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Transitional Land Opportunity in Expanding Aledo Market

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Kelly Road



4401 Kelly Road, Aledo, Texas 76008

Transitional Land Opportunity in Expanding Aledo Market

Address	4401 Kelly Road Aledo, Texas 76008
Size	± 5 acres available
Legal Description	Abst: 136, Survey: B B B & C R R CO, TR.; BLK.; SURV: B B B & C R R CO
Zoning	located in the City of FW ETJ with a future land use for "rural residential"
Frontage	400' along Kelly Road
Utilities	Available (nearby) Currently operating on private water well and septic system
Flood Plain	None
Price	Contact Broker



Property Overview

- 5-acres of strategic land holding in the direct growth corridor of Aledo, positioned between FM 1187 and Hwy 377.
- Ideal for future commercial rezoning, live-work development, or boutique mixed-use project.
- Existing improvements (home, barn, shop) provide immediate income or interim use while entitlement is pursued.
- Near new developments like Bluejack Ranch Luxury Golf Course and new commercial/recreational/residential projects underway (Aledo Racquet Club, Kelly Ranch, Walsh Ranch)
- Great rental potential as a covered land play



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DEMOGRAPHICS

By Zip Code 76008

2020 Population	21,844
2020 Median Household Income	\$138,417
2020 Median Home Value	\$365,700
2020 Median Age	36.6

Ref: <https://www.cdxtech.com/>

TRAFFIC COUNTS

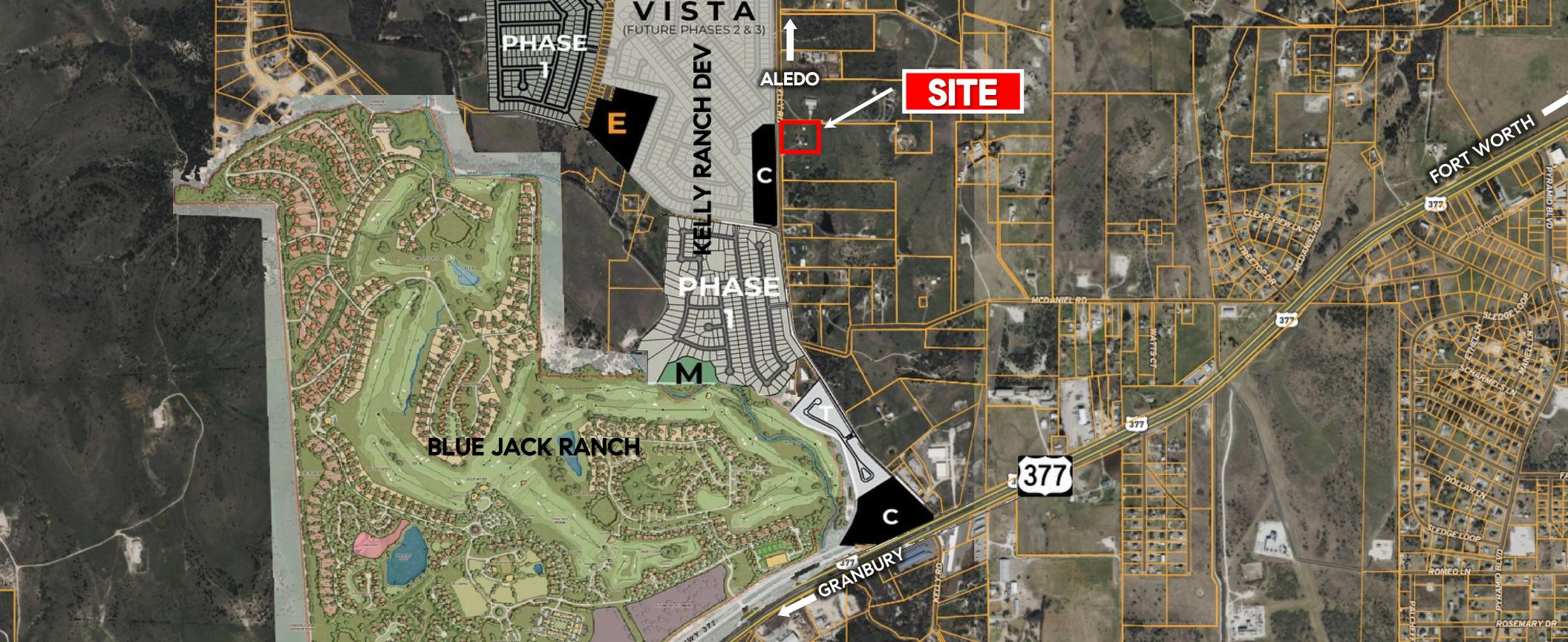
Kelly Road	1,596 VPD (2019)
Hwy 377 N/S	30,669 VPD (2024)

Ref: <https://trafficcounts.nctcog.org>

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4401 KELLY RD, ALED0, TX
ADDITIONAL PHOTOS





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