



BROADWAY BUSINESS PARK

Retail, Office, Special Purpose

STACY LYNCH
(817) 908-9567

Build to Suit 4,000 SF - 25,000 SF
FOR LEASE

DANI DOAK
(817) 734-4841

INVESTMENT SUMMARY

Welcome to **Broadway Business Park**, a premier commercial opportunity in the heart of Parker County's booming growth corridor. **Positioned just 1,000 feet from Interstate 20** with dual access from both the I-20 frontage road and Bankhead Highway, the property offers unmatched visibility, connectivity, and flexibility.

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 90,000 vehicles daily along I-20**, Broadway Business Park provides both accessibility and exposure for businesses seeking to establish or expand their presence in this thriving region.

Broadway Business Park offers **purchase and lease options** with build-to-suit flexibility, accommodating a wide range of businesses including retail, office, medical, and service-oriented enterprises. Its strategic location places Fort Worth, DFW Airport, and other key destinations within easy reach, making it a central hub for both local and regional commerce.

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



HIGHLIGHTS

Prime Location: 1,000 ft from Interstate 20 in Willow Park with direct access from I-20 Service Road & Bankhead Highway.

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

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

Connectivity:

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

Build-to-Suit Flexibility:

Purchase Option: 16,000 – 25,000 SF on 2 acres
Lease Option: 4,000 – 25,000 SF, tailored to tenant needs

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.

Strong Regional Access: Central location with easy on/off ramps, turnaround lanes, and direct routes to DFW logistics and commuter networks.

Endless Opportunity: Perfect for retail, office, medical, and mixed-use ventures seeking long-term value in a rapidly expanding market.



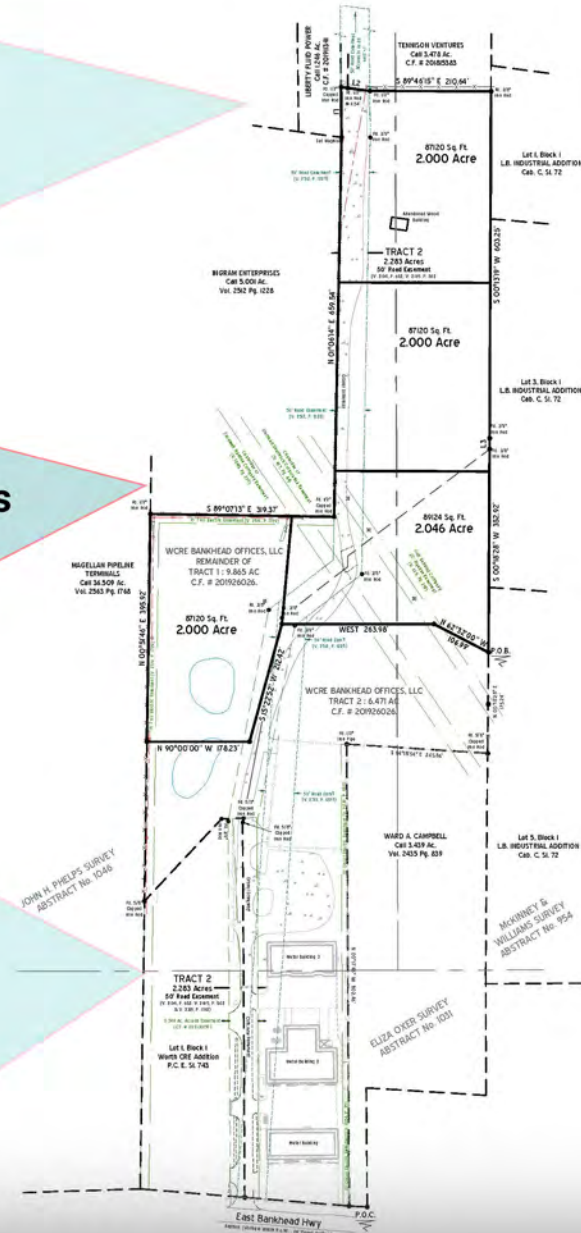
TRAFFIC & ACCESSIBILITY

Daily traffic volumes in this area reflect significant usage: I-20 in Aledo sees approximately 109,048 vehicles per day, while FM 3325 itself carries around 17,413 vehicles per day - underscoring the strong flow of traffic and visibility potential for commercial ventures.





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industrial, and mixed-use ventures
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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

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WILLOW PARK**

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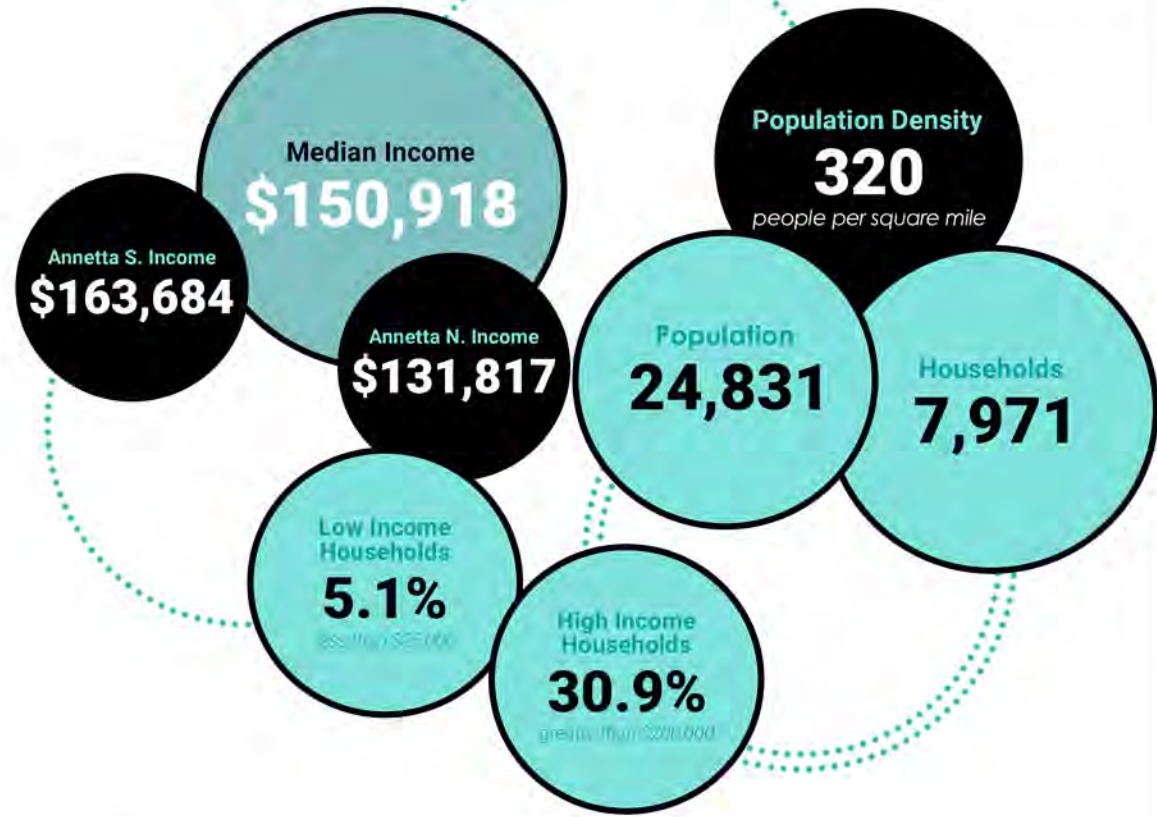
Willow Park TEXAS

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 6th 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**.

BROADWAY

Business Park



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.

STACY LYNCH
(817) 908-9567
STACY@LYNCHLEGACYEXP.COM



Dani Doak

BROKER ASSOCIATE

LYNCH LEGACY REALTY GROUP

Third generation of the Lynch family to be represented within our company. Dani is a leader for our team and her experience and passion allow her to keep us all moving in the right direction. She strives to keep the community as a focus and loves that "Home Town Texas" feeling that Parker County provides.

Dani obtained her Brokerage license in 2022 and serves as a mentor for eXp Realty. She is also active in the East Parker County Leadership Group.

DANI DOAK
(817) 734-4841
DANI@LYNCHLEGACYEXP.COM

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:

Stacy Lynch

STACY LYNCH

(817) 908-9567

STACY@LYNCHLEGACYEXP.COM

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LYNCH LEGACY
COMMERCIAL

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DISCLOSURE