

Flex Space/Retail For Sale or Lease

10450 E. Bankhead Hwy, Aledo TX 76008

OFFERING MEMORANDUM



Scott Lowe
League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739

LEAGUE Commercial

Flex Space/Retail For Sale or Lease

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Property Images

04 Demographics

General Demographics

Exclusively Marketed by:



Scott Lowe

League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739

LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

FLEX SPACE/RETAIL FOR SALE OR LEASE

OFFERING SUMMARY

ADDRESS

10450 E. Bankhead Hwy
Aledo TX 76008

FINANCIAL SUMMARY

PRICE

Please Contact Broker for Price

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,974	22,043	37,867
2026 Median HH Income	\$158,509	\$164,807	\$156,593
2026 Average HH Income	\$190,065	\$195,474	\$187,317

For Sale in High Growth Area off Bankhead Hwy, Near Aledo High School

- 5,000 SF Flex Building Situated on 1.3 Acres
- Zoned Commercial in the County, making this property truly development ready.
- Clear-span building with an office mezzanine, providing an open, flexible layout for a variety of uses.
- Functional office area providing a comfortable private workspace for management or administrative operations. The space is also conveniently equipped with 2 on-site restrooms.
- HVAC throughout the building provides year-round comfort and climate control.
- Features 16ft Ceilings and 12ft Roll-Up Door





02

Location

Location Summary

Local Business Map

FLEX SPACE/RETAIL FOR SALE OR LEASE

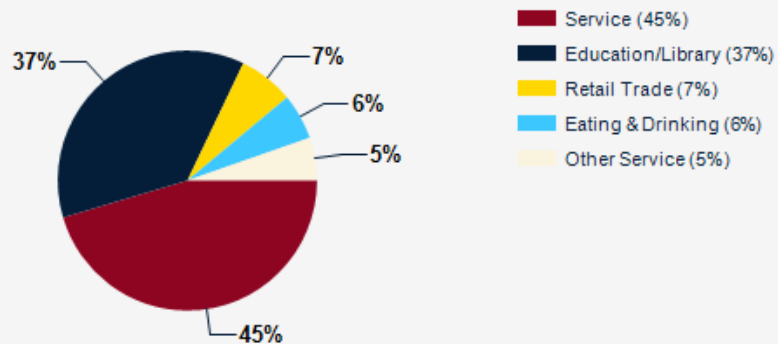
Prime Location in a Fast Growing Market

- The location is right off Bankhead Hwy, which has 6,000 VPD, and near Aledo High School and Elementary School. It is also surrounded by several new housing developments and within minutes of national retailers.

Strong Population Growth & High-Income Demographics

- Within 3 miles, population is projected to increase more than 38% from 2026 to 2031, while median household income is approximately \$165,000. The property benefits from Bankhead Highway exposure with approximately 6,000 vehicles per day and proximity to Aledo schools, expanding residential neighborhoods and national retailers.
- Average household incomes exceed \$180,000 within 1-3 miles, supporting strong retail demand.

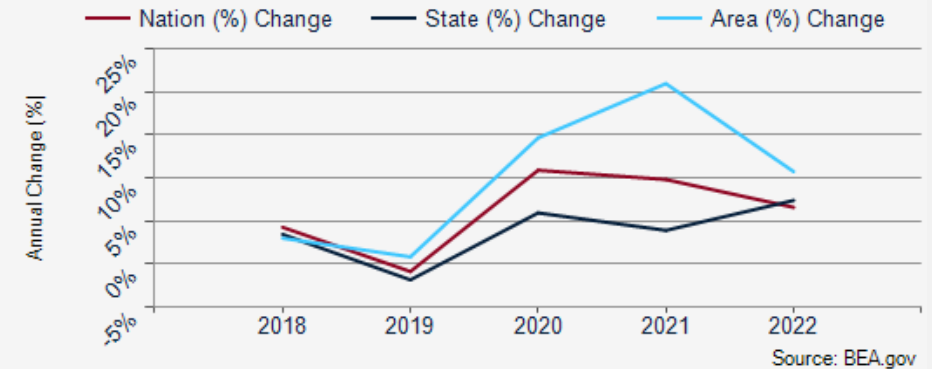
Major Industries by Employee Count

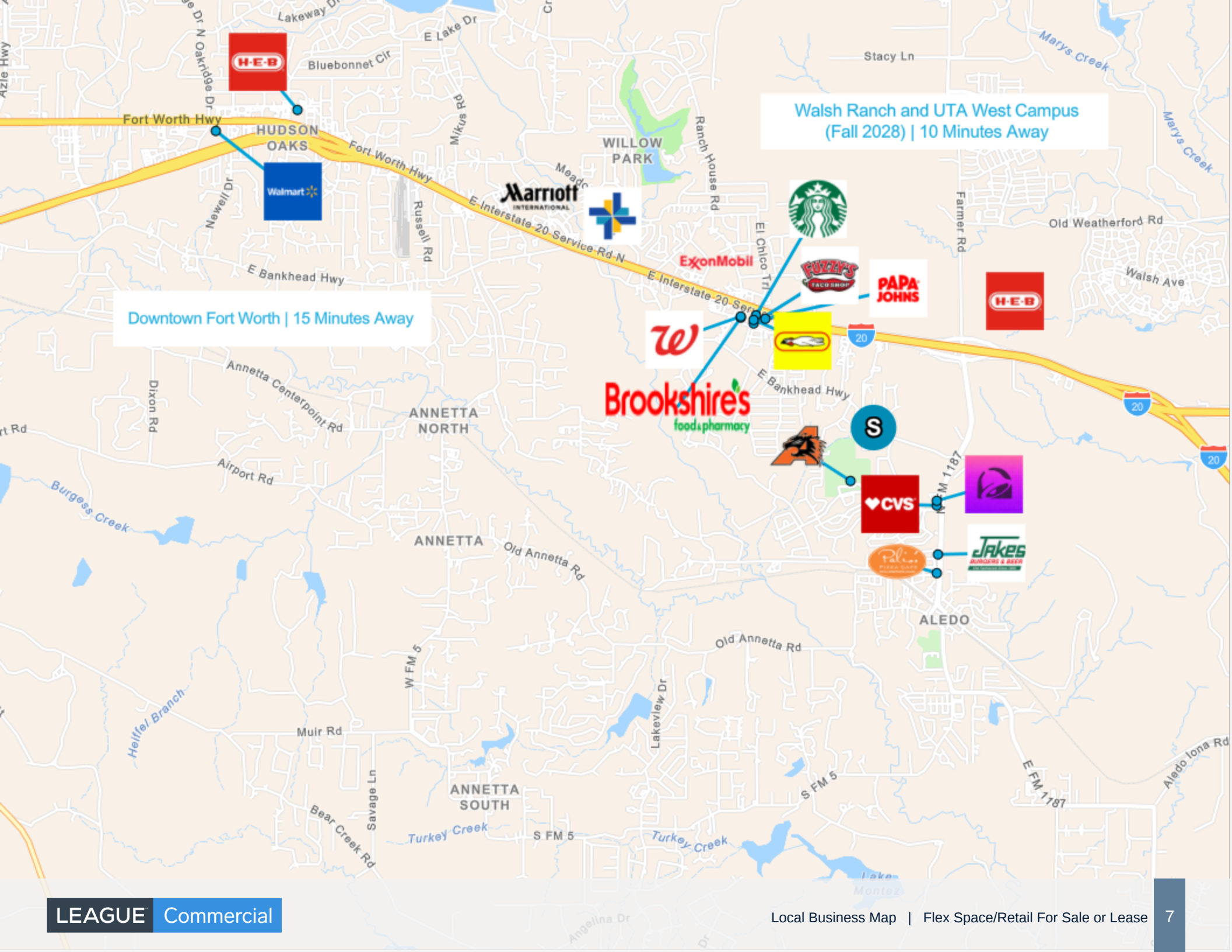


Largest Employers

American Airlines	40,600
BNSF Railway Company	35,000
Lockheed Martin	22,950
Texas Health Resources	19,230
Fort Worth Independent School District	11,330
NAS-Fort Worth Joint Reserve Base	11,300
General Motors Financial Corporate HQ	9,000
JPS Health Network	7,132

Parker County GDP Trend





Walsh Ranch and UTA West Campus
(Fall 2028) | 10 Minutes Away

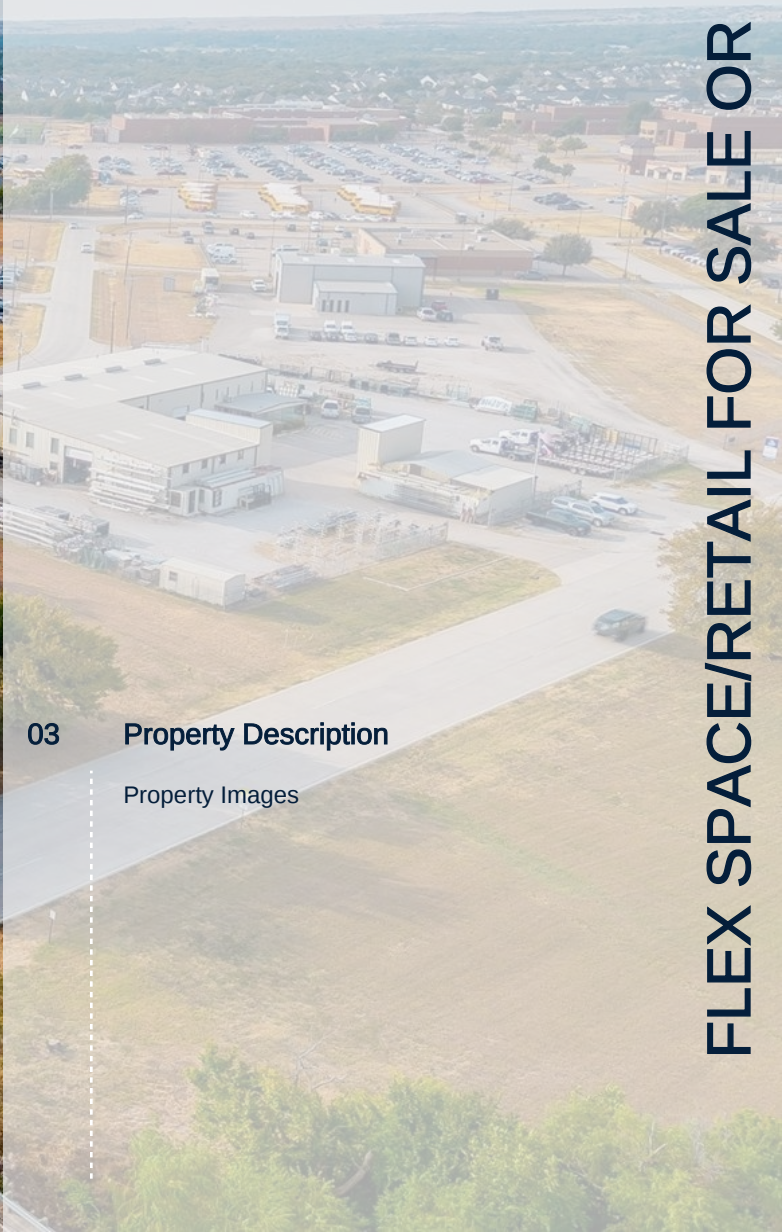
Downtown Fort Worth | 15 Minutes Away



03

Property Description

Property Images



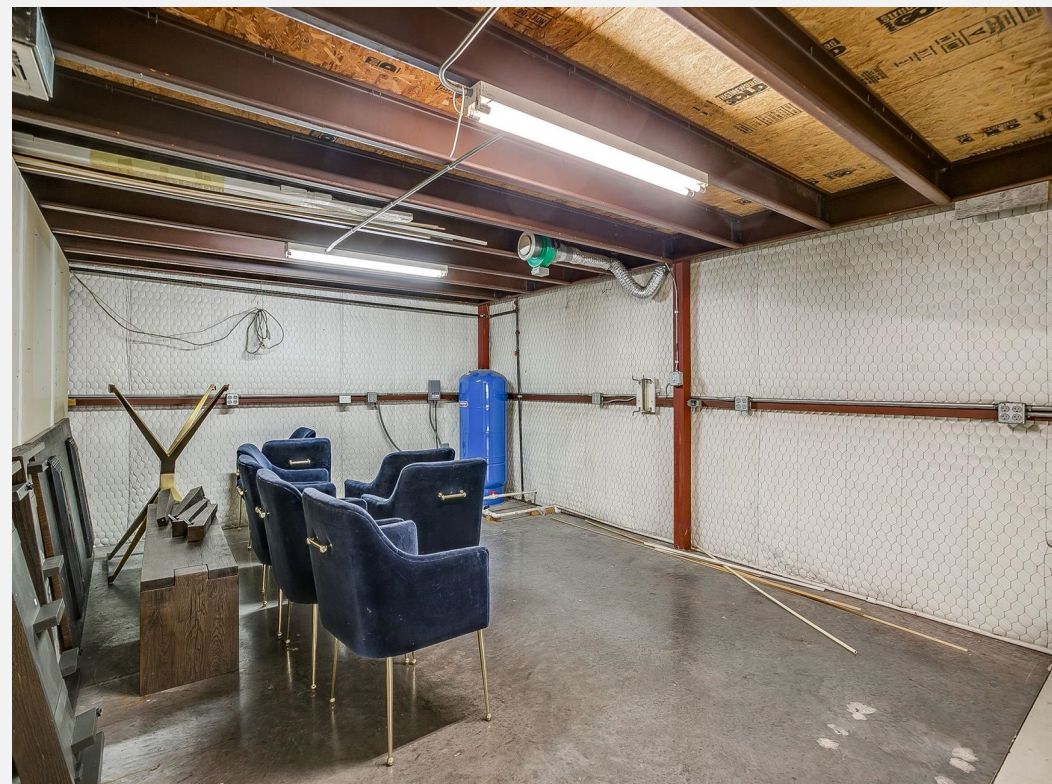
FLEX SPACE/RETAIL FOR SALE OR LEASE











Newington T-100			
SN#	North	East	West
000	0405712.04	2140025.03	0011.02
002	0405724.04	2140035.03	002.03

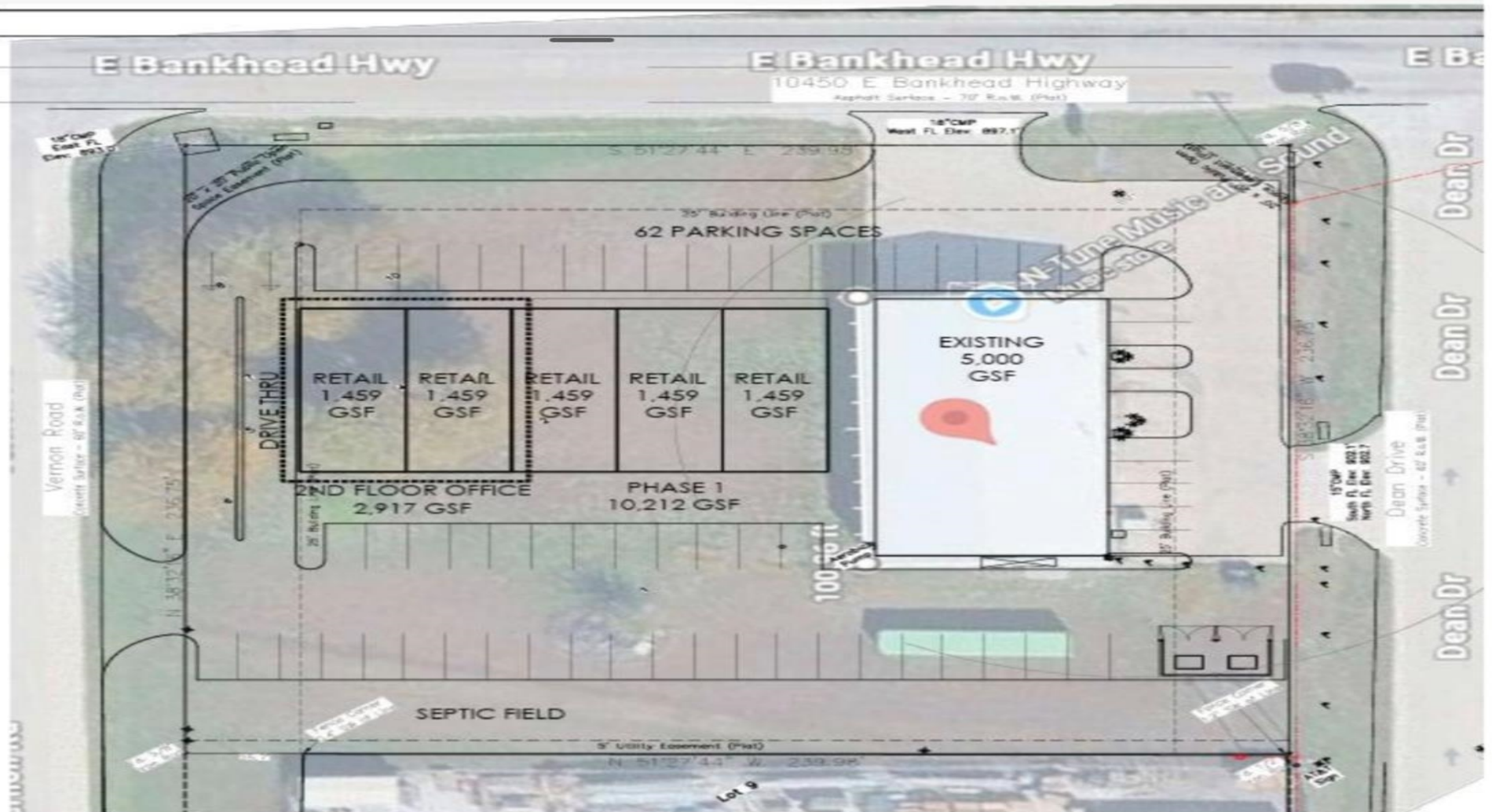
Legend	
	Logic Pole
	Power Pole
	Overhead Electric
	City Meter
	Electric Meter
	Telephone Stand
	Water Stand
	Staircase
	Garage
	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Sanitary Sewer Cleanout
	Storm Sewer Cleanout
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Sewer



be isolated for planning phases, but would be upon beginning of construction.



**TEXAS
SURVEYING &
ENGINEERING**
WEATHERFORD • WHEELER WELLS • ALDO



1" = 40'-0"
04/17/2026



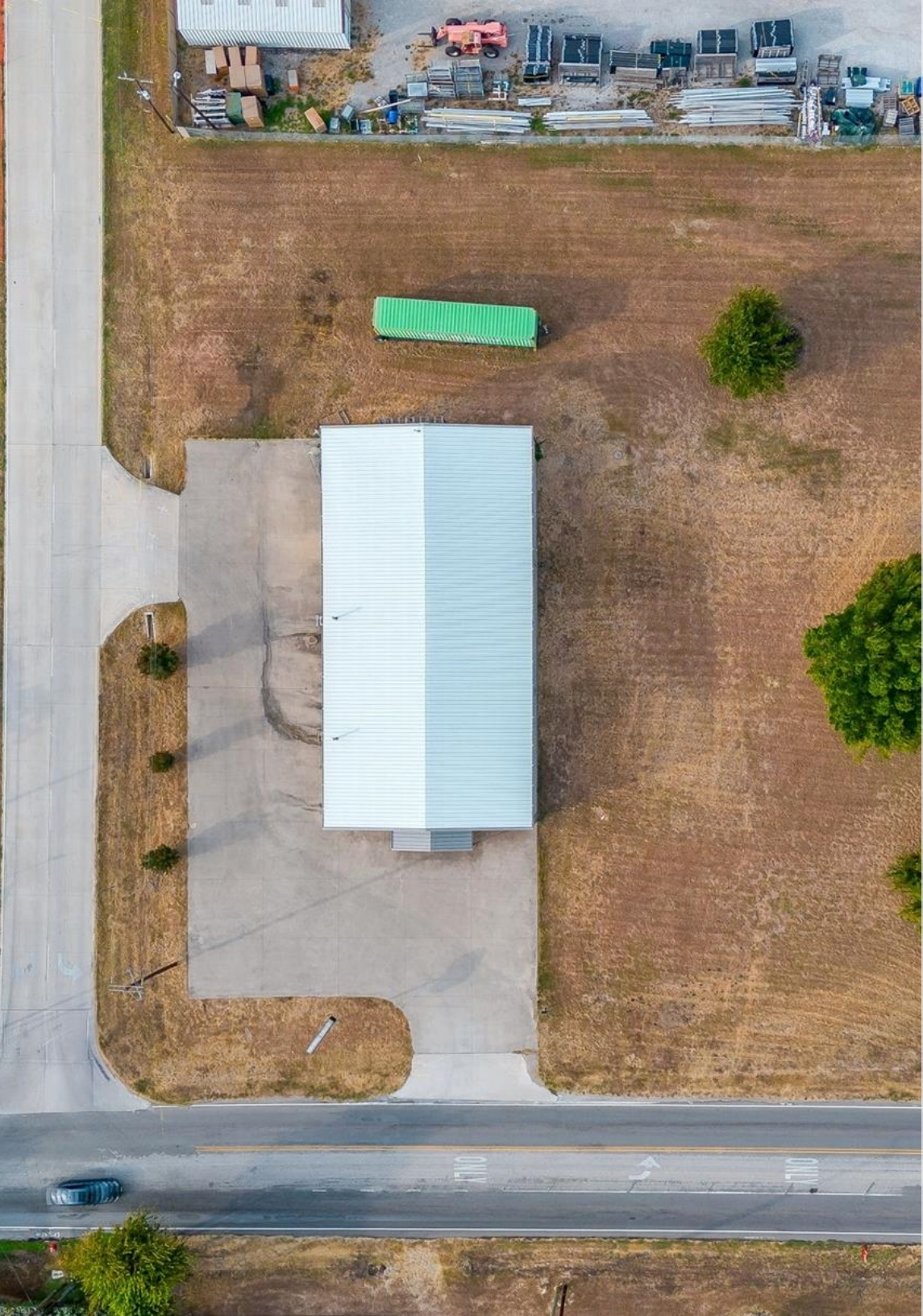
Site Plan

FLEX SPACE/RETAIL FOR SALE OR LEASE

04

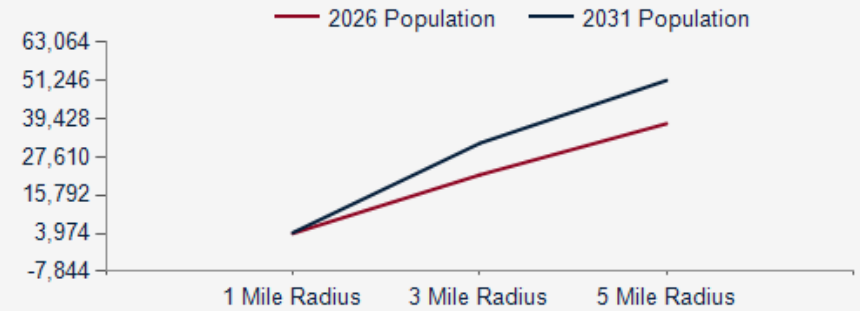
Demographics

General Demographics

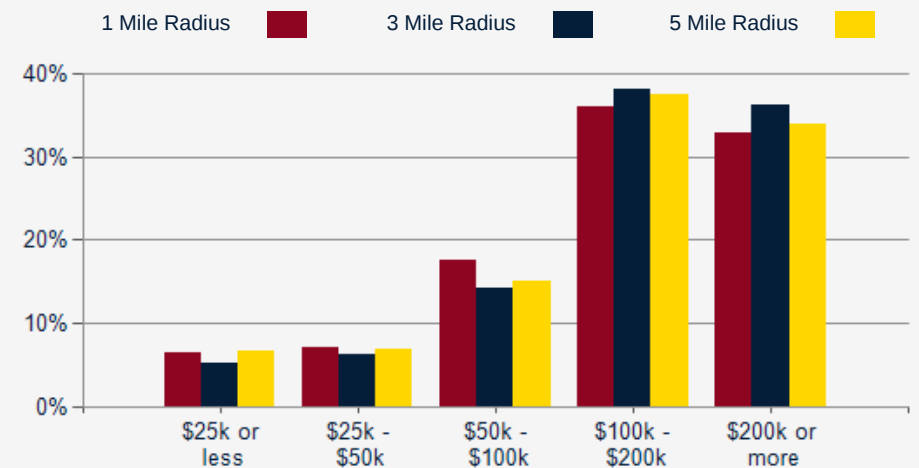


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,488	5,291	11,804
2010 Population	1,821	7,805	17,433
2026 Population	3,974	22,043	37,867
2031 Population	4,189	31,803	51,246
2026 African American	41	523	769
2026 American Indian	24	117	214
2026 Asian	70	525	723
2026 Hispanic	594	2,949	5,006
2026 Other Race	210	824	1,457
2026 White	3,200	17,739	30,813
2026 Multiracial	420	2,295	3,856
2026-2031: Population: Growth Rate	5.30%	38.05%	31.20%

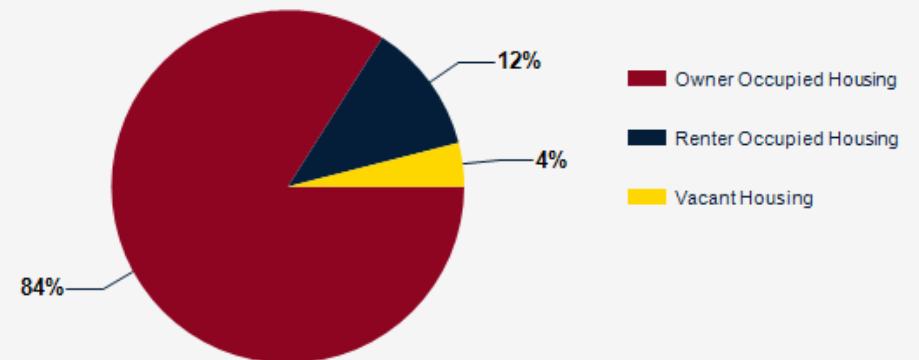
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	50	215	446
\$15,000-\$24,999	31	149	406
\$25,000-\$34,999	66	240	411
\$35,000-\$49,999	22	198	443
\$50,000-\$74,999	126	464	935
\$75,000-\$99,999	93	539	957
\$100,000-\$149,999	171	1,127	2,256
\$150,000-\$199,999	278	1,554	2,460
\$200,000 or greater	411	2,561	4,278
Median HH Income	\$158,509	\$164,807	\$156,593
Average HH Income	\$190,065	\$195,474	\$187,317



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

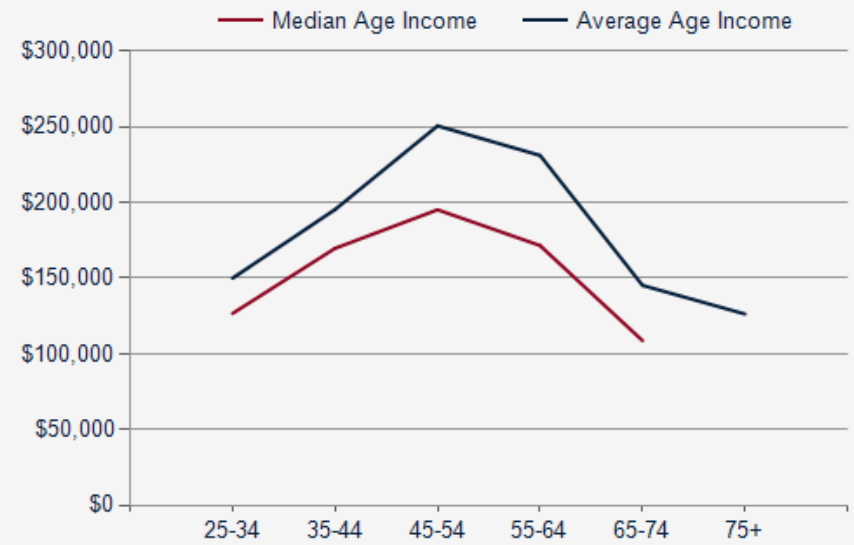
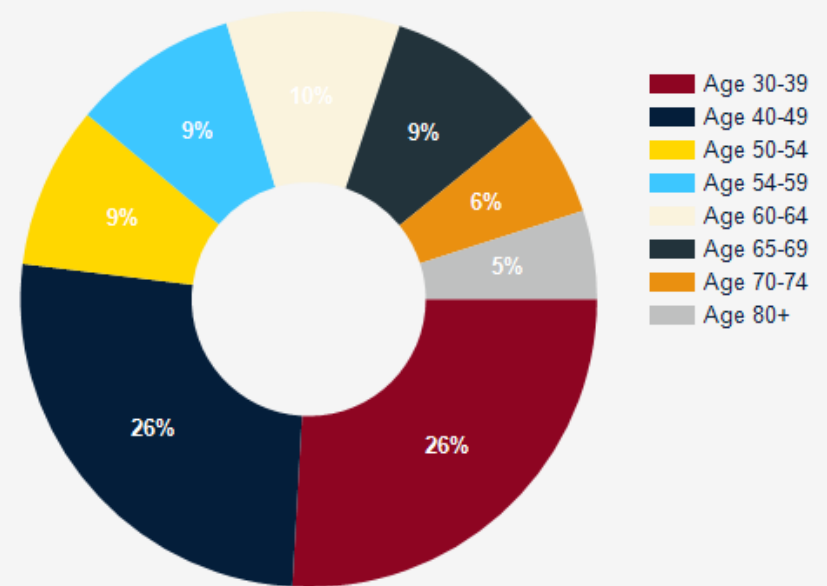


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	251	1,248	1,976
2026 Population Age 35-39	338	1,846	2,764
2026 Population Age 40-44	322	1,959	3,063
2026 Population Age 45-49	270	1,536	2,581
2026 Population Age 50-54	207	1,329	2,411
2026 Population Age 55-59	212	1,132	2,105
2026 Population Age 60-64	221	1,083	2,172
2026 Population Age 65-69	205	927	1,857
2026 Population Age 70-74	134	633	1,456
2026 Population Age 75-79	113	478	1,024
2026 Population Age 80-84	75	297	628
2026 Population Age 85+	29	146	388
2026 Population Age 18+	2,827	15,359	27,370
2026 Median Age	37	36	38
2031 Median Age	38	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$126,631	\$167,982	\$160,016
Average Household Income 25-34	\$150,005	\$189,140	\$191,839
Median Household Income 35-44	\$169,722	\$187,818	\$178,335
Average Household Income 35-44	\$195,388	\$213,207	\$211,262
Median Household Income 45-54	\$195,201	\$187,569	\$185,515
Average Household Income 45-54	\$250,639	\$223,891	\$213,114
Median Household Income 55-64	\$171,557	\$161,044	\$156,690
Average Household Income 55-64	\$231,130	\$200,186	\$190,365
Median Household Income 65-74	\$108,739	\$138,915	\$124,865
Average Household Income 65-74	\$145,221	\$168,309	\$161,231
Average Household Income 75+	\$126,306	\$131,827	\$120,156

Population By Age



Flex Space/Retail For Sale or Lease

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from League Commercial and it should not be made available to any other person or entity without the written consent of League Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to League Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, League Commercial has not verified, and will not verify, any of the information contained herein, nor has League Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Scott Lowe

League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739



Brokerage License No.: 9005641
<https://leaguecommercial.com/>

powered by CREOP



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.

11-03-2025



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:
 - 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.

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.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matt Lewis	0502746	matt@lequere.com	9728499889
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	469-682-8661
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date