

Land ★ SALE

LanCarteCRE.com

400 BAILEY RANCH ROAD ALEDO, TX 76008

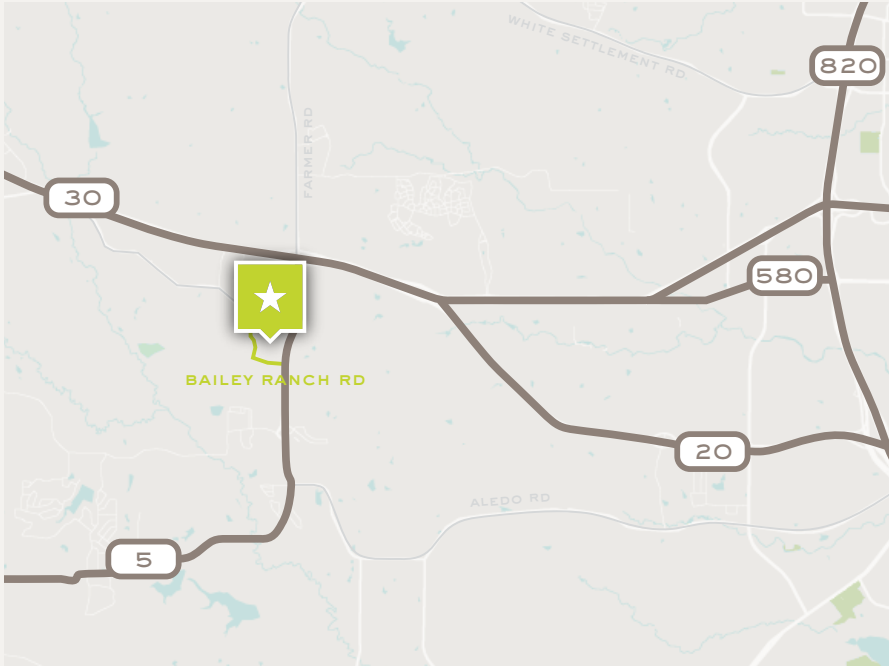
DEVELOPMENT READY PAD SITES



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PROPERTY FEATURES

- Rare Commercial Zoning in Aledo, TX
- Hike and Bike Trail Adjacent
- Excellent Site for QSR Tenants - Medical Office
- 0.5 miles from Aledo High School
- Zoned D1 Commercial

LOCATION OVERVIEW

The Groves of Aledo, situated at the intersection of Bailey Ranch Road and FM 1187 in Aledo, Texas, offers prime commercial pad sites. Adjacent to Aledo High School and easily accessible via major highways like I-20, I-35, and I-30, it's an ideal location for businesses targeting a growing, affluent community. This development is poised to become a key commercial hub in the region.

LOT ACREAGE

SITE A **1.411 AC**

SITE B **1.686 AC**

SITE C **1.237 AC**

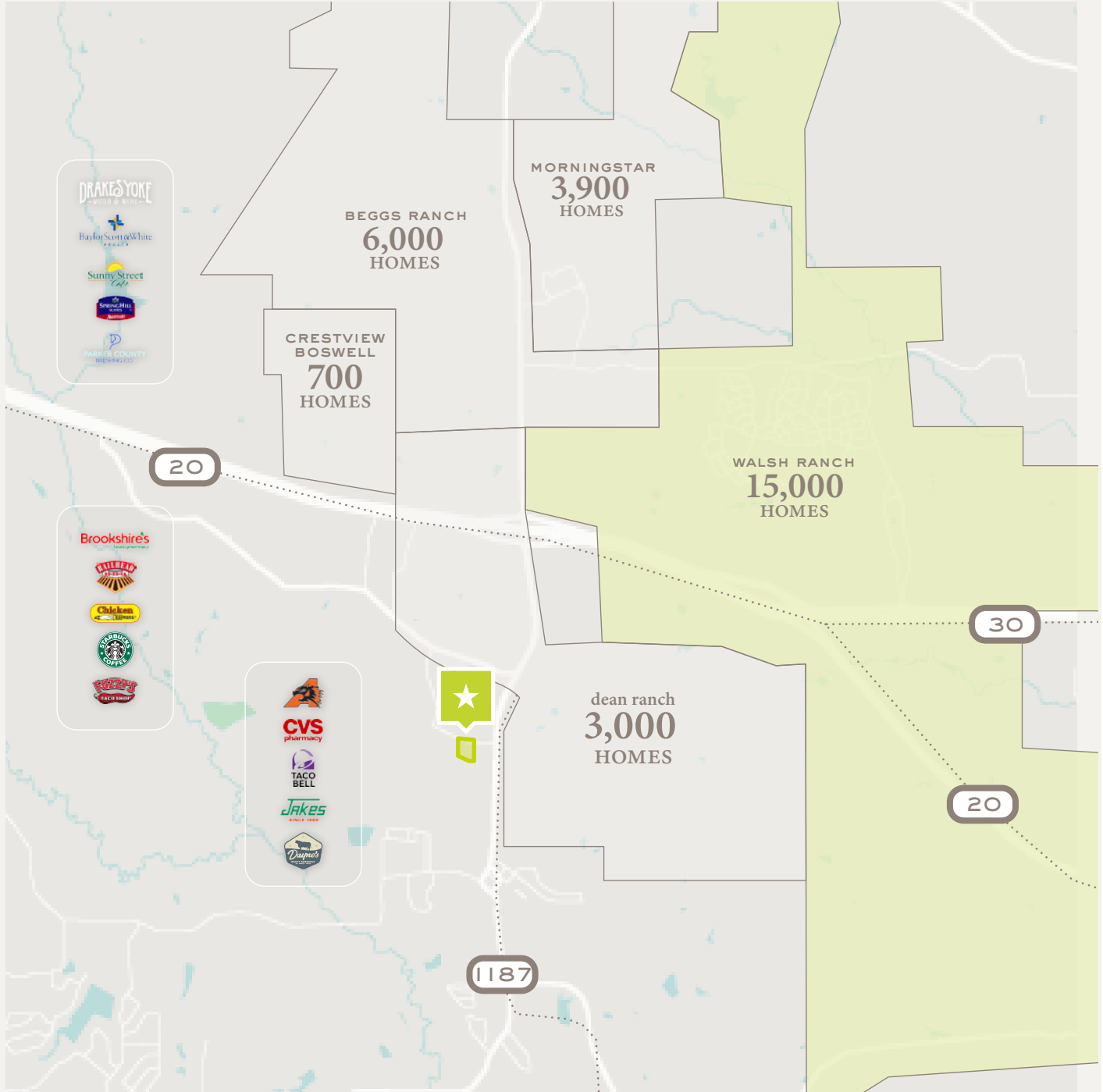
SITE D **1.067 AC**

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AERIAL MAP

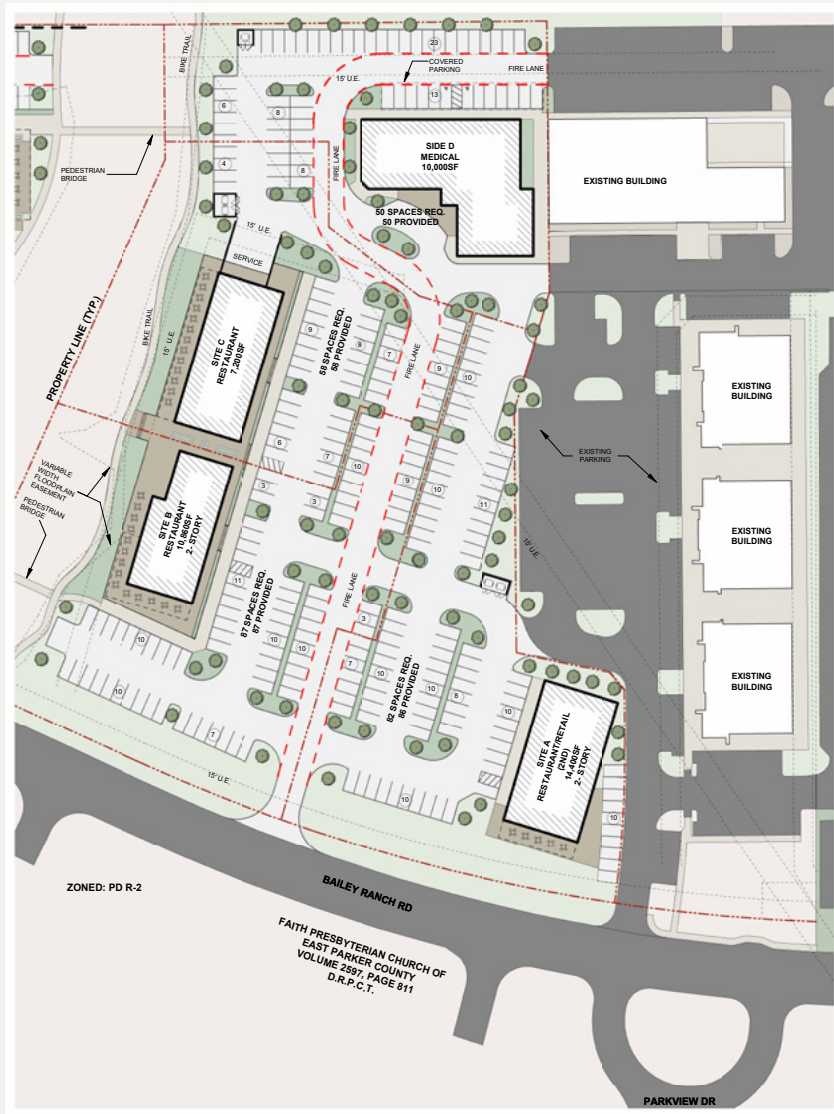


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SITE PLAN



DEMOGRAPHICS

	2 Miles	5 Miles	3 Miles
2023 Population	8,318	33,195	171,564
Households	2,714	10,862	63,467
Avg Household Income	\$150,736	\$159,419	\$78,684



LANCARTECRE
COMMERCIAL

Relentlessly Pursuing What Matters

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