



## MEDICAL OR PROFESSIONAL OFFICES

132 El Chico Trail  
Willow Park, TX 76087







# INVESTMENT SUMMARY

Discover an exceptional owner/user or investment opportunity in the heart of Willow Park, one of the fastest-growing communities in Parker County. This 7,125 SF building sits on nearly 1.5 acres and is ideally designed for medical or professional office use. With plumbing and bathrooms in every room, a full kitchen, and thoughtful layout options, this property offers tremendous flexibility for a wide range of users.



# PROPERTY SUMMARY

Offering Price	\$2,500,000.00
Building SqFt	7,125 SqFt
Year Built	1991
Lot Size (acres)	1.35
Lot Size (SF)	58,806.00 SqFt
Zoning Type	O - Office
Parcel ID	R000007427
County	Parker
Traffic Count	90,000.00
Parking Spaces	56+

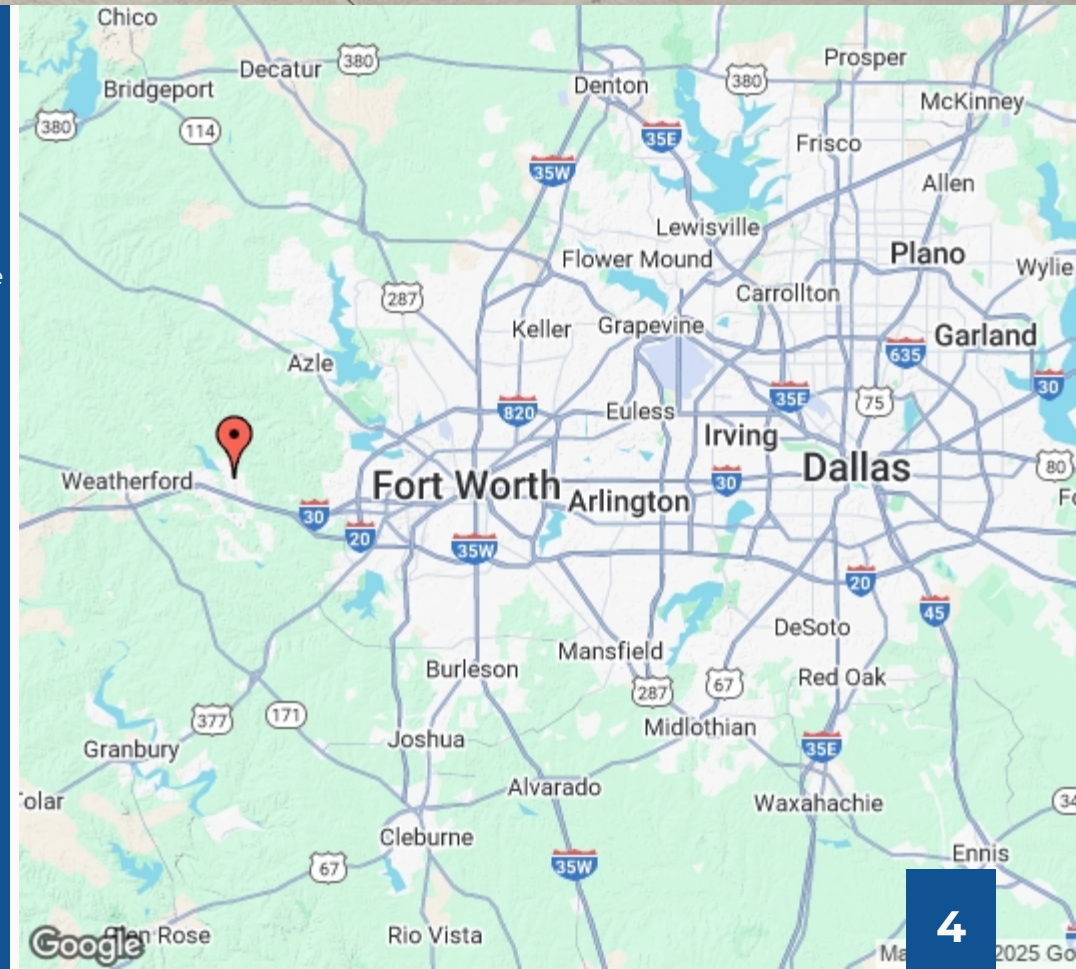






## INVESTMENT HIGHLIGHTS

- Highlights
  - 7,125 SF building on ±1.47 acres
  - Perfect for medical offices – plumbing and bathrooms in every room
  - Investment potential – vacant and ready for lease-up with strong upside
  - Excellent condition with flexible floor plan
  - Drive-thru window (previously used for pharmacy)
  - 8 exterior doors – easy to subdivide for multiple tenants
  - 56+ parking spaces with gated and fenced rear area
  - Full kitchen with refrigerator
  - High visibility along I-20 with traffic counts exceeding 90,000+ cars/day
  - Favorable zoning for a variety of office/medical use









# LOCATION HIGHLIGHTS

- Strategically located between Weatherford and Aledo, with quick access to Fort Worth and the broader DFW metroplex. Willow Park is experiencing rapid growth, making this location a prime opportunity for users and investors alike.

















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PLEASE CONTACT THE COLDWELL BANKER REALTY ADVISOR FOR  
MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



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