



LYNCH LEGACY  
COMMERCIAL

**4+/- AC. HWY 1187**  
**Aledo, TX**

COMMERCIAL PADSITE

**FOR SALE**



- 4 +/- AC. LAND ACREAGE
- CITY OF ALEDO UTILITIES
- WILL SUBDIVIDE

exp  
REALTY

STACY LYNCH  
817.908.9567  
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STEPHANIE RICH  
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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION:

Discover the perfect canvas for your commercial endeavors on this prime location adjacent to Dean Ranch. 4 +/- acres in close proximity to downtown Aledo, offering a strategic location that ensures maximum exposure and convenience for businesses. With its generous size and frontage, this property presents limitless opportunities for commercial development. From retail establishments and restaurants to office spaces and more. Willing to Subdivide: Tailor the size and layout of your commercial venture to suit your specific needs. Close Proximity to Amenities: Located near the popular Sonic drive-in and other eateries. Existing Utilities: Enjoy the convenience of existing utilities to the site, streamlining the development process and minimizing costs. With flat terrain and easy access, this land is ready for immediate development. Opportunities: Whether you're looking to establish a bustling retail center, a vibrant dining destination, or modern office spaces in this rapidly growing area, this property provides the ideal foundation for turning your commercial vision into reality. Seize the opportunity to be part of Aledo's dynamic growth and secure your place in this thriving community.

**UTILITIES:** CITY SEWER, CITY WATER

**ROAD FRONTAGE:** FM1187

**TRAFFIC COUNT: 14,045 Vehicles Per Day- FM 1187**

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## PROPERTY PHOTOS



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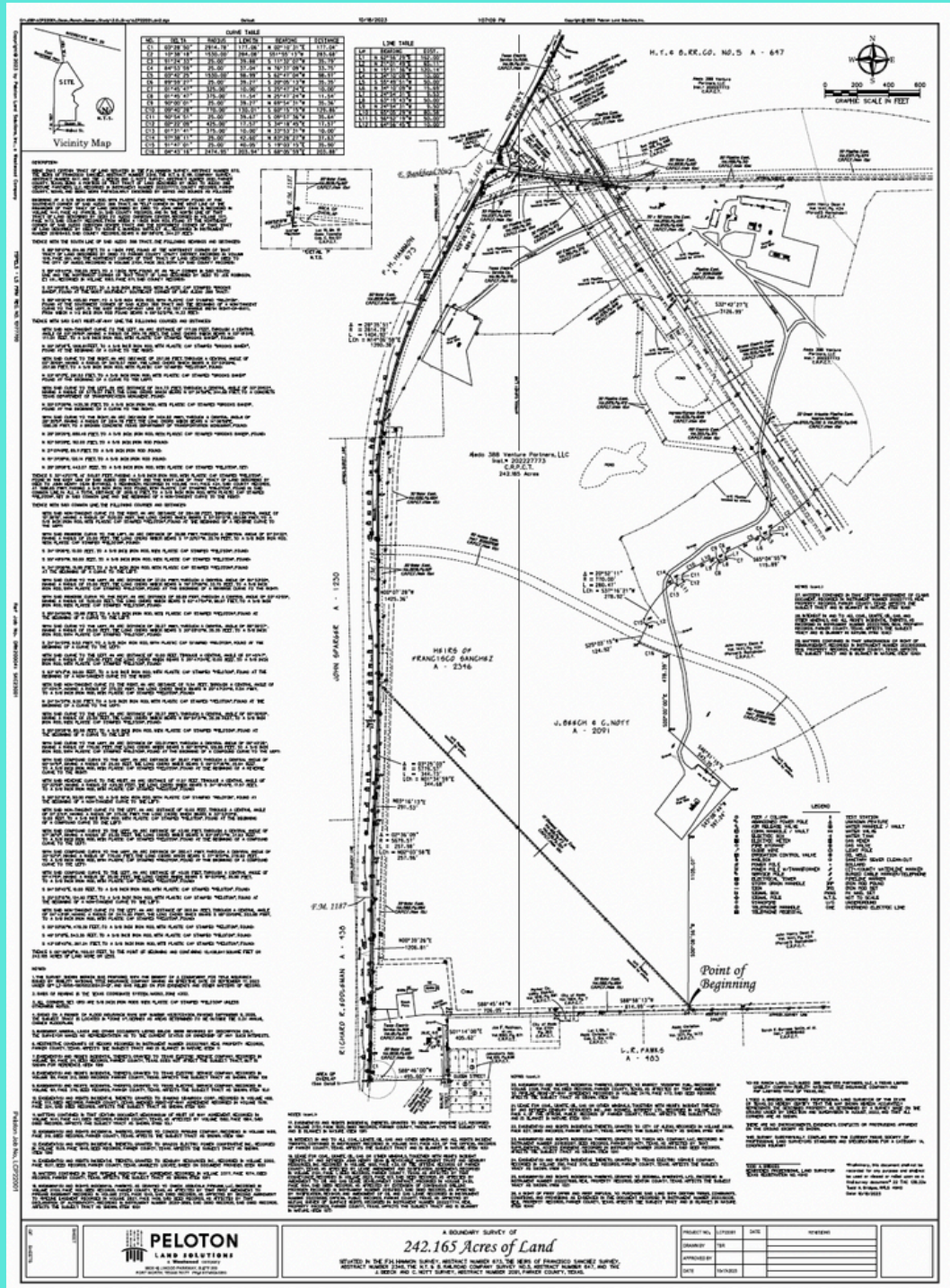
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# SURVEY



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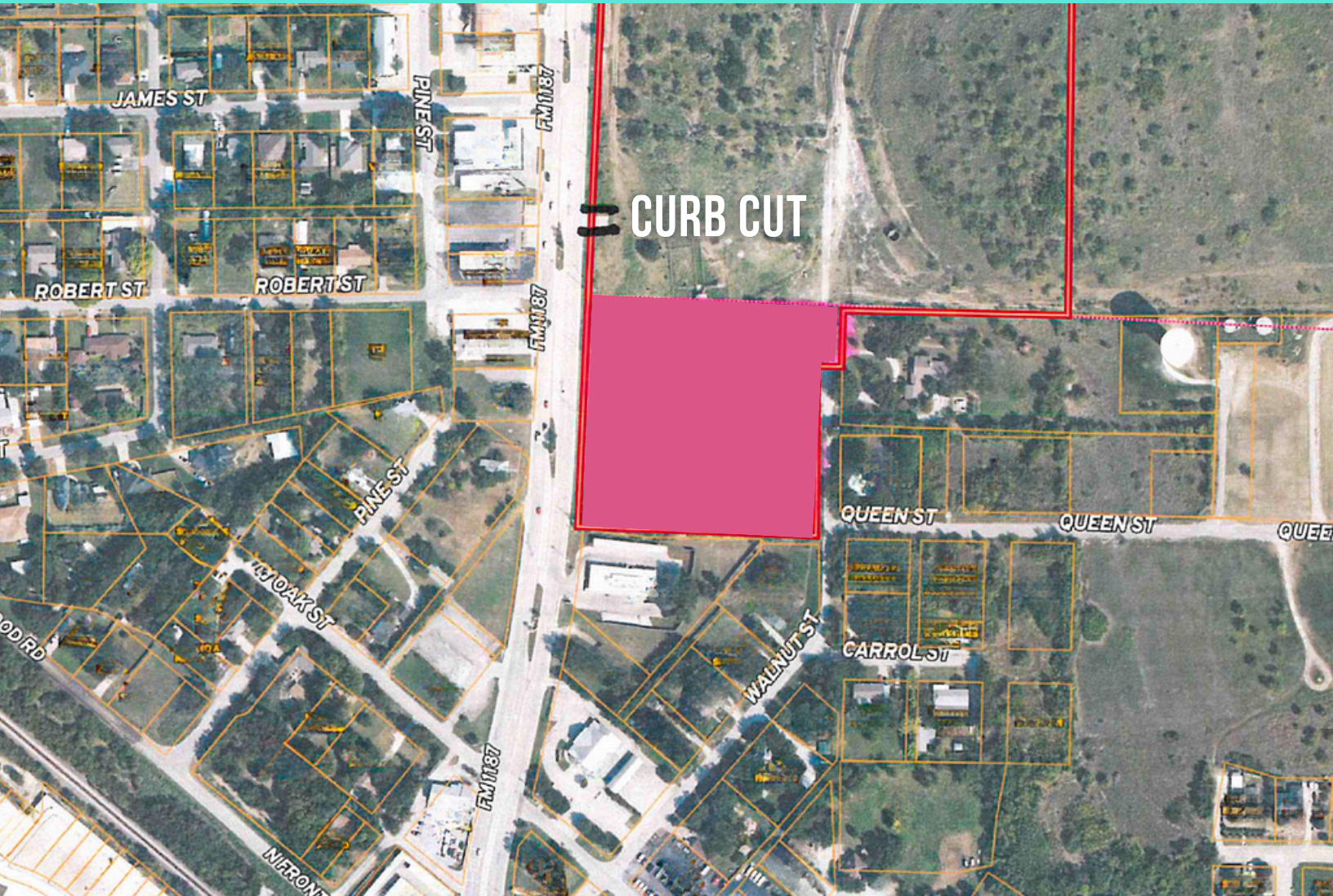


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**SUBJECT PROPERTY:  
RECIPROCAL ACCESS POINT**



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# THE LEGACY COMMERCIAL TEAM



*Stacy Lynch*  
Broker Associate  
Lynch Legacy Realty Group

Stacy is a professional broker with 40 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".

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



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