



STAGECOACH PLAZA

RENDITION ONLY

STACY LYNCH
(817) 908-9567

Build to Suit 1,400-5,600 SF
FOR LEASE

BRANDY JOHNSON
(940) 367-4929

INVESTMENT SUMMARY

Lynch Legacy is offering a new build-to-suit medical / retail opportunity at 221 & 223 Stagecoach Trail, Willow Park, TX - a **highly visible, convenient infill location directly** behind ACE Hardware and across from the Stagecoach neighborhood and Los Vaqueros Restaurant, immediately off the I-20 frontage / access road.

The site sits just one mile from **Texas Health Willow Park Emergency Hospital**, a high-traffic medical destination, and minutes from **The District at Willow Park**, a vibrant new lifestyle hub for dining, live music, and community events. Together, these anchors drive both steady daily traffic and destination-oriented visitors.

Willow Park and the surrounding Aledo/Weatherford market are experiencing **unprecedented population and commercial growth**, fueled by master-planned communities, new institutional developments, and a pro-business city environment. **With over 100,000 vehicles daily along I-20**, Stagecoach provides both accessibility and exposure for businesses seeking to establish or expand their presence in this thriving region.

This is an exceptional opportunity to secure a foothold in one of North Texas's fastest-growing submarkets.



HIGHLIGHTS

Prime I-20 Frontage / Access Road Location: Immediate visibility from the I-20 frontage and easy access for regional traffic, delivering strong drive-by and commuter exposure.

Exceptional Visibility & Traffic: 55,414 (W) & 52,075 (E) vehicles daily on I-20; high exposure for tenants and customers.

Neighborhood Demand & Captive Market: Directly across from the established Stagecoach residential neighborhood and proximate to other Willow Park residential pockets - convenient for primary-care, dental, urgent care, pharmacy, and neighborhood services.

Pro-Growth Market: Parker County population has grown nearly 17% in just 3 years, with Aledo experiencing a 45%+ increase since 2020.

Build-to-Suit Flexibility: Units from ~1,400–5,600 SF allow tailoring for medical suites, professional office, or service/retail tenants – increases leaseability and rent-per-SF upside.

Thriving Business Environment: Willow Park city leadership is proactive in supporting and incentivizing business success.

Future Growth Drivers: Nearby master-planned communities (Walsh Ranch, Morningstar), new **UTA West Campus**, and expanding commercial corridors.

Connectivity:
 45 minutes to DFW Airport
 55 minutes to Dallas Love Field
 20 minutes to Downtown Fort Worth
 10 minutes to Downtown Weatherford

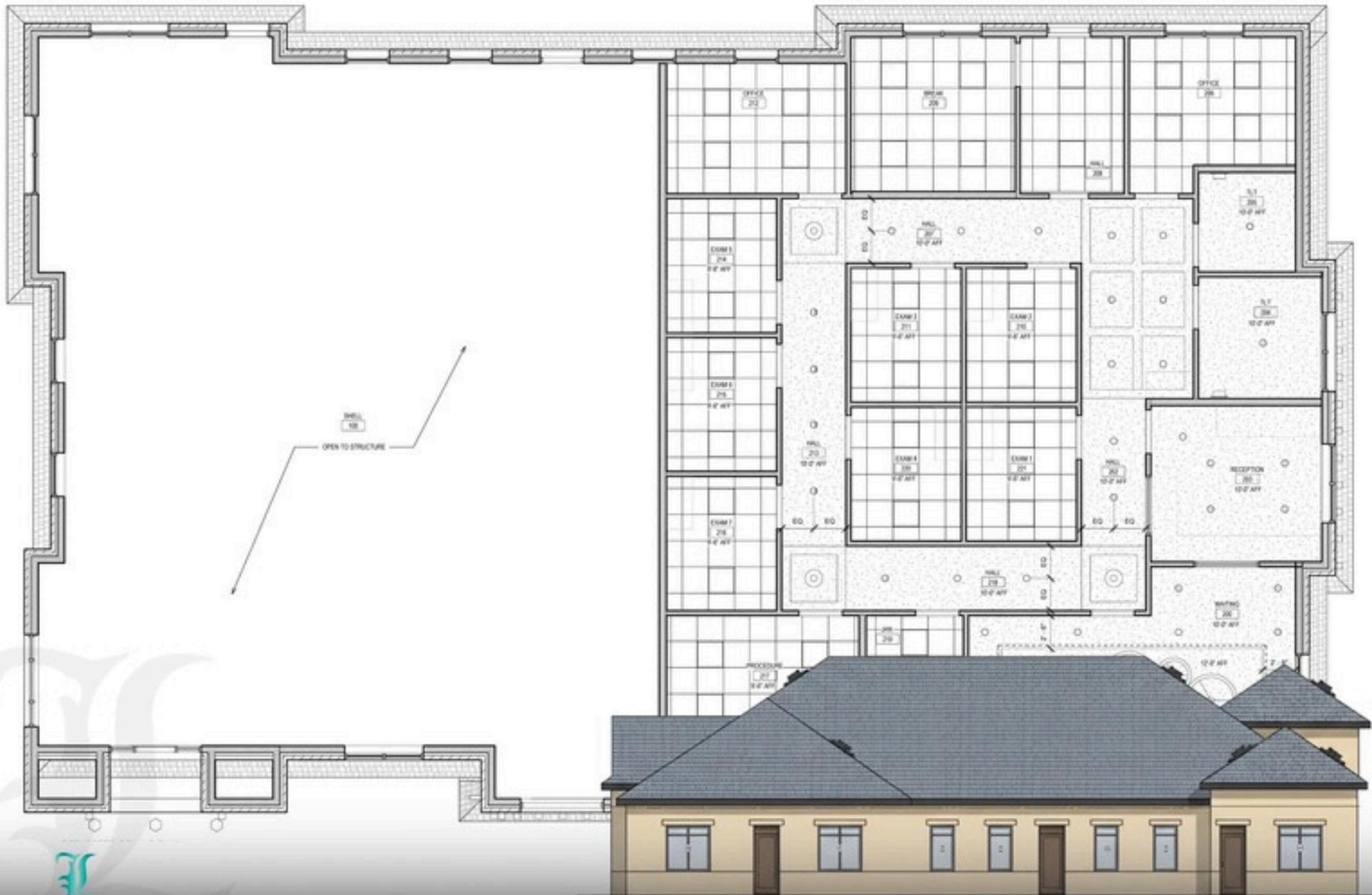
Local Brokerage & Marketing in Place: Lynch Legacy is actively marketing the property and listing information is live for pre-leasing, shortening marketing lag and tenant placement timelines.

TRAFFIC & ACCESSIBILITY

Property sits directly off the I-20 access/frontage road. Quick access to regional employment centers via I-20 (the commuter link to Fort Worth metro area and surrounding suburbs) - makes the site desirable for medical practices that draw from a larger trade area.









HOSPITALITY
 NBT
 DISTRICT
 SUNNY STREET
 MELT
 PROPRAC
 TEXAS HEALTH RESOURCES

LAKE WEATHERFORD

STAGECOACH

STAGECOACH TRAIL

SITE

PROPERTY LINE APPROXIMATE

ACE
Hardware

LOS VAQUEROS RESTAURANT

OAK RIDGE CHURCH OF CHRIST

BellStone

THE RESERVES

INTERSTATE 20

PROXIMITY TO LOCAL ATTRACTIONS

- Splash Kingdom Waterpark – 0.7 miles
- Lake Weatherford – 4 miles
- Chandor Gardens (Weatherford) – 6 miles
- Clark Gardens Botanical Park – 9 miles
- Fort Worth Stockyards – 21 miles
- Fort Worth Zoo – 23 miles
- Granbury Historic Square – 25 miles
- AT&T Stadium (Arlington) – 30 miles
- Globe Life Field – 31 miles
- Six Flags Over Texas – 32 miles
- DFW International Airport – 40 miles
- Dallas Love Field Airport – 45 miles
- Downtown Dallas – 50 miles
- Dinosaur Valley State Park – 50 miles



ALEDO ISD - OVERALL GRADE A

ALEDO WILLOW PARK



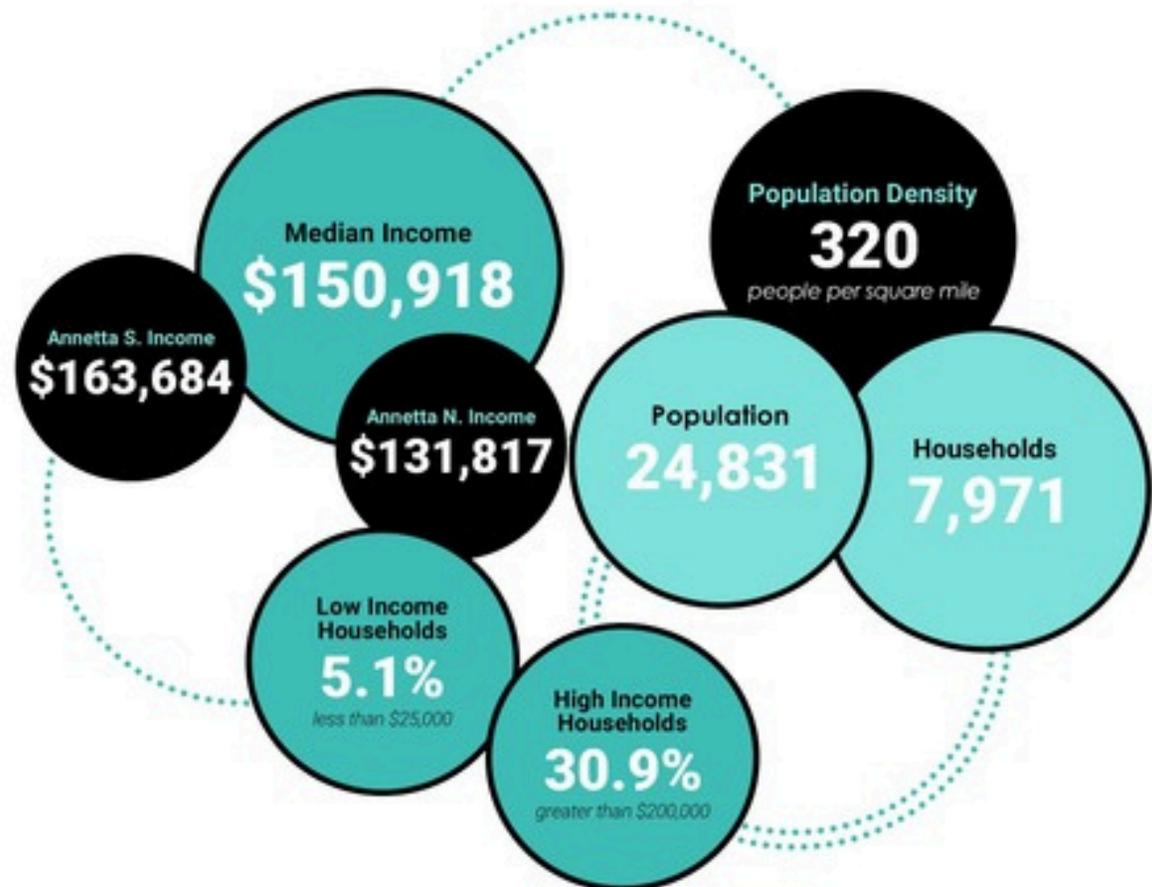
Willow Park TEXAS

A Rich Past, A Thriving Future

Nestled just west of Fort Worth, Willow Park blends small-town charm with strategic growth, making it one of Parker County's most exciting places to invest. Once a quiet ranching and farming community along the historic Bankhead Highway, Willow Park has transformed over the decades into a dynamic city with top-rated schools, a strong sense of community, and steady commercial and residential development. Its prime location along I-20 provides quick access to metro amenities while maintaining the peace of country living.

With roots dating back to the 1850s, this community has seen generations of pioneers, progress, and purposeful planning. Today, it stands ready for the next wave of thoughtful growth—welcoming new businesses, families, and investors eager to be part of a story that's only just beginning.

WILLOW PARK'S GROWING COMMUNITY, INFRASTRUCTURE, AND BUSINESS-FRIENDLY ENVIRONMENT MAKE IT AN IDEAL LOCATION FOR NEW BUSINESSES.



Parker County is the 5th fastest-growing county in the U.S.

Willow Park is the 2nd fastest-growing city in Parker County, with an annual growth rate of 4.98%.

Aledo Independent School District (AISD): The largest employer in Parker County with over **700 employees** and nearly 7,500 students.

STAGECOACH



Stacy Lynch

BROKER ASSOCIATE

LYNCH LEGACY REALTY GROUP

Stacy is a professional broker with 43 years of experience leading our team. 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.

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Brandy Johnson

REALTOR®

LYNCH LEGACY REALTY GROUP

Brandy Johnson is a top-producing REALTOR® with Lynch Legacy Realty Group, specializing in both commercial and residential real estate across DFW and the surrounding counties. With 5 years of experience serving business owners and investors, Brandy provides results-driven solutions for acquisitions, sales, and leasing. Recognized as a capping agent and consistent top producer, Brandy is dedicated to delivering exceptional value and strategic guidance for every client.

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WE LIVE HERE. WORK HERE. PLAY HERE.



LYNCH LEGACY
COMMERCIAL

DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

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