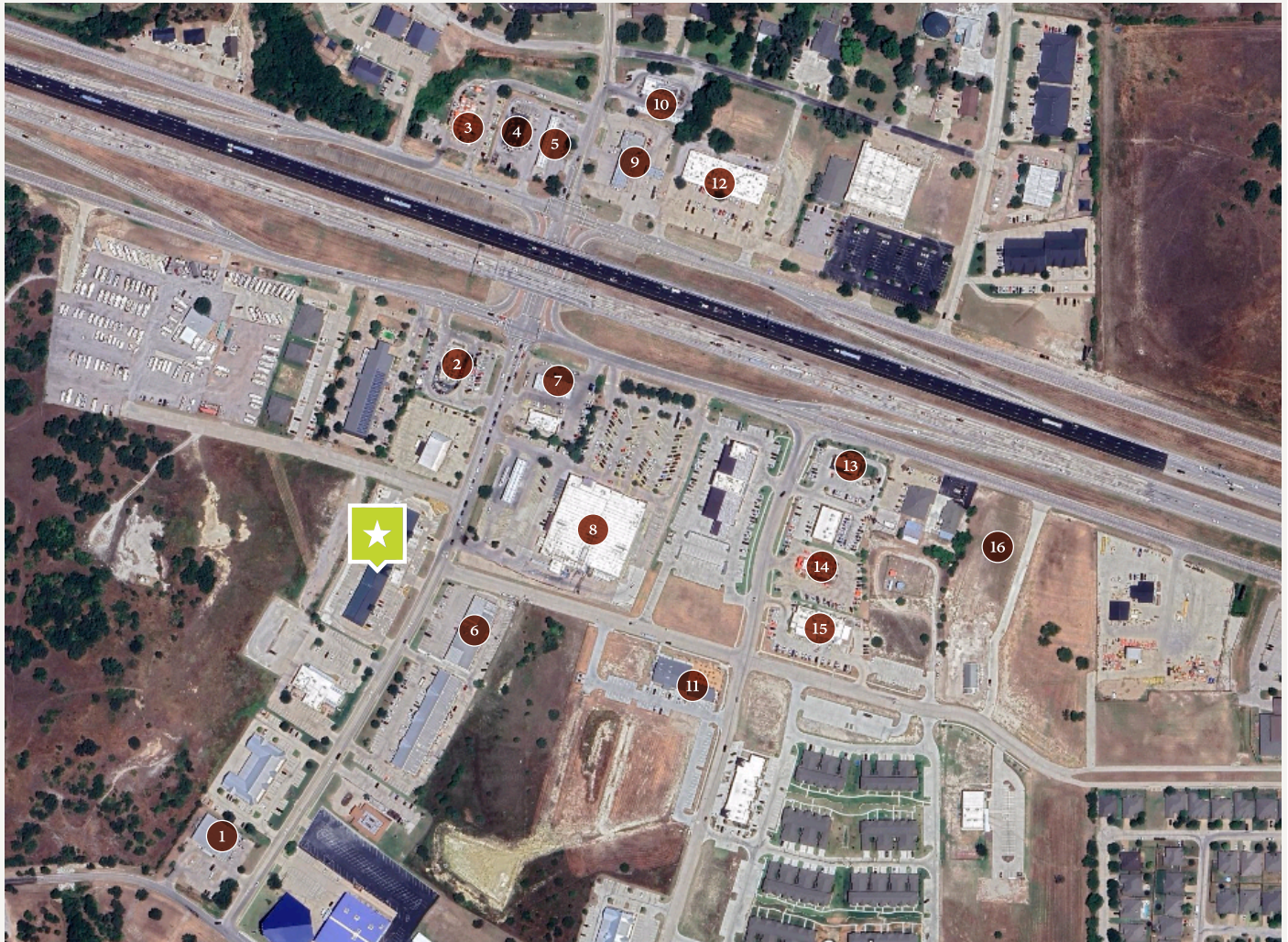
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	2,987	17,867	36,567
2029 Population Projection	3,076	21,589	44,972
2024 Avg Household Income	\$162,287	\$173,713	\$179,508
2024 Median Age	40.8	38.2	39

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RETAIL MAP



1 DOLLAR GENERAL

5 Exxon

9 Shell

13 Starbucks

2 McDonald's

6 Domino's Pizza

10 SONIC

14 Chicken EXPRESS

3 WHATABURGER

7 Chevron

11 PARKER COUNTY BREWING

15 FUZZY'S TACO SHOP

4 TACO CASA

8 Brookshires Since 1928

12 SUBWAY

16 BUENO Taco Bueno



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Henry Tyng

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