



# OKEY LANDING

## Hudson Oaks, TX

OKEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

# FOR LEASE



- PLANNED MULTI-TENANT RETAIL STRIP
- LOCATED IN THE AFFLUENT, SUBURB OF HUDSON OAKS
- CALL FOR PRICING: BASE RATE NNN



STACY LYNCH  
817.908.9567  
[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



STEPHANIE RICH  
817.304.5939  
[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)



**LYNCH LEGACY**  
COMMERCIAL

# OKEY LANDING

## Hudson Oaks, TX

OKEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

### PROPERTY INFORMATION

**A NEW RETAIL TENANT BLDG:**  
OKEY TRAIL  
HUDSON OAKS, TX 76087



**INDEX OF DRAWINGS**

A1.0 GROUND SHEET  
A1.1 PRELIM SITE PLAN  
A1.2 FLOOR PLAN  
A1.3 ELEVATION  
A1.4 DETAILED FLOOR PLANS  
A1.5 EXTERIOR ELEVATIONS  
A1.6 INTERIOR ELEVATIONS  
A1.7 ROOF PLANS  
A1.8 SECTION  
A1.9 INTERIOR DECORATIONS  
A1.10 WALL SECTION  
A1.11 WALL / CEILING / FLOOR SCHEDULES  
A1.12 RENDERED VIEWS

**SQUARE FOOTAGES**

NET S.F. AREA: 15,000  
GROSS S.F. AREA: 16,000  
PARCEL SIZE: 1.00 AC  
TOTAL SITE AREA: 1.00 AC  
TOTAL SITE SQUARE FOOTAGE: 43,560  
TOTAL PROJECT SQUARE FOOTAGE: 43,560

**BUILDING CODES**

2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL RESIDENTIAL CODE  
2021 ENERGY CONSERVATION CODE  
2021 INTERNATIONAL FIRE CODE

**CONTRACTOR**

NO CONTRACTOR NAMED  
GENERAL CONTRACTOR TO BE NAMED  
BY 06/01/2024

**ARCHITECTURAL DESIGN**

INGRAM DESIGN  
P.O. BOX 2000  
1000 W. BURTON AVE.  
HOUSTON, TX 77040  
PHONE: 281.240.0000  
FAX: 281.240.0001  
E-MAIL: [JOHNATHAN.INGRAM@INGRAMDESIGN.COM](mailto:JOHNATHAN.INGRAM@INGRAMDESIGN.COM)

**NOTICE**  
PRELIMINARY DRAWING  
NOT FOR BIDDING, REVIEWING, OR  
CONSTRUCTION PURPOSES  
DRAWINGS DATED:  
04-06-2024

**SOUTHWEST RETAIL**

**OKEY TRAIL**  
HUDSON OAKS, TX 76087

**PRELIM SITE MAP**



**AERIAL VIEW**



A1.0

**OCCUPANCY:** 70%

**LOCATION:** 3017 Oakey Trail, Hudson Oaks

**BUILDING SIZE:** 15,000 SQFT

**BUILDING USE:** Multi-Tenant Retail Development

**UTILITIES:** City Sewer, City Water

**CONSTRUCTION:** Stone & Brick

**PARKING:** Open



**STACY LYNCH**

817.908.9567

[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



**STEPHANIE RICH**

817.304.5939

[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)



LYNCH LEGACY  
COMMERCIAL

# OKEY LANDING

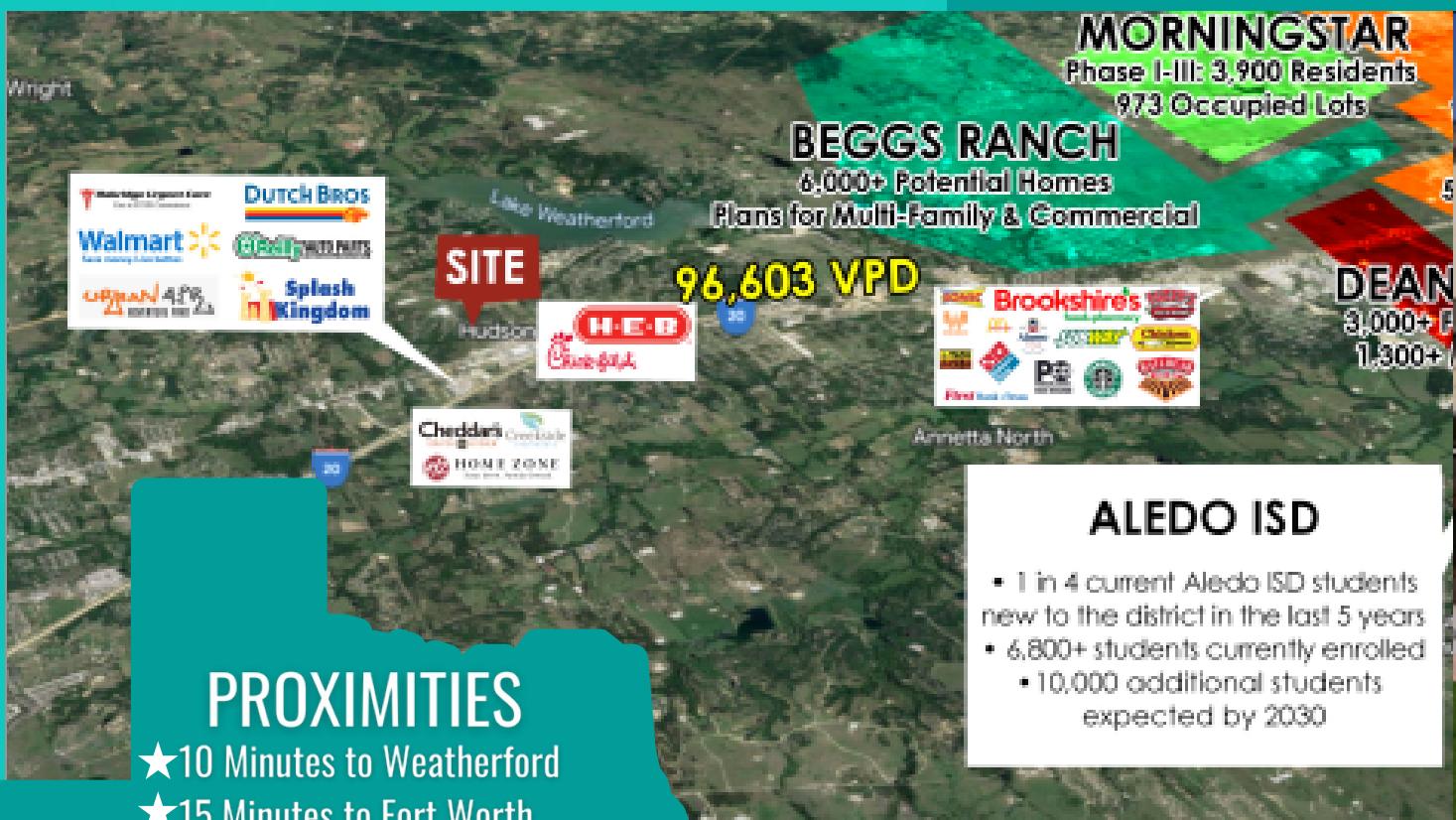
## Hudson Oaks, TX

OKEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

### PROPERTY LOCATION



- ★ HIGH VISIBILITY
- ★ EASY ACCESS TO 2 HIGHWAYS



### PROXIMITIES

- ★ 10 Minutes to Weatherford
- ★ 15 Minutes to Fort Worth
- ★ 25 Minutes to Alliance
- ★ 35 Minutes to DFW Airport



STACY LYNCH

817.908.9567

[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



STEPHANIE RICH

817.304.5939

[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)



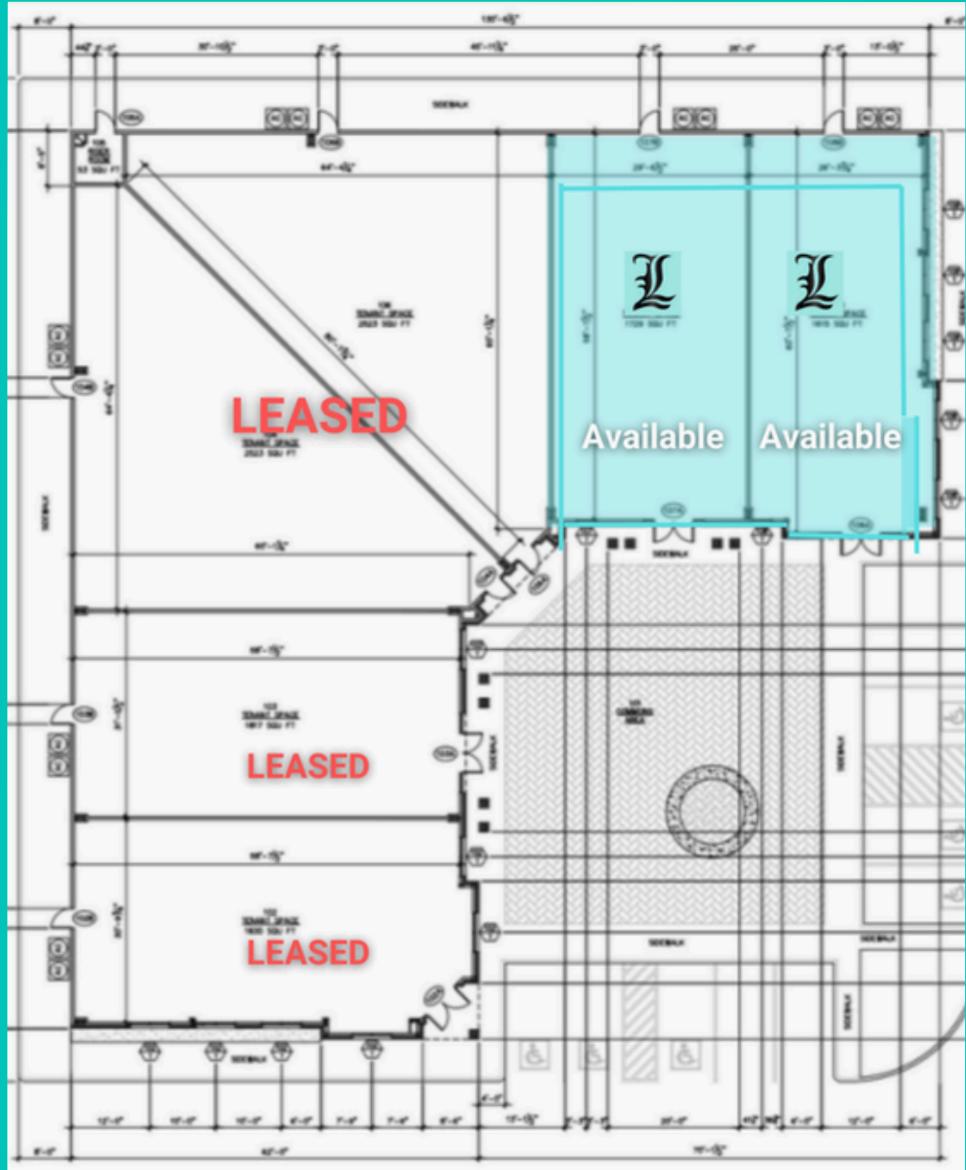
LYNCH LEGACY  
COMMERCIAL

# OKEY LANDING

## Hudson Oaks, TX

OKEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

### PROPERTY PHOTOS



STACY LYNCH

817.908.9567

[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



STEPHANIE RICH

817.304.5939

[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)

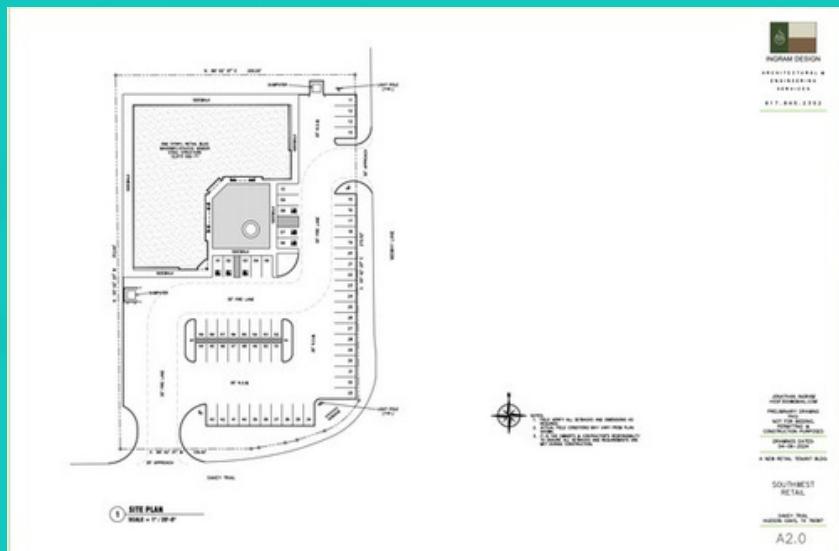
exp  
REALTY

# OKEY LANDING

## Hudson Oaks, TX

OKEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

### PROPERTY PHOTOS



**STACY LYNCH**  
817.908.9567  
[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



**STEPHANIE RICH**  
817.304.5939  
[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)

exp  
REALTY

# OAKLEY LANDING

## Hudson Oaks, TX

OAKLEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT

## TENANT PROFILES



### BirdieBay

BirdieBay started with a single passion – Golf. The idea was conceived when co-founder Keaton was living in South Korea. He was used to spending 4-6 hours on a golf outing. However, in South Korea, where indoor golf venues outnumbered coffee shops, he could play 18 holes in less than an hour.

Eventually when Keaton moved back home to Tulsa in 2020, he mentioned his indoor golf experience to his brother Kennedy, who immediately latched on to the idea. Finally in 2022, they put together a plan and came up with a name, "BirdieBay". Things took off when they met Alex, who at the time was finishing up college. He believed in the idea of BirdieBay and was brought on as an equal partner in the venture.

[www.birdiebay.com](http://www.birdiebay.com)



**STACY LYNCH**  
817.908.9567  
[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



**STEPHANIE RICH**  
817.304.5939  
[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)

# OAKLEY LANDING

## Hudson Oaks, TX

OAKLEY TRAIL | HIGH VISIBILITY | MULTI-TENANT RETAIL DEVELOPMENT



## TENANT PROFILES



In 2009, the first Uptown Cheapskate opened its doors for business in Salt Lake City, Utah, but the idea of opening a trendy resale clothing store for teens and young adults started brewing years prior.

Today, Uptown Cheapskate has expanded to over 130+ locations in 23 states. With its solid franchise concept Uptown continues to grow, bringing great like-new fashions at cheapskate prices to people all over the country.

[uptowncheapskate.com](http://uptowncheapskate.com)



**STACY LYNCH**  
817.908.9567  
[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



**STEPHANIE RICH**  
817.304.5939  
[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)



# THE LEGACY COMMERCIAL TEAM



***Stacy Lynch***  
Broker Associate  
Lynch Legacy Realty Group

Stacy is a professional broker with 39 years of experience leading our team. A resident of Parker County for 50+ years and proud Aledo High School graduate, she has a true passion for this area. Stacy is rooted in relationships, both professional and personal. Her knowledge of Parker County and the school districts in the area stems from her history with her family's 50+ year old Parker County Real Estate Company. Stacy's parents Roy and Jan Lynch started the company in 1972.

Stacy proudly serves as the Chairman of Board on the East Parker County Economic Development Committee and also the Branch to Hope Community Center.



***Stephanie Rich***  
REALTOR®  
Lynch Legacy Realty Group

Stephanie is an adventurous, fun-loving soul. Her dedication and commitment, paired with her down to earth personality, make her perfect for our team here at Lynch Legacy. She hails from the "Sooner State" up north of here, but she found her place right here in Parker County as quick as she could.

In her spare time she is obviously a big Oklahoma Sooners fan and loves catching a game when the opportunity presents itself. Her hobbies include shopping, cooking, and spending as much time by the lake as the weather allows. Her favorite thing about Parker County? "The people here- their pride in community, family and country".

*EXPERTISE IN EVERY BRANCH*

*We Live Here. Work Here. Play Here.*



**STACY LYNCH**  
817.908.9567  
[stacy@lynchlegacyexp.com](mailto:stacy@lynchlegacyexp.com)



**STEPHANIE RICH**  
817.304.5939  
[stephanie@lynchlegacyexp.com](mailto:stephanie@lynchlegacyexp.com)