



## Retail ★ LEASE

WALSH COMMERCIAL VILLAGE



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## PROPERTY FEATURES

- Approx. 5,000 SF of Space Available
- Located in Ft Worth's largest Master Planned community of Walsh Ranch
- Space is divisible
- Perfect for Retail or Service Related Retail Uses such as yoga, pilates, aesthetics etc.

## LOCATION OVERVIEW

Positioned in the heart of Walsh, a premier master-planned community that serves as the western gateway to the Dallas-Fort Worth Metroplex.

- Located at the intersection of I-20 and I-30, providing unparalleled accessibility and visibility to a rapidly growing regional population.
- Part of the thriving Fort Worth market, the 12th largest city in the U.S., experiencing significant population growth and economic expansion.
- Serves a built-in customer base with an award-winning residential community and over 2,300 acres of open space, fostering a family-friendly atmosphere. Upon completion, there will be approximately 4,000 homes in Walsh.
- Highly acclaimed Aledo ISD serves all schools in Walsh, attracting families and ensuring consistent foot traffic for retail and dining establishments.
- Designed for a dynamic lifestyle, Walsh offers retail tenants access to high-speed internet, a neighborhood market, and 32 miles of connected trails that encourage community engagement and frequent visits to local businesses.
- A vibrant mix of residential, recreational, and retail spaces creates a destination community ideal for restaurants and retailers seeking long-term success in a growing market.

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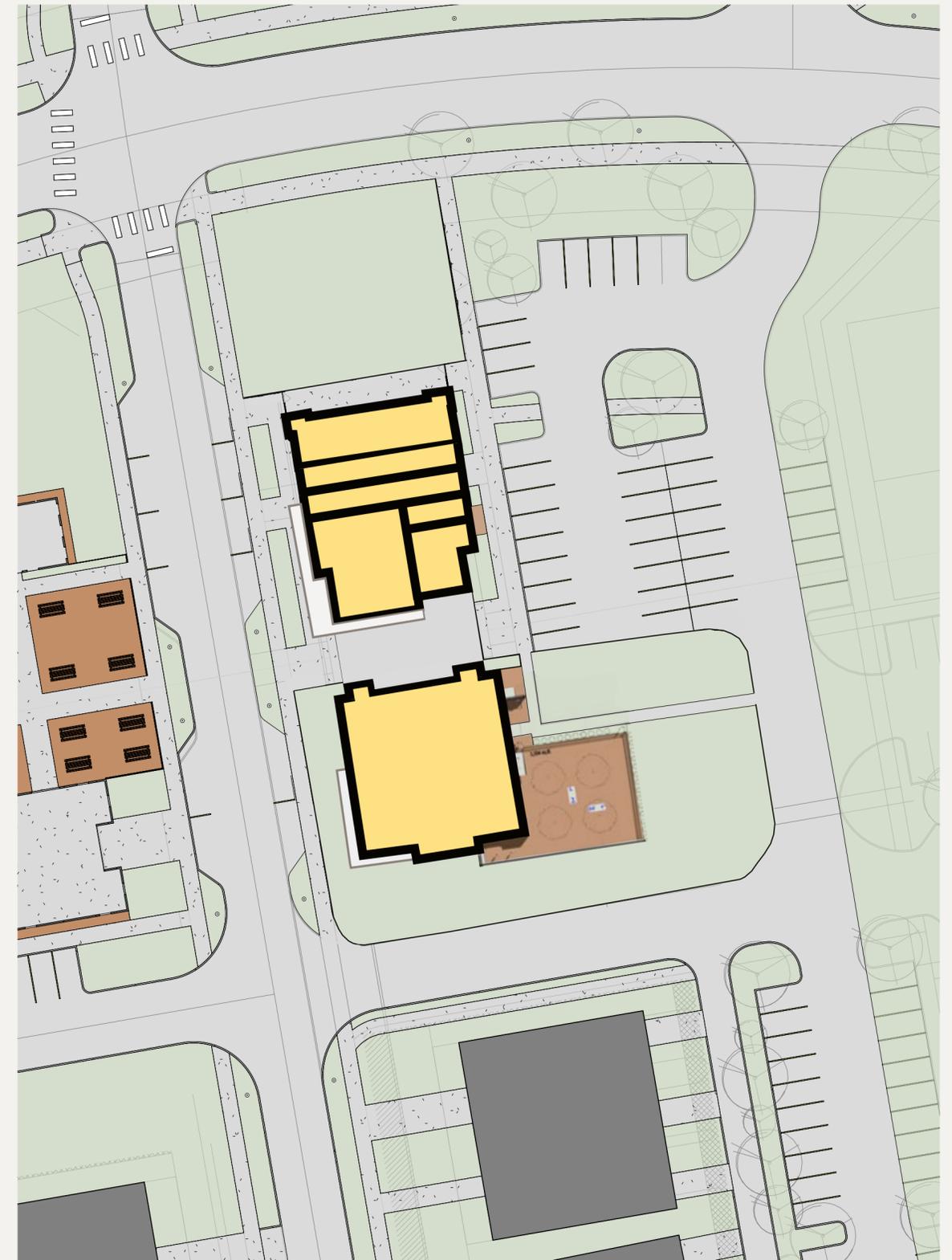
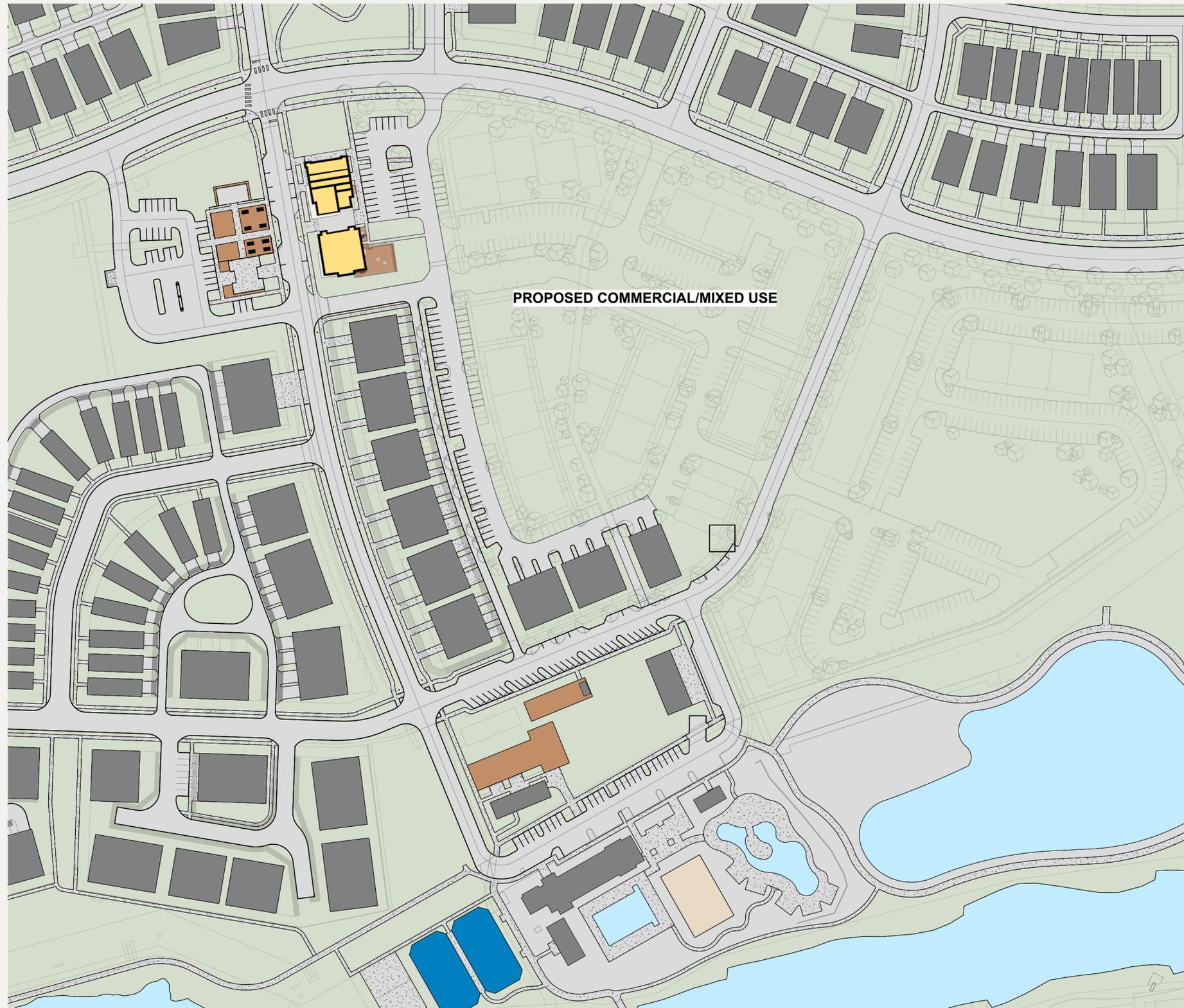
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2 BUILDING AXONOMETRIC O2



1 BUILDING AXONOMETRIC O1



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## DEMOGRAPHICS

### POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

WITHIN FIVE MILE

**51,187**

WITHIN TEN MILES

**239,489**

WITHIN FIFTEEN MILES

**731,903**

### INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$113,043 in 2021 and is expected to grow.

### AVERAGE HOUSEHOLD INCOME

5 MILES

**\$113k**

10 MILES

**\$83k**

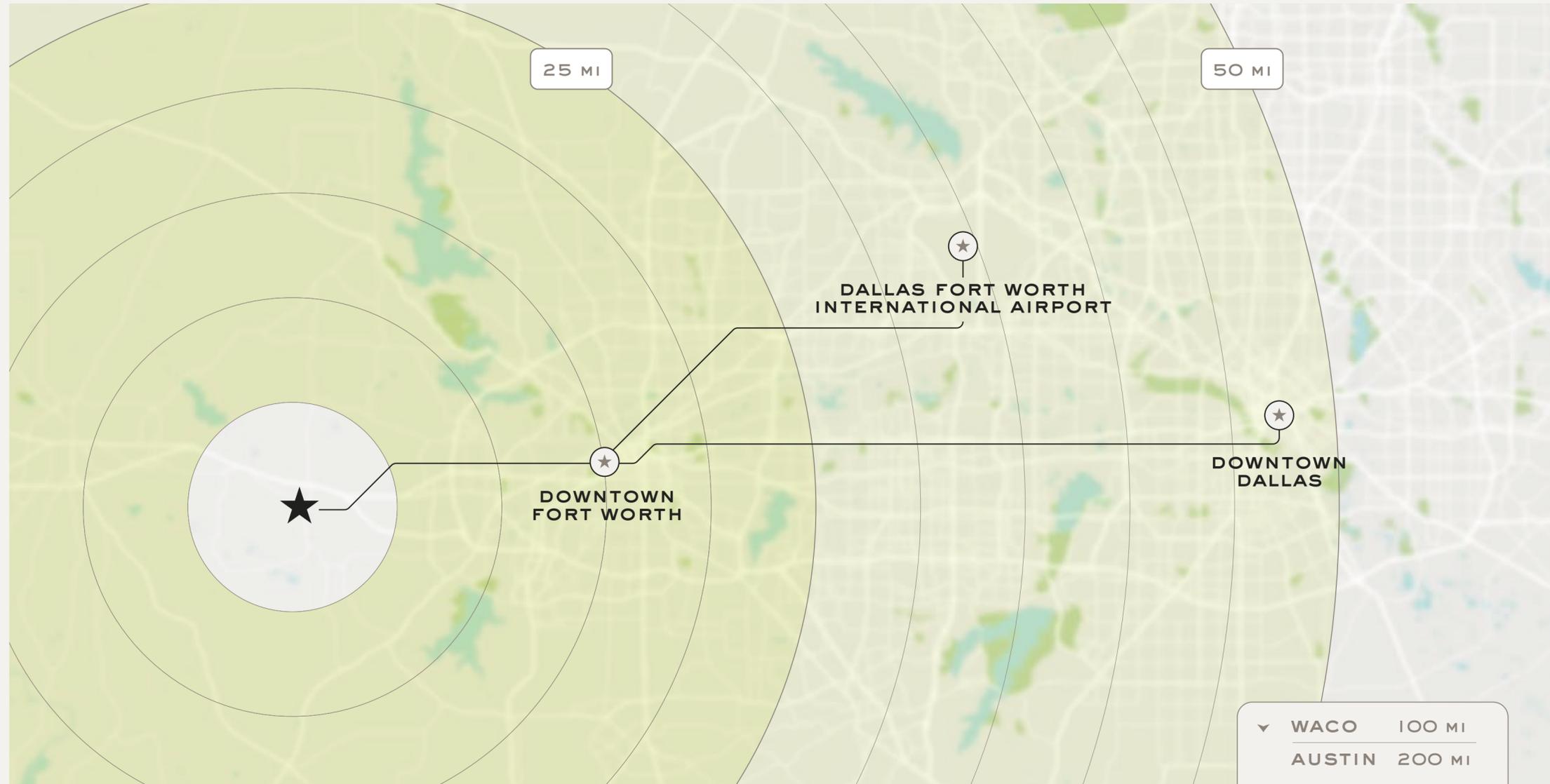
15 MILES

**\$79k**

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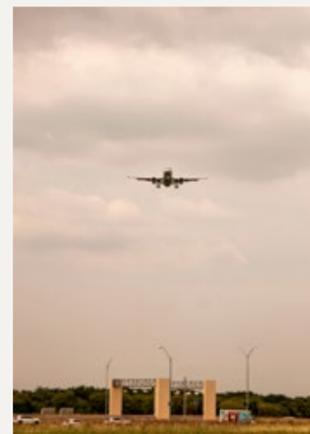
## DRIVETIME

Located with major thoroughfare access to I-20 and I-30, travel within the Dallas-Fort Worth Metroplex is streamline and direct.

**15** MINS  
DOWNTOWN FORT WORTH

**30** MINS  
DFW INTERNATIONAL AIRPORT

**45** MINS  
DOWNTOWN DALLAS





LANCARTE  
COMMERCIAL

*Relentlessly Pursuing What Matters*

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