



FOR SALE / FOR LEASE

Light Industrial | Ingress & Egress from IH 20



SOUTHWEST BUSINESS PARK

29 Acres | High Frontage Visibility | 3120 IH 20, Hudson Oaks



HIGH FRONTAGE VISIBILITY | CITY OF HUDSON OAKS | INGRESS & EGRESS TO IH 20



**15 MINS TO
FORT WORTH
30 MINS TO
DFW AIRPORT**

MORNINGSTAR
Phase I-III: 3,900 Residents
973 Occupied Lots

BEGGS RANCH

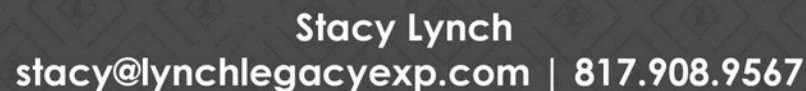
6,000+ Potential Homes
Plans for Multi-Family & Commercial

WALSH RANCH
15,000 Potential Homes
50,000 Potential Residents
7,200 acres

DEAN RANCH
3,000+ Future Homes
1,300+ Multi-Family

ALEDO ISD

- 1 in 4 current Aledo ISD students new to the district in the last 5 years
- 6,800+ students currently enrolled
 - 10,000 additional students expected by 2030



Stephanie Rich
stephanie@lynchlegacyexp.com | 817.304.5939



PROPERTY DESCRIPTION

FOR LEASE | HUDSON OAKS



Your paragraph text

- ★ 15 Minutes to Fort Worth
- ★ 10 Minutes to Weatherford
- ★ 30 Minutes to DFW Airport
- ★ 20 Minutes to Alliance

- HIGH TRAFFIC COUNTS
- HIGH VISIBILITY
- EASY ACCESS TO 2 HIGHWAYS
- 29 Acres*
- Over 1,500 SQ FT Lease Space*
- Call for Pricing
- 19 +/- AC Available For Sale*

FOR SALE | 19 AC



Stacy Lynch
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THE CITY OF HUDSON OAKS

SUPERIOR LIVESTOCK EAST LOOP & MIKUS BRIDGE NEXTLINK EXPANSION

400+ Employees
Expanding in Six States
Partnership with Microsoft

DEVELOPMENT

DEMOGRAPHICS

Trade Area Population: 221,698
Household Income: \$127,000
Disposable Income: \$64,637
Restaurant Leakage: \$14 mil/year
42% of EPC is made up of families with kids



BUSINESS GROWTH



LOCAL

LOCAL POPULATION

Growing rapidly
Employees working in Hudson Oaks: 4,300
Employees working in the trade area: 66,535
Driving small business growth in Hudson Oaks

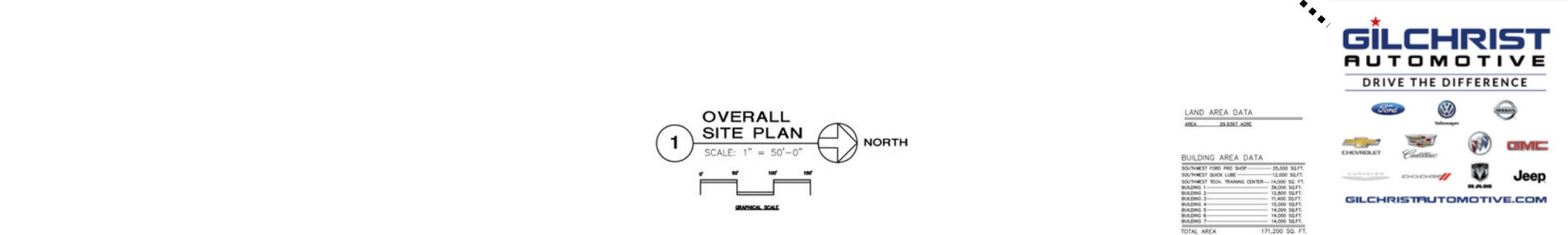


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SITE PLAN



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THE LEGACY COMMERCIAL TEAM

PROUDLY SERVING PARKER COUNTY FOR 50 YEARS
OVER 60 YEARS EXPERIENCE
OVER 30 MILLION REAL ESTATE SOLD IN 2022

Stacy Lynch

**Stacy Lynch | Broker Associate
Lynch Legacy Realty Group**

Stacy is a professional broker with 39 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

**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's 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. She's also a big fan of Los Vaqueros West and those golf course views! Her favorite part about Parker County? "The people here - their pride in community, family, and country."

EXPERTISE IN EVERY BRANCH

We Live Here. Work Here. Play Here.



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