

FOR SALE

Owner Occupy/Investment Opportunity in Aledo

9909 E Bankhead Hwy | Aledo, TX 76008



VISION
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PRICE | **CONTACT BROKER** PROPERTY AREA | **25,200 SF ON 2 ACRES**

PROPERTY HIGHLIGHTS

- 👁️ 14,400 SF available for owner occupy or additional rental income
- 👁️ Clear span building with 20' ceiling height
- 👁️ 10 minutes to Weatherford & Fort Worth
- 👁️ Outside city limits (Parker County)
- 👁️ 10,800 SF leased to PCO Baseball & Softball Academy
- 👁️ Constructed October 2023 - ready for finish out
- 👁️ Option to add ±3,500 SF of building

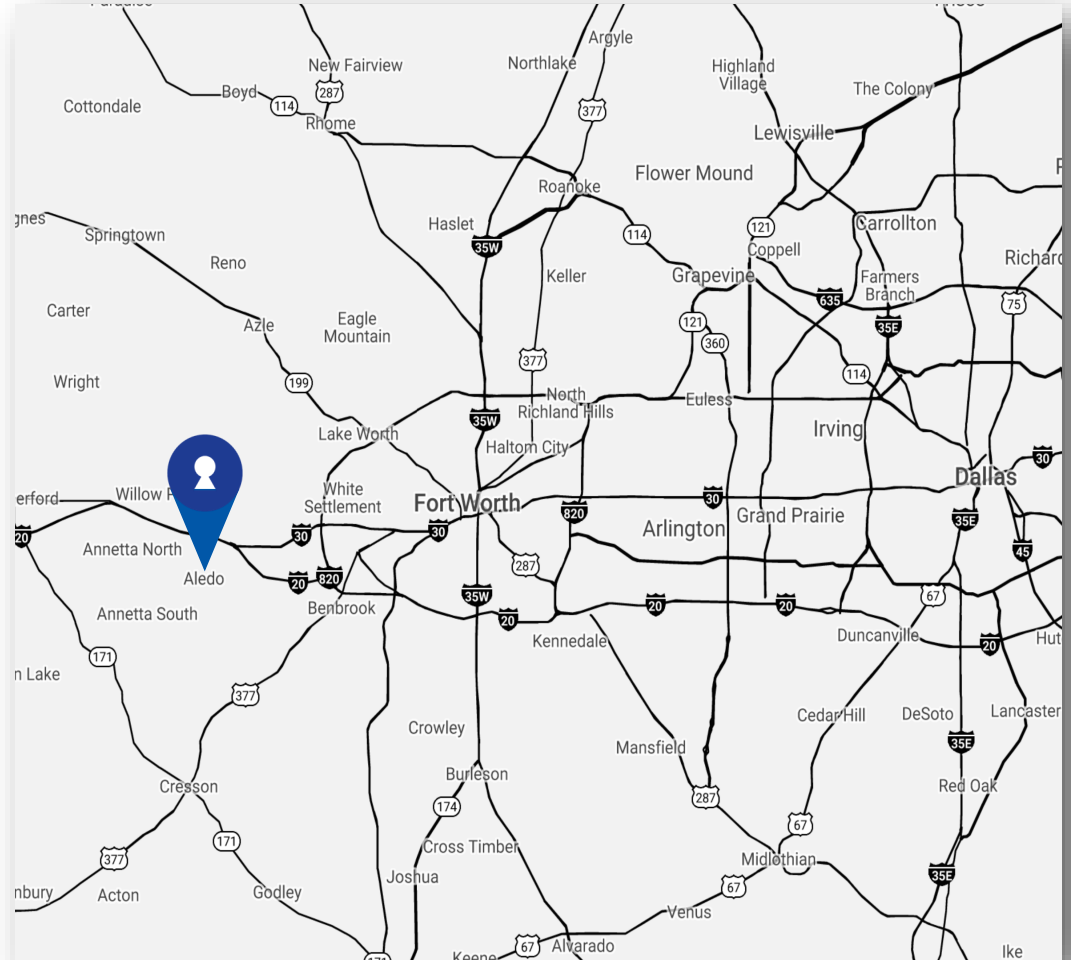
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	2,171	6,011	13,226	27,428
EMPLOYEES	1,340	2,617	3,674	5,591
AVG HH INCOME	\$139,879	\$129,346	\$134,537	\$137,849
POPULATION GROWTH	2.06%	2.25%	2.41%	2.41%

*STDBonline.com 2022

TRAFFIC COUNT

68,000 VPD at West Fwy & 1187





Scenic Dr

McCall Elementary School

City of Willow
Park City Hall

MORNINGSTAR

732 Acre Master
Planned Community

WALSH

7,200 Acre Master Planned
Community

Interstate 20 Frontage Rd

FIRST NATIONAL BANK TEXAS

MAGELLAN

IMPACT
ATHLETIC TRAINING CENTER

PETS WEST Aledo

Dean Ranch

1187

JW

CMG
PRODUCTIONS

H&E Equipment
Services

CrossFit

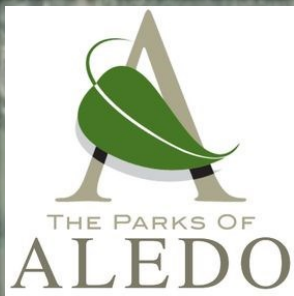
N-TUNE Top 100 Dealer
MUSIC & SOUND

Stillwater Meadow

Coder Elementary
School

E Bankhead Hwy

1000+ Homes with
150 Acres of Park



BEARCATS
Aledo High School

CVS pharmacy **TACO BELL**





Concrete Ingram

FTS International

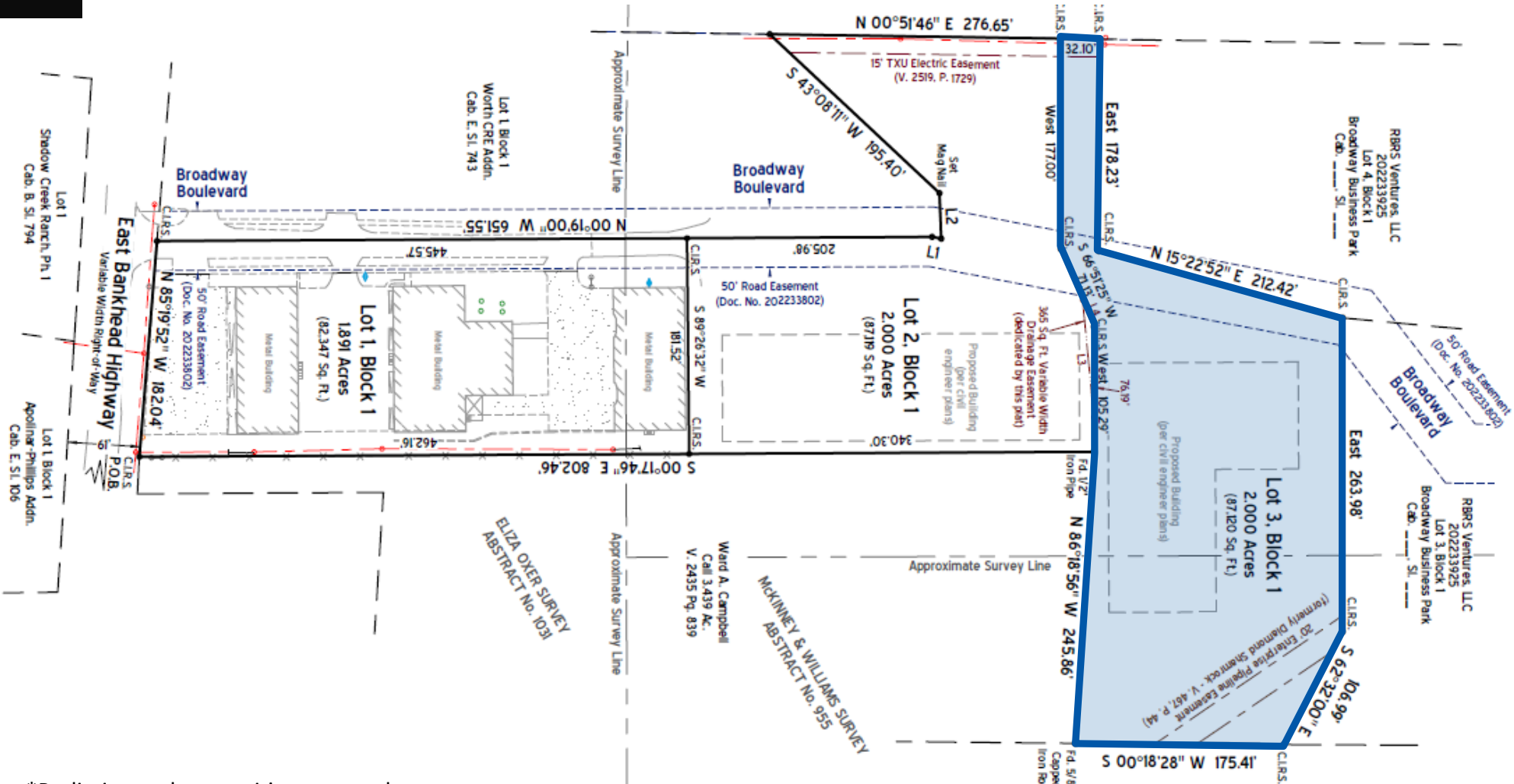
Nu Energy Dr

9909

Ranch House
Storage

Grace Learning
Tree

E Bankhead Hwy



*Preliminary plat - awaiting approval



***Approximate Property Lines and Site Plan**



OVERVIEW

Vision Commercial Real Estate is pleased to present an owner occupy/investment opportunity in Aledo, TX. Population growth for DFW keeps pushing west and Aledo is no exception. Aledo is just 10 mins from Fort Worth and Weatherford. The property sits just 1,800 feet south of I-20 with 84k VPD. The property has a 2nd entrance from the south on E Bankhead Rd. The current tenant—P-CO Baseball & Softball Academy—expanded into this location from their previous location off Nu Energy Rd. The remaining 14,400 SF is perfect for an owner occupy or to lease out for additional cash flow. The space has power, water/sewer, and electric and is ready for finish out.

PRICE	Contact Broker
NOI	Contact Broker
TOTAL SUITES	2
TENANTS	1
OCCUPANCY	43%
EXPIRATION	11/30/2033
GLA	25,200
LOT SIZE	2 AC
YEAR BUILT	2023

This 25,200 sf building sits on a two acre lot with ample parking spaces for employees and customers. There is an abandoned pipeline easement that could be used for an additional $\pm 3,500$ SF of building and more parking. The site also has a newly drilled water well and sits outside city limits.



ABOUT P-CO BASEBALL & SOFTBALL ACADEMY

- Parker County's premier indoor/outdoor training facility
- 9 cages that can be used for hitting, fielding, catching and pitching lessons as well as team practices and individual rentals
- Outdoor turf field can host 5u – 12u baseball team practices/games and all age levels of softball practices/games
- Fall and summer 7v7 touch football leagues that are hosted by NCAA Touch Football Officials
- Both the indoor turf area and outdoor field are multi-purpose, able to convert and be used for soccer, football, and lacrosse practices as well as fitness camps, bootcamps, home school & Little Slugger youth programs
- Weekends are packed with NERF Wars, football & baseball themed birthday parties
- More info: <https://www.pcobaseball.com/>

(information found via P-CO website)

COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



DFW AREA GROWTH

50%
LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH

+328
 people per day (2020)



1,302,041
 added in 2010-2020

7,694,138
 TOTAL POPULATION

11,200,000
 Population by 2045

4TH LARGEST METRO IN U.S. **OVER 200 CITIES**

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

INFORMATION ON BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- 👁️ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- 👁️ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 👁️ Put the interests of the client above all others, including the broker's own interests;
- 👁️ Inform the client of any material information about the property or transaction received by the broker;
- 👁️ Answer the client's questions and present any offer to or counter-offer from the client; and
- 👁️ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 👁️ Must treat all parties to the transaction impartially and fairly;
- 👁️ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 👁️ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 👁️ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- 👁️ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov