

20 ACRES

PROPERTY LINE
APPROXIMATE

INFRASTRUCTURE
IMPROVEMENT

PRIME DEVELOPMENT TRACT

20 ACRES OF FLAT, UNZONED LAND | HUDSON OAKS

INVESTMENT SUMMARY

Located just less than one mile from U.S. Highway 180 in the rapidly expanding Hudson Oaks, Texas / Weatherford, Texas area of Parker County, this 20-acre tract offers an exceptional development opportunity owing to its strategic positioning, flat topography, and flexible zoning status. The parcel lies just outside municipal limits, currently un-zoned, which enables a wide array of development options—from a retail/office campus to residential, mixed-use or large-footprint commercial. Its proximity to key thoroughfares, major growth corridors and strong regional demographics gives this project immediate and future value.

SELLING POINTS

Size: 20 acres for sale

Location: Hudson Oaks - Parker County

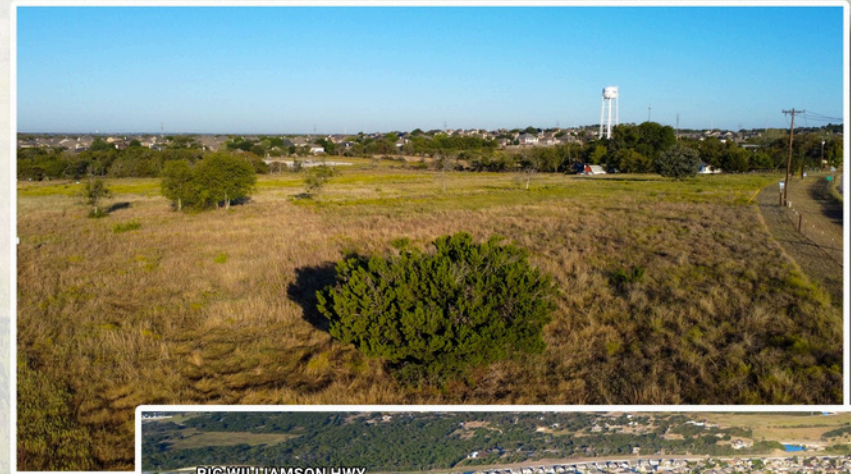
Taxes: The City of Hudson Oaks does not levy a municipal ad valorem (property) tax on real estate.

Flexible Zoning Advantage: Being un-zoned gives maximum freedom to structure the future use: you may choose retail/office, residential, mixed-use or industrial/commercial campus.

Rapid Growth Area: The Hudson Oaks / Weatherford area is in the path of strong suburban and exurban expansion from the Fort Worth / Dallas Metroplex.

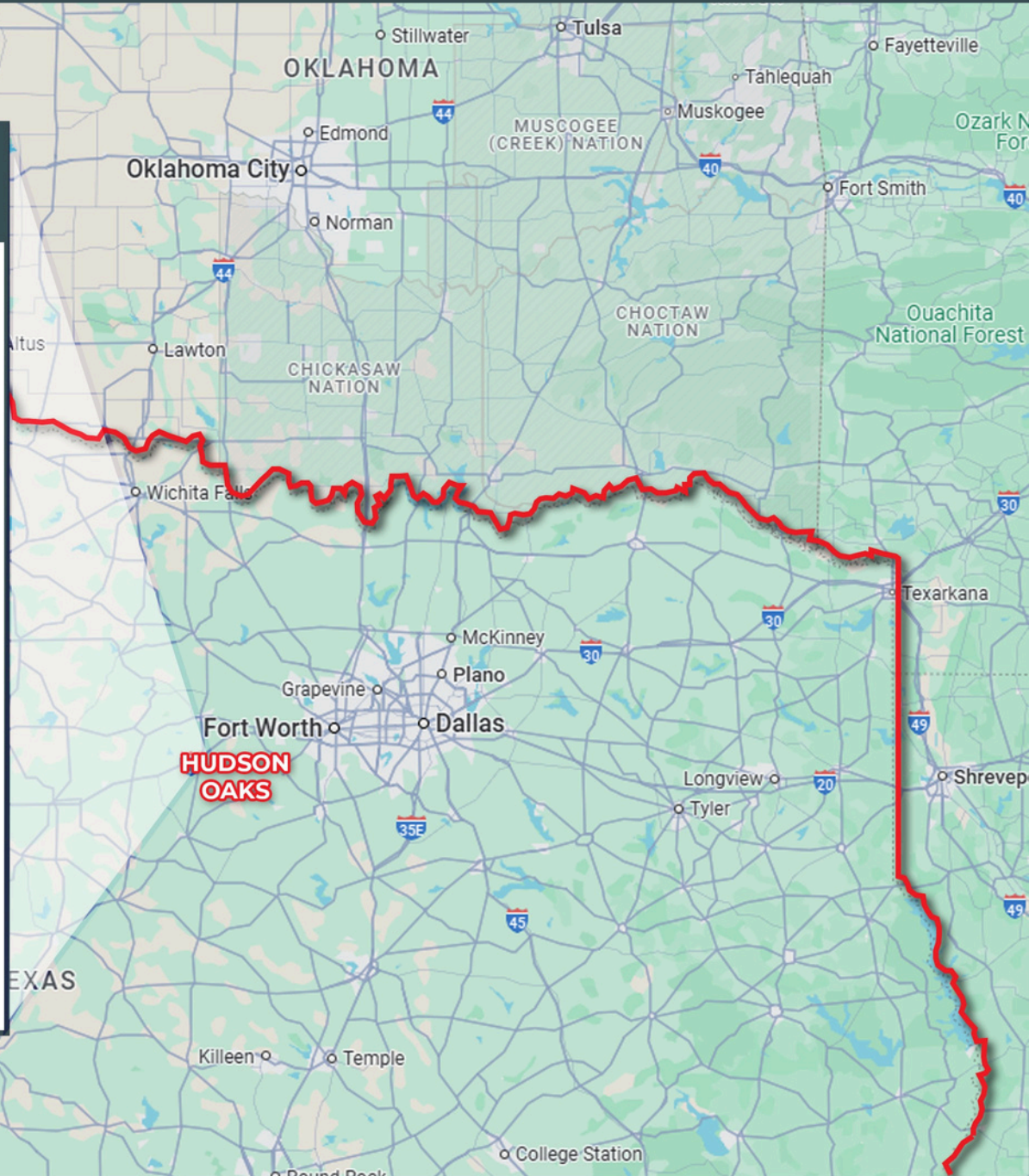
Dual Utility Access Options: With water and sewer nearby from either Weatherford or Hudson Oaks, the infrastructure upside is clear and developer risk is reduced.

Relative "Edge" Position, but Near Critical Mass: Though just outside city limits, the site enjoys the benefits of being near municipal services, while potentially harnessing lower regulatory burden or county pathways.



PROXIMITY TO LOCAL ATTRACTIONS

- Wal-Mart** - 1 mile
- HEB** - 2 miles
- Parker County Airport** - 4 miles
- Costco** - 5 miles
- Weatherford** - 6 miles
- Weatherford College** - 7 miles
- Fort Worth** - 20 miles
- Lake Mineral Wells State Park** - 18 miles
- AT&T Stadium** - 39 miles
- Globe Life Field** - 39 miles
- Six Flags Over Texas** - 39 miles
- DFW International Airport** - 54 miles
- Dallas Love Field Airport** - 45 miles
- Downtown Dallas** - 58 miles



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 1-20 corridor. This economic strategy has enabled sustained growth while keeping property taxes at zero, even during economic slowdowns.

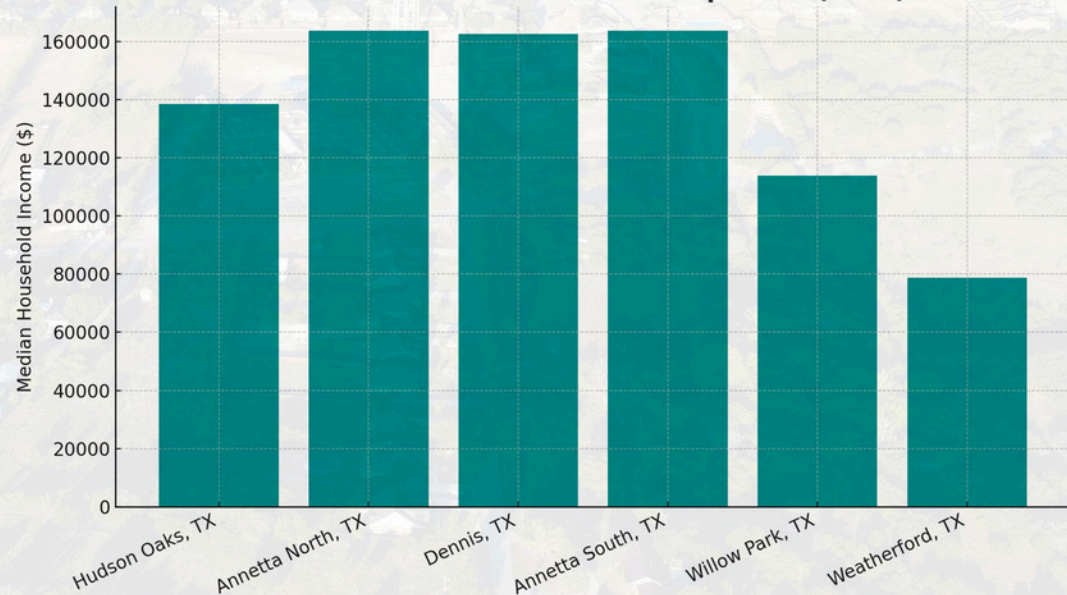
The city prioritizes creative, sustainable development and regional cooperation, as seen in the 2023 Fort Worth water line project, which secures long-term water supply for Hudson Oaks and neighboring Willow Park.

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 Boom in' 4th fireworks show and COHOHO Christmas festivities at Gene Voyles Park.

Population: Parker County is experiencing rapid population growth, with a 41.3% increase between 2010 and 2022, and an estimated 2025 population of 188,606

Median age: The median age in Hudson Oaks, TX is approximately 40 to 41.9 years

Median Household Income Comparison (2023)



SOURCE: DEMOGRAPHICSBYRADIUS.COM/

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 City of 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:

BILL FORD
817-456-8153
BILL@BILLANDDANIELLEFORD.COM

MORRIS DUREE
817-219-2220

Preferred Title Company

Baker Firm
Jenny Bisceglia, Escrow Officer
jbisceglia@fidelity-usa.com
830-931-4845



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.

11-09-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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. 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

EXP Commercial, LLC	9610212	tx_broker@expcommercial.com	855-456-0324
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Clifford Bogart	313043	tx_broker@expcommercial.com	(214) 704-9862
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Clifford Bogart	313043	tx_broker@expcommercial.com	214-704-9862
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
William E Ford III	827317	william.ford@expcommercial.com	(817) 456-8153
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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TXR 2501