

BILL Ford

UBF
REALTOR
LYNCH LEGACY
REALTY GROUP, INC.

LAKE WEATHERFORD



PRIME COMMERCIAL PROPERTY IN THE HEART OF HUDSON OAKS
2.14 ACRES | UNMATCHED LOCATION!

185 CENTER POINT
WEATHERFORD, TX

BFORD@LYNCHLEGACYEXP.COM

BILL FORD REALTOR
817-456-8153

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable city ordinances, zoning regulations, and permits required by Hudson Oaks and Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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PREFERRED TITLE COMPANY:

LEGACY LAND & TITLE

817-441-1000

SJOHNSON@CLOSEWITHLEGACY.COM

INVESTMENT SUMMARY:

Exceptional investment opportunity positioned just seconds off I-20 with easy access to HWY 180. Surrounded by top retailers, dining, and recreational attractions in one of Parker County's fastest-growing areas.

SELLING POINTS:

Strategic Location: Centrally positioned between I-20 and HWY 180, ensuring high visibility and convenient access for local and regional traffic.

Retail & Dining Hub: Walking distance to Costco and near major retailers including Walmart and H-E-B, plus a variety of popular eateries.

Entertainment & Recreation: Close proximity to Splash Kingdom Waterpark and Hudson Oaks Airpark, drawing consistent family and tourist traffic.

Rapid Growth: Situated in one of Parker County's most dynamic commercial corridors with ongoing residential and business development.

Endless Potential: Ideal for retail, office, or service-based businesses seeking prime real estate in a high-traffic, high-demand location.

This is a rare chance to secure a premium commercial spot in a thriving community that continues to expand and attract new visitors and residents alike.



PRICE: As Listed



ZONING: Currently Agriculture



MEDIAN HOUSEHOLD INCOME: \$94,637

INVESTMENT HIGHLIGHTS:

0.2 miles from I-20 access ramp

20 minutes to Fort Worth

Proximity to major attractions like Splash Kingdom Waterpark and Urban Air

Walking distance to Costco

Within a mile from Walmart, Toyota Dealership, Ford Dealership and HEB.

Parker County is one of the fastest-growing counties in Texas, with a booming population, expanding infrastructure, and thriving commercial and residential developments.

TRAFFIC & ACCESSIBILITY STATISTICS



I-20 NEAR
HUDSON OAKS
EXPERIENCES
APPROXIMATELY
77,951 VEHICLES
PER DAY

The property is strategically situated between I-20 and HWY 180, providing seamless access to both major routes.

Key intersections, such as I-20 at South Oakridge Drive and Highway 180 at Thompson Trail, facilitate smooth ingress and egress, contributing to the area's high traffic volumes.



THIS
HIGHWAY SEES
ABOUT
25,024 VEHICLES
PER DAY IN
HUDSON OAKS.



LAKE WEATHERFORD





PROXIMITY TO LOCAL ATTRACTIONS

Splash Kingdom Waterpark – 0.7 miles

Lake Weatherford Boardwalk – 4 miles

Chandor Gardens – 6 miles

Clark Gardens Botanical Park – 9 miles

Fort Worth Stockyards - 21 miles

Fort Worth Zoo – 23 miles

AT&T Stadium – 30 miles

Globe Life Field – 31 miles

Six Flags Over Texas – 32 miles

DFW International Airport – 40 miles

Dallas Love Field Airport – 45 miles

Downtown Dallas – 50 miles

Granbury Historic Square – 25 miles

Dinosaur Valley State Park – 50 miles

HUDSON OAKS

Welcome to HUDSON OAKS

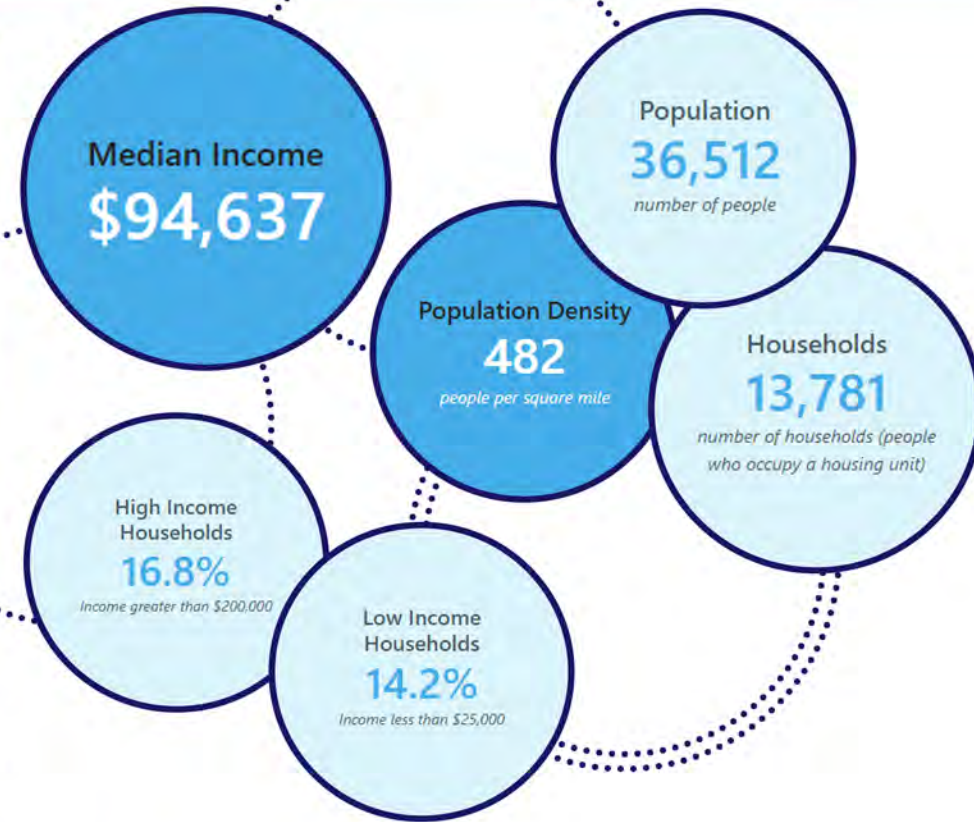
Hudson Oaks, Texas – A City Without Property Taxes

Founded in 1978, Hudson Oaks is a thriving city of 3,500 residents in Parker County that provides essential municipal services without levying property taxes. The city's founders believed sales tax, rather than real estate taxes, could generate the needed revenue—a guiding principle that still sets Hudson Oaks apart today.

With two corporate headquarters—Nextlink, an internet service provider, and Superior Livestock, America's leader in cattle auctions—Hudson Oaks boasts a diverse business base along the I-20 corridor. This economic strategy has enabled sustained growth while keeping property taxes at zero, even during economic slowdowns.

The city prioritizes creative, sustainable development and regional cooperation, as seen in the 2023 Fort Worth water line project, which secures long-term water supply for Hudson Oaks and neighboring Willow Park.

For over 40 years, Hudson Oaks has balanced no-tax, low-tax values with innovation, ensuring residents and businesses save thousands annually on property taxes while enjoying urban amenities. Visit Hudson Oaks to experience its vibrant community and signature events like the Boomin' 4th fireworks show and COHOHO Christmas festivities at Gene Voyles Park.



MEDIAN INCOME

for a 5 mile radius around the center of Hudson Oaks

ANNETTA NORTH \$131,817
WILLOW PARK \$128,443
ANNETTA \$133,426
ANNETTA SOUTH \$163,684

SOURCE: WWW.CENSUS.GOV

RENDITION ONLY



**APPROXIMATE
PROPERTY LINE**

Prime 2+ acre lot in thriving Hudson Oaks—perfect for your next restaurant, office suites, or mixed-use vision. With high visibility and booming growth, the possibilities are truly endless!

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5177 E I-20 SERVICE RD NORTH
WILLOW PARK, TX 76087

APPROXIMATE
.48 ACRES
.5 ACRES

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