

FOR SALE
INVESTMENT

HIGH GROWTH ALEDO/WILLOW PARK MIXED USE BUSINESS PARK

9899-9907 E Bankhead Hwy, Willow Park, TX 76008



VISION
COMMERCIAL REAL ESTATE

MIXED-USE

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TCN
WORLDWIDE
REAL ESTATE SERVICES

PRICE 7.20% Cap | **Contact Broker**

PROPERTY AREA | **43,394 SF** | **3.89 Acres**

PROPERTY HIGHLIGHTS

- 96% Occupied | 15 tenant Mixed Use Business Park totaling 43,394 SF on 3.89 Acres
- \$500 Million Beall-Dean Ranch Development planned just 2.5 miles away
- High-Growth Parker County Demographics — Average household income exceeding \$180,000
- Diversified Tenant Mix — 14% Medical, 38% Retail, and 44% Office/Industrial
- Strategic Location & Access near I-20, Aledo schools, UTA West, H-E-B, and major retail
- Includes 0.57 Acres of additional land for future development

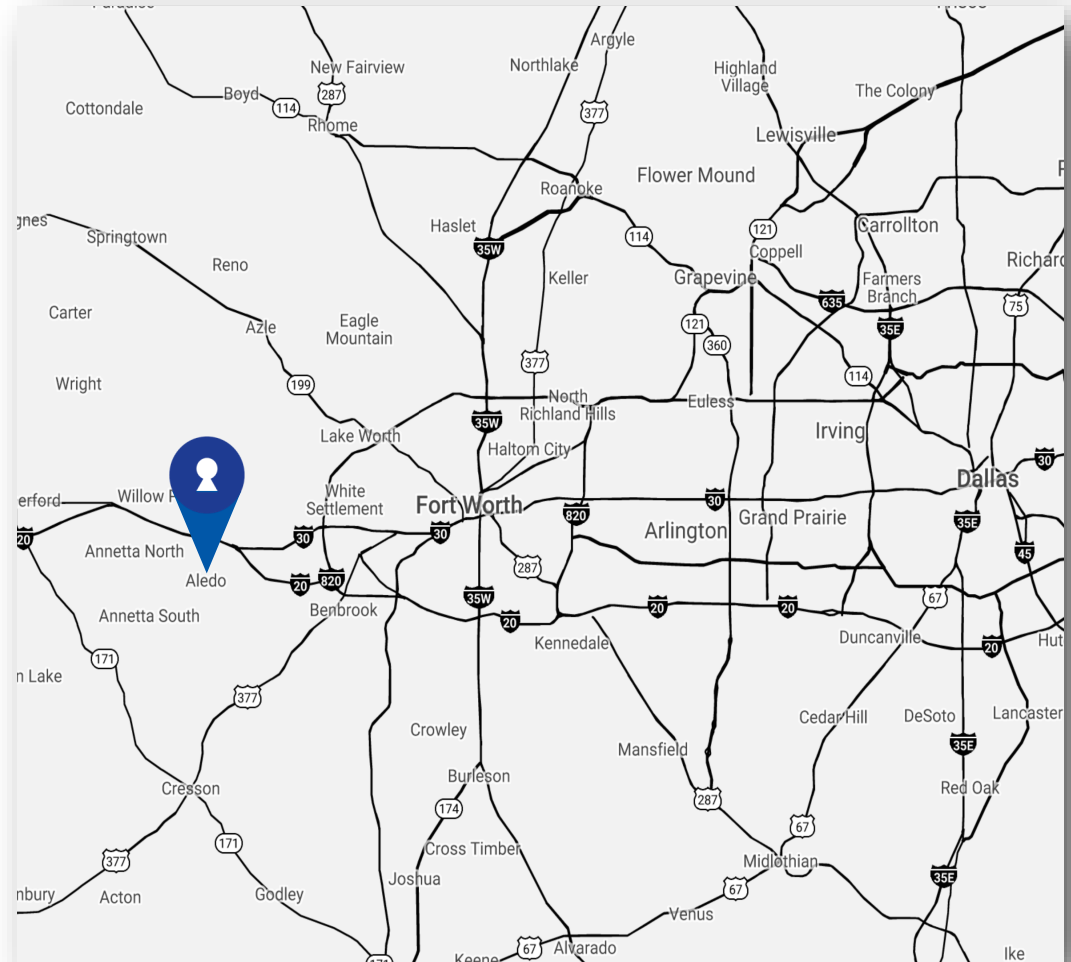
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	3,127	7,522	21,536	35,631
EMPLOYEES	10,000	11,476	14,019	16,519
AVG HH INCOME	\$178,692	\$177,741	\$180,383	\$175,610
POPULATION GROWTH	0.92%	1.52%	5.24%	4.35%

*STDBOnline.com 2025

TRAFFIC COUNT

68,000 VPD at West Fwy & 1187





PARKER COUNTY
BASEBALL  SOFTBALL
ACADEMY



BUILDING 3

9905

BUILDING 2

9901

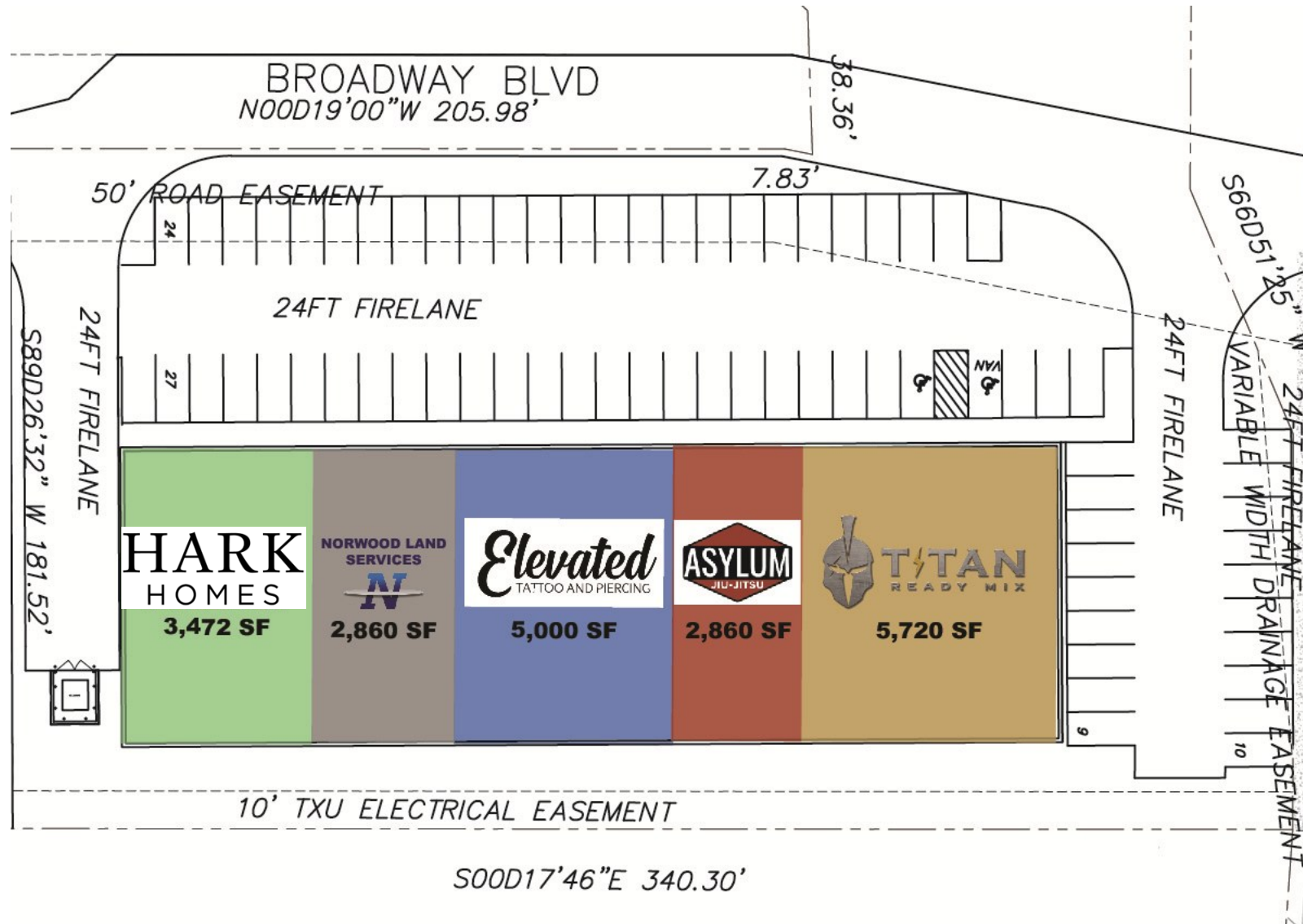
BUILDING 1

9899

Suite	Tenant	SQFT
Building 3		
9905-150	Wolf Construction TX, LLC	1,770
9906-250	Tally Production Systems	1,777
9905-350	Oak & Ollie Homes	1,777
9905-450	Oak & Ollie Homes	1,770
Building 2		
9901-A	Uplift Dance Education	1,900
9901-B	Maverick Driving Academy	1,700
9901-C&D	Destiny Voice & Music Studio	3,325
9901-E	Vacant	1,833
9901-F	Uplift Dance Education	1,530
Building 1		
9899-100	The Wellness Space	2,000
9899-300	KLC Pediatric Therapy	2,066
9899-500	Woerner Physical Therapy	1,000
9899-600	KLP Medspa	1,066

E Bankhead Hwy

9907 - Building 4



**Tenant**

Titan Ready Mix

Line of Business

Titan Mud provides high-quality residential and commercial concrete coatings with a focus on durability, design, and customer satisfaction. Whether it's a garage, patio, or workspace, our priority is delivering a seamless experience with clear communication, honest pricing, and professional installation. We partner with top-grade materials suppliers to ensure long-lasting results that fit your expectations in both performance and cost. At Titan Mud, we strive to offer the best service in the industry and appreciate the opportunity to bring your project to life.

**Tenant**

Elevated Tattoo and Piercing

Line of Business

Elevate Tattoo is a family-owned tattoo and piercing studio in Aledo, TX, offering an upscale, welcoming environment for clients from all walks of life. As the first high-end shop in Parker County, we prioritize cleanliness, comfort, and exceptional customer service. Our artists specialize in customized tattoos and curated piercings, using modern techniques and a commitment to craftsmanship and integrity. With features in *Fort Worth Magazine* and Laura Lape's blog, Elevate has earned recognition across the greater DFW area for delivering a top-tier, personalized experience.

**Tenant**

Hark Homes

Line of Business

Hark Homes is dedicated to creating thoughtfully designed, quality-built homes that prioritize function, livability, and timeless style. We guide clients through every stage of the process—from planning and design to construction and finishing—ensuring a seamless and enjoyable experience. Our team focuses on architectural flow, curated details, and craftsmanship that stands the test of time. At Hark, our mission is to build homes that feel intentional, refined, and truly personal, so families can focus on what matters most: living well.



Tenant Wolf Construction

Line of Business WOLF Construction is a Texas-based general contractor specializing in industrial, commercial, agricultural, and equine projects, delivering ground-up builds, metal structures, and comprehensive renovations with a focus on quality, integrity, and efficiency. As a design-build firm, WOLF partners with leading architects, engineers, and suppliers to provide seamless project execution from budgeting to completion. Known for its “Built Fierce” standard, the company is committed to durable craftsmanship, transparent communication, and a client experience rooted in reliability and trust.



Tenant Maverick Driving Academy

Line of Business Maverick Driving Academy is a privately-owned driver education school serving Burleson, Aledo, and surrounding Texas counties, offering a full suite of services including complete teen driver education, online adult courses, private drives and DPS-authorized road testing. Led by experienced instructors in modern vehicles, the team focuses on teaching safe, defensive driving while providing parents and students with clear guidance through the licensing process. With flexible scheduling, strong customer service, and a commitment to quality instruction, Maverick aims to make the journey to a driver’s license smooth, educational and confident.



Tenant KLC Pediatric Therapy

Line of Business KLC Pediatric Therapy is a clinician-owned practice providing specialized pediatric services—including speech and language therapy, feeding and myofunctional therapy, occupational and physical therapy, dyslexia support, tutoring, counseling, and evaluations—across Aledo, East Dallas/Sunnyvale, and Rockwall. With highly trained therapists and flexible care options, KLC focuses on personalized, family-centered treatment in a warm, supportive environment, helping children reach their fullest potential through collaborative, compassionate care.









Offering Summary

Price	Contact Broker
Price PSF	Contact Broker
Net Operating Income	Contact Broker
Cap Rate	7.20%
WALT	4.0
Tenants	15
Occupancy	96%
GLA	43,394
Lot Size	3.89
Year Built	2003/2025

Vision Commercial Real Estate is pleased to offer a 96% occupied, 15-tenant mixed-use business park totaling 43,394 SF on 3.89 acres in Aledo, Texas. The property features a diversified mix of medical, retail, and office tenants across new 2025 construction and buildings remodeled in 2020, supported by a stable rent roll of long-term NNN and modified gross leases.

Strategically positioned near I-20 in one of DFW's fastest-growing corridors, the asset benefits from exceptional population growth and affluent surrounding demographics. Aledo's population has increased approximately 46.5% since 2020, while Parker County has grown approximately 24.6% to nearly 185,000 residents. Within three miles of the property, average household income exceeds \$180,000, providing a strong demographic foundation for retail, medical, and professional service demand.

The property is minutes from Aledo High School, H-E-B, major retail development, and the new 51-acre UTA West campus, currently under construction and scheduled to open in Fall 2028. The surrounding growth story is further enhanced by the planned \$500 million Beall-Dean Ranch development approximately 2.5 miles away, creating additional residential and commercial investment in the immediate area.

The offering provides multiple avenues for future value creation, including converting remaining modified gross leases to NNN structures, attracting regional or national tenants as leases roll, and capitalizing on approximately 0.57 acres of additional land for future development

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon

salesforce

#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

With a year over year gain of
277,600 jobs as of July 2022

+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



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT RICHMOND

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

30 Higher Education Institutions

15 Major Universities Including:

TCU

SMU



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations

INFORMATION ON BROKERAGE SERVICES



Information About 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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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