



Office Building ★ SALE

46,912 SQUARE FEET

200 BAILEY RANCH RD
ALEDO, TX 76008



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OVERVIEW & AMENITIES

- 46,912 SF; 2 Floors; 3.31 AC Land Area
- Built 2015; Occupied by owner 2019
- Class-A level of finish out with extensive amenity package, including:
 - 5 conference rooms
 - 3 training rooms
 - 2 community kitchens (1 full kitchen)
 - 3 employee break rooms
 - Covered outdoor break areas
- Systems operations room and command center
- On-site back-up generator
- Total Parking Spaces: 208
- 1:225 Parking Ratio
- Largest office building currently for sale in Parker County

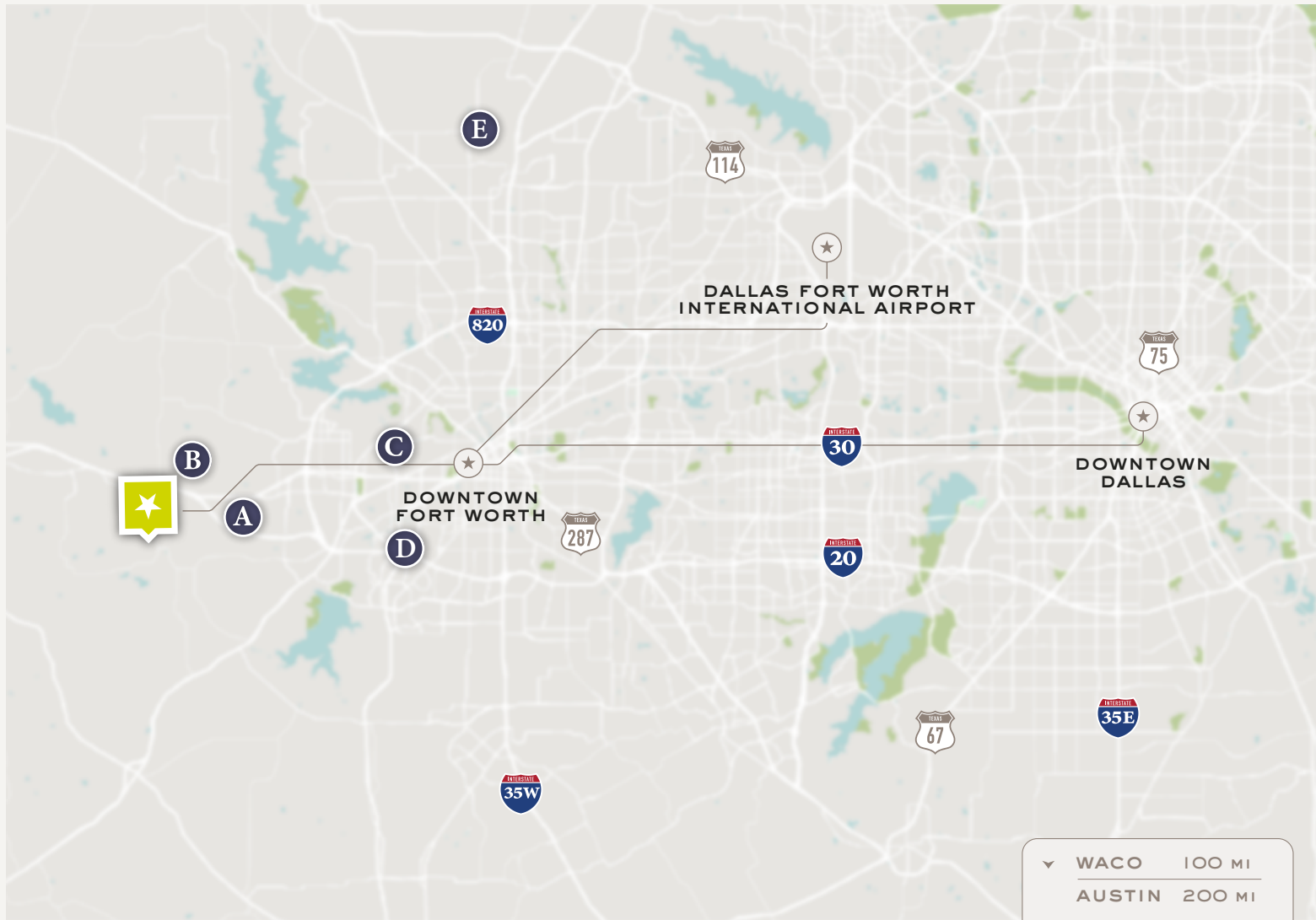
LanCarte Commercial is pleased to present 200 Bailey Ranch Road, a premier Class-A office property in Aledo, Texas. This offering represents a rare chance for owner-users and investors to acquire a top-tier asset in one of the fastest-growing regions in the United States.

Spanning 46,912 square feet on 3.31 acres, the property features premium finishes, advanced technological infrastructure, an on-site generator, and an exceptional finish-out package. Originally built to accommodate a medical user, the building offers versatility in design, aligning seamlessly with a variety of uses, including medical, professional office, and other

specialized applications. This adaptability is especially valuable given the region's current population and demographic trends, which highlight a growing need for flight-to-quality infrastructure.

Offered below replacement cost, this turn-key built out office building is immediately ready for occupancy, saving significant time and resources for new ownership. With increasing demand for quality office space fueled by rapid population growth, a limited supply of comparable office properties, and its strategic location in a thriving growth corridor, 200 Bailey Ranch Road offers an unparalleled opportunity for investment, expansion or relocation.

REGIONAL MAP & DRIVE TIMES



 **SUBJECT PROPERTY**

DISTANCES


A UT ARLINGTON WEST (2026)
9 MIN

B WALSH RANCH
13 MIN


C LOCKHEED MARTIN
19 MIN


D TEXAS CHRISTIAN UNIVERSITY
25 MIN


E FW ALLIANCE AIRPORT
50 MIN

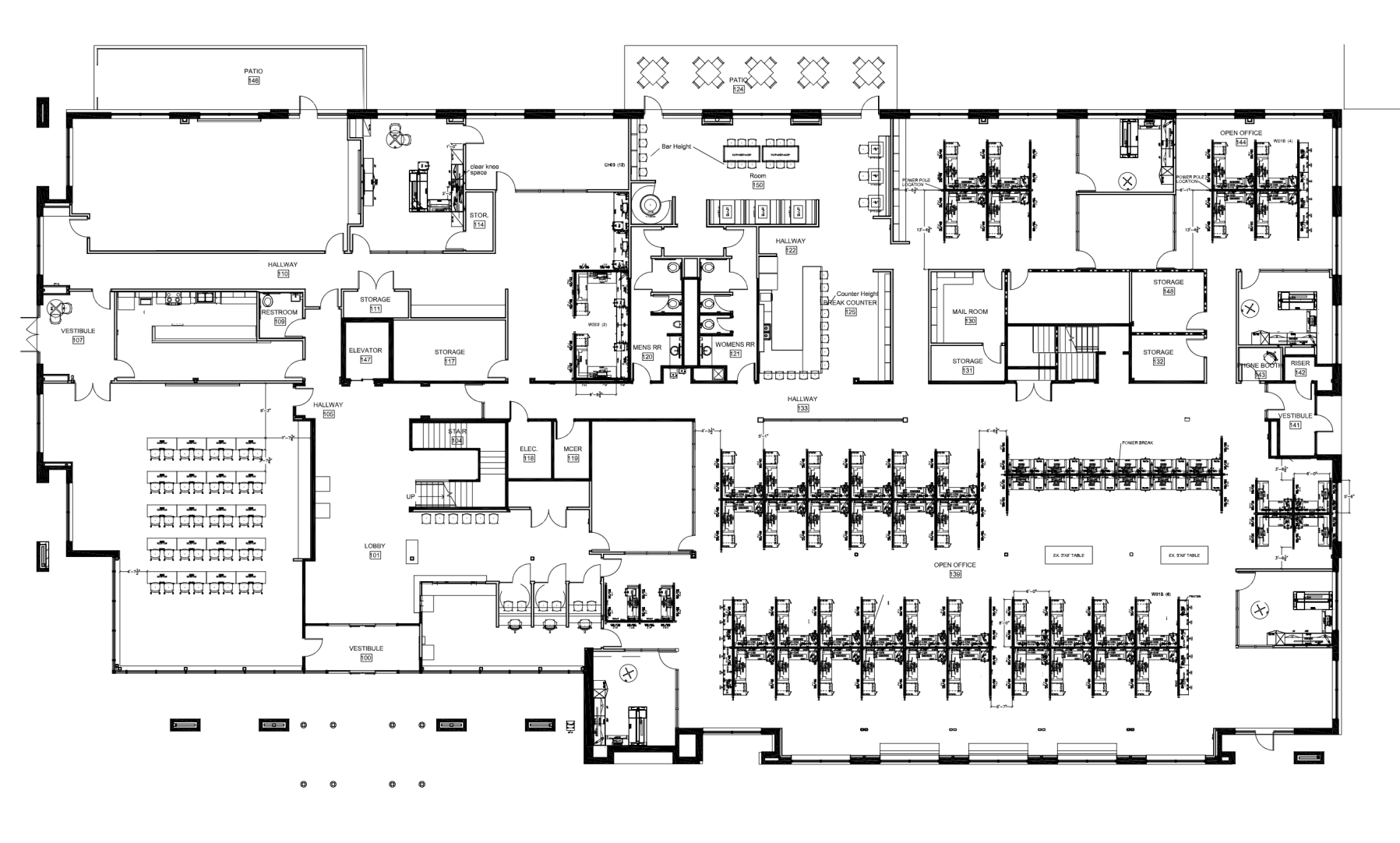
▼ WACO 100 MI
AUSTIN 200 MI

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FLOOR PLAN - FLOOR 1 - 23,842 SF

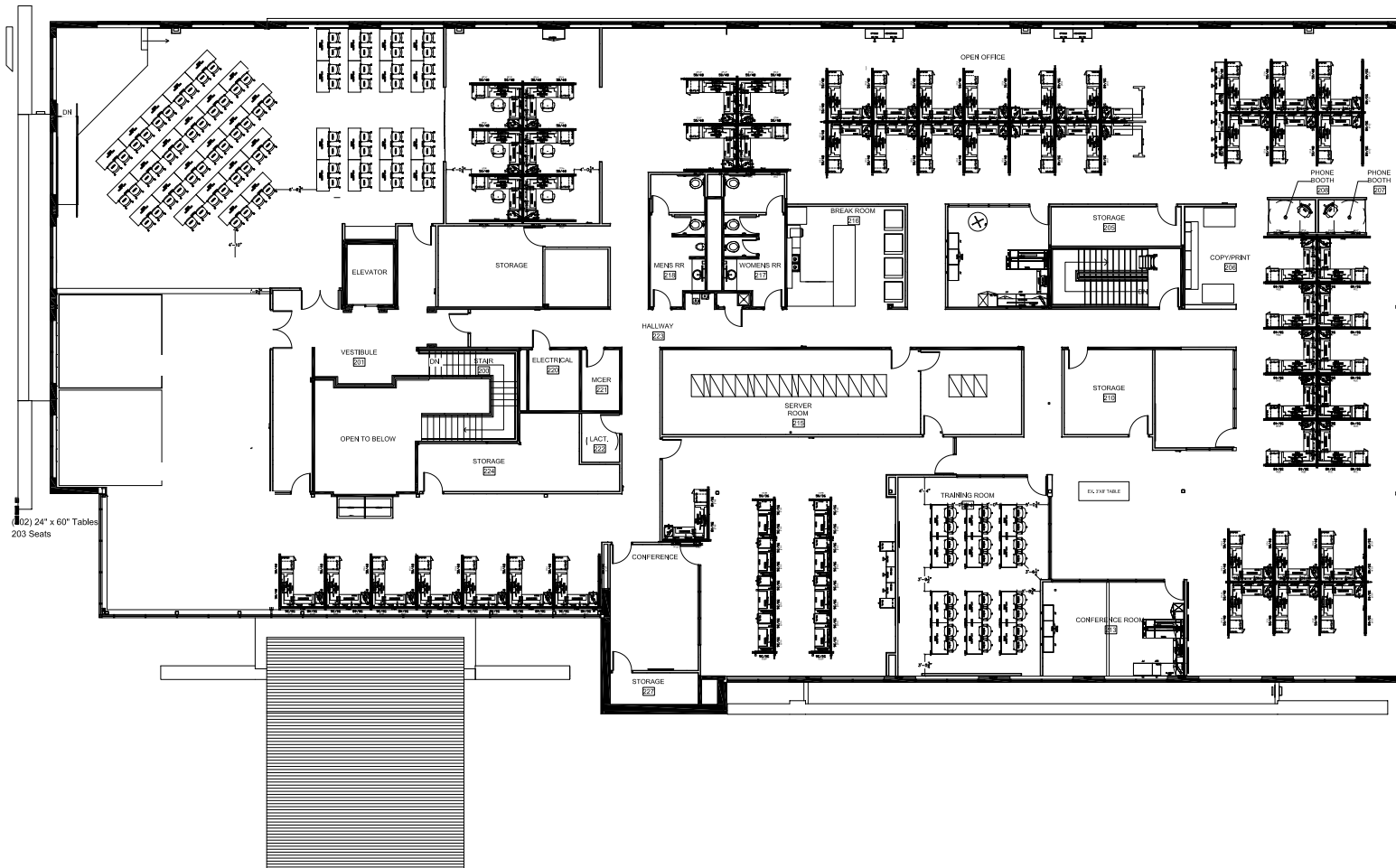


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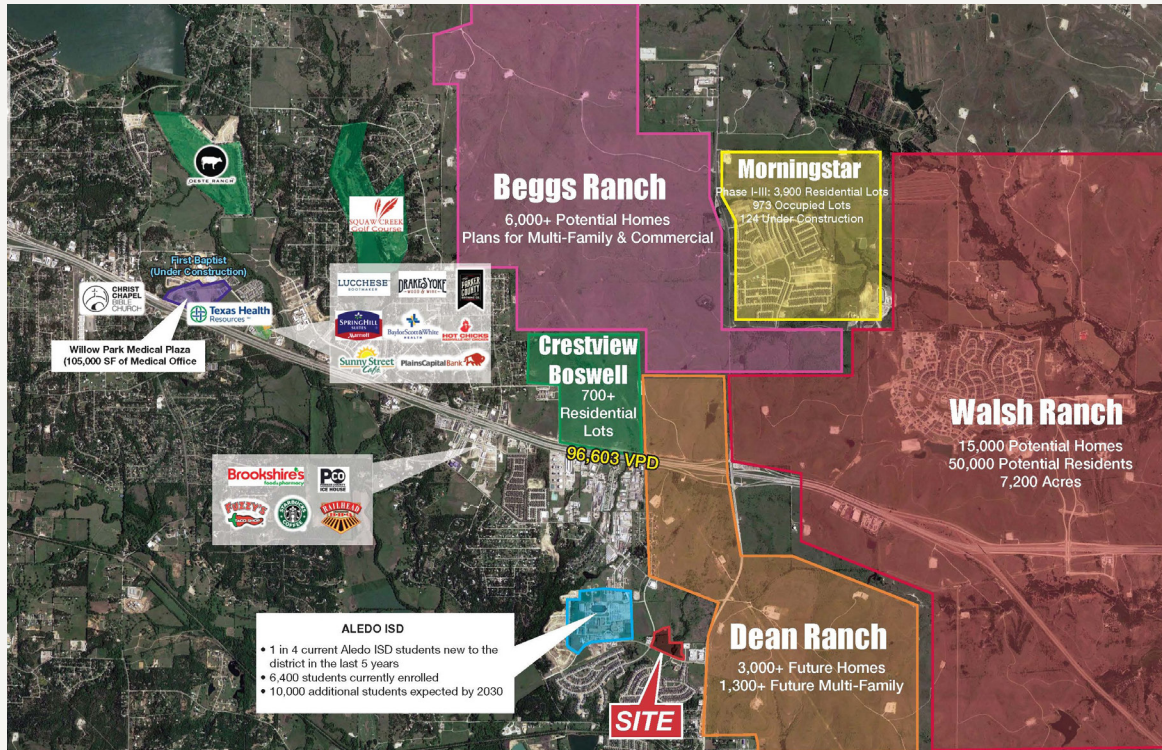
FLOOR PLAN - FLOOR 2 - 23,070 SF



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PARKER COUNTY POPULATION STATS

CURRENT POPULATION	ANNUAL GROWTH RATE
181,630	4.6%
GROWTH FROM 2010-2022	FORECASTED GROWTH BY 2028
34%	+ 23.1%
2040 POPULATION	
281,090	

PARKER COUNTY LABOR FORCE STATS

WITHIN 30 MINUTES	WITHIN 45 MINUTES
181,630	1,091,244
PROJECTED TO ADD BY 2028	
40,003	

ECONOMIC ANNOUNCEMENTS

- [University of Texas at Arlington Announces Westward Expansion](#)
- [\\$500M, 317-acre Willow Park development planned near west Fort Worth](#)
- [Tiger Woods-designed golf course and 900-acre Bluejack Ranch development in Aledo](#)



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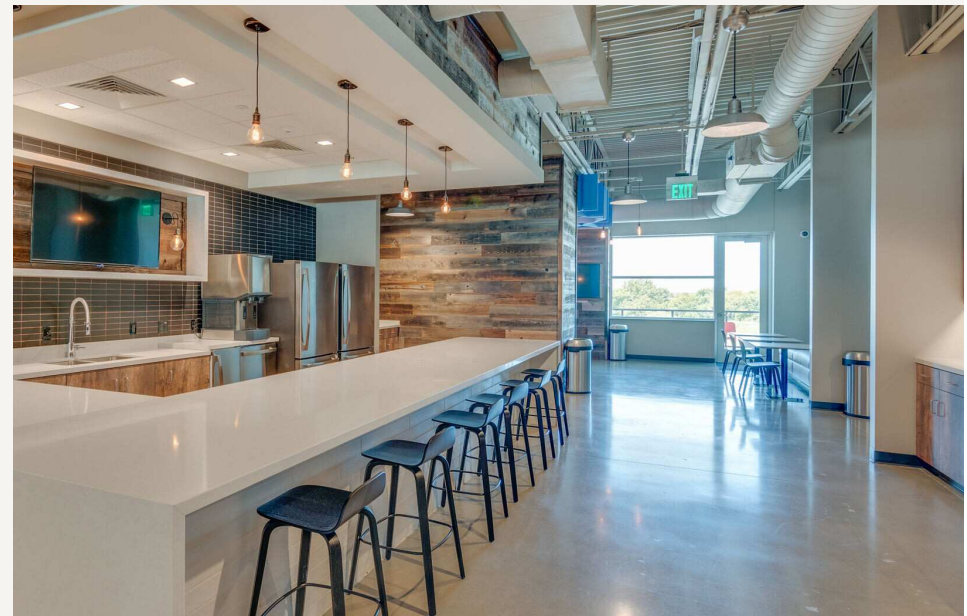
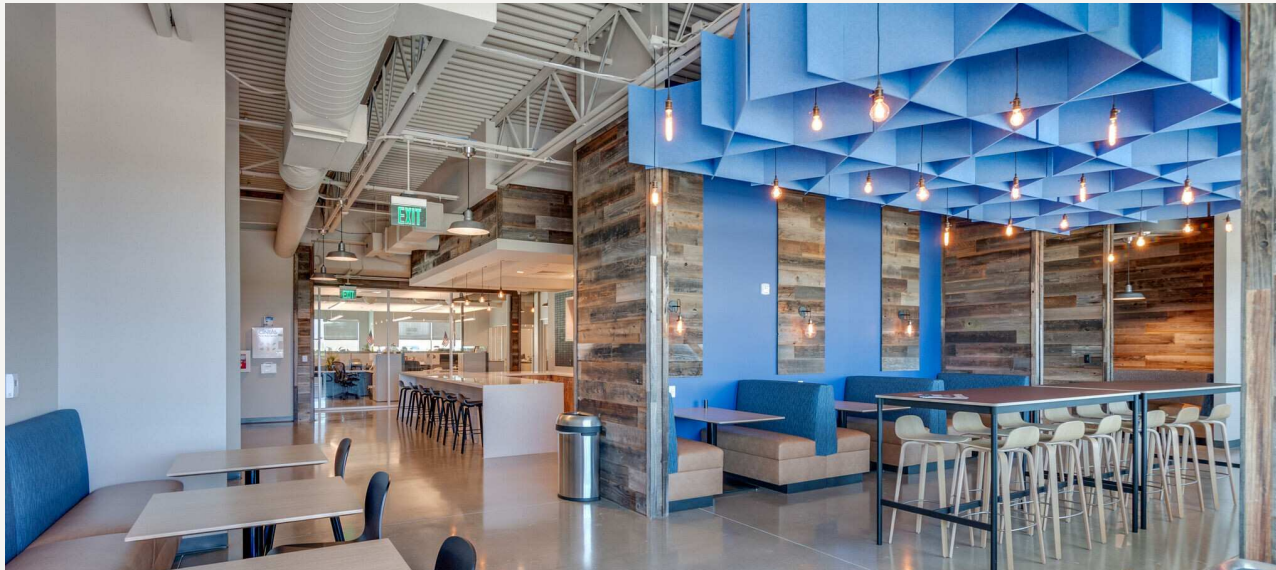
INTERIOR PHOTOS



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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EXTERIOR PHOTOS





LANCARTE
COMMERCIAL

Relentlessly Pursuing What Matters

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