



STACY LYNCH
(817) 908-9567

46,912 SF | 4-Star Office Building | Aledo, TX

FOR SALE

STEPHANIE RICH
(817) 304-5939

DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

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INVESTMENT SUMMARY

200 Bailey Ranch Road represents a rare opportunity to acquire a 46,912-square-foot Class-A office asset in one of North Texas's most desirable and fastest-growing submarkets. Located on 3.31 acres within the high-performing Aledo ISD and just minutes from I-20, the property offers exceptional accessibility to Aledo Heights, Walsh Ranch, and key regional employers including Cook Children's Medical facilities.

Purpose-built with adaptability in mind, the building features five conference rooms, three training rooms, two community kitchens (including one full kitchen), three employee break rooms, a systems operations room and command center, covered outdoor break areas, and an on-site back-up generator. Its versatile floorplan supports medical, professional office, corporate operations, or other specialized uses requiring technology-ready infrastructure and efficient workflow design.

Offered below replacement cost and delivering immediate speed-to-market, 200 Bailey Ranch Road is a true turn-key solution for investors and owner-users alike. The property's modern finishes, high-capacity systems, and advanced operational layout allow for seamless occupancy or leasing with minimal capital expenditure. Situated in a supply-constrained corridor with limited Class-A options, this asset combines stable long-term value with strong upside potential fueled by Aledo's continued growth, high demographics, and expanding commercial demand.



HIGHLIGHTS

46,912 SF Class-A office property on 3.31 acres

Offered below replacement cost

5 conference rooms and 3 training rooms supporting high-capacity operations

2 community kitchens (one full) plus 3 employee break rooms

Systems operations room and command center with advanced infrastructure

Outdoor break areas designed for employee wellness and efficiency

On-site back-up generator ensuring uninterrupted operations

Versatile layout ideal for medical, professional, or specialized office use

Turn-key, modern finishes allow for immediate occupancy or leasing

Located within Aledo ISD, top-performing district in North Texas

Minutes from I-20 with convenient access to Aledo Heights, Walsh Ranch, and Cook Children's facilities

Connectivity:

40 minutes to DFW Airport

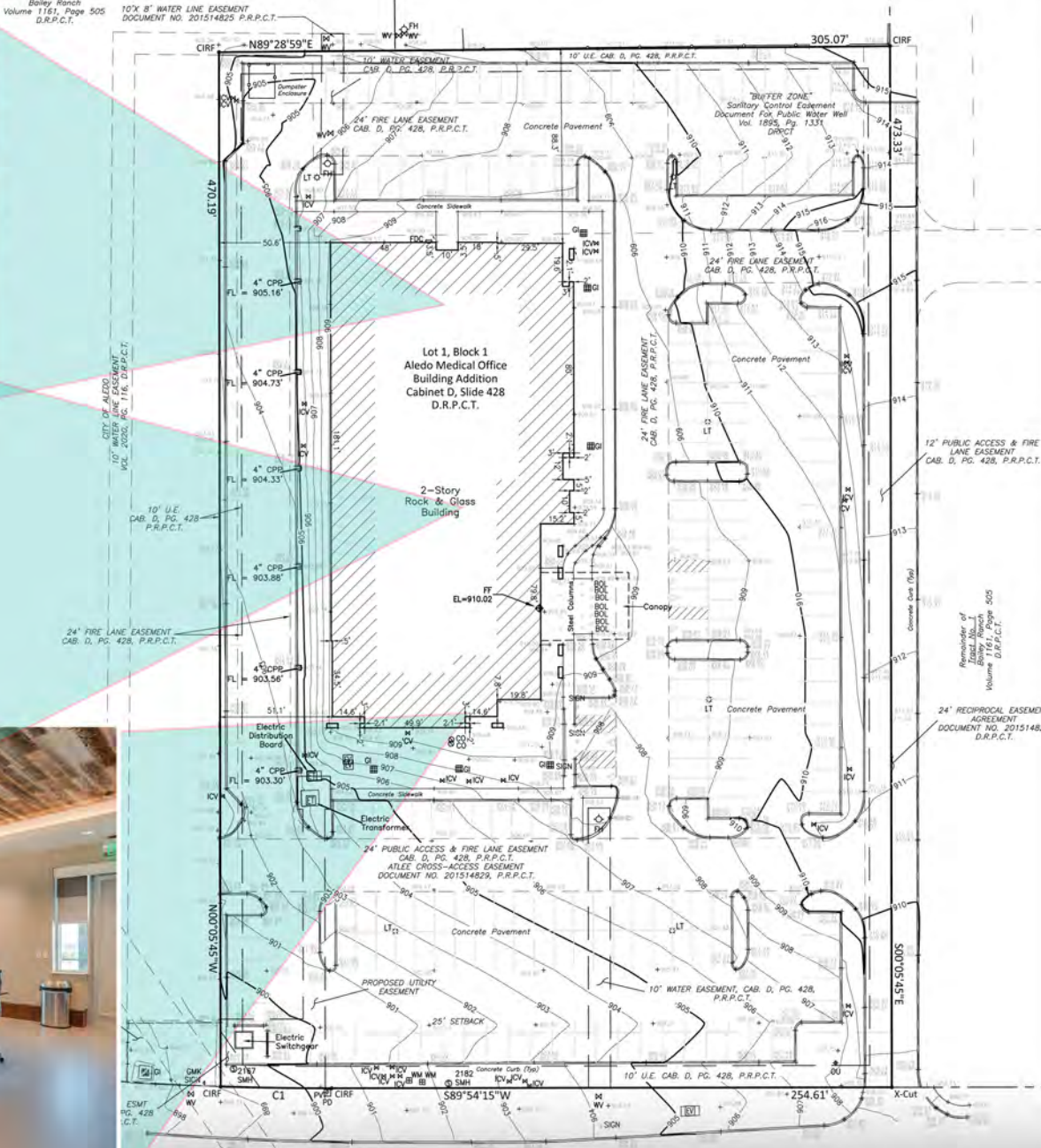
50 minutes to Dallas Love Field

15 minutes to Downtown Fort Worth

10 minutes to Downtown Weatherford

Local Brokerage & Marketing in Place: Lynch Legacy is actively marketing the property and listing information is live for pre-leasing, shortening marketing lag and tenant placement timelines.

Remainder of
Tract No. 1
Bailey Ranch
Volume 1161, Page 505
D.R.P.C.T.



BAILEY RANCH ROAD
(CITY OF ALEDO EASEMENT,
VOL. 2020, PG. 109, D.R.P.C.T.)

Circle Table				
Circle #	Area	Radius	Area Length	Circle Length
C1	2162.22	1417.10	88.42	1097.14

TRAFFIC & ACCESSIBILITY

Strategically positioned just off FM 1187 and Interstate 20, 200 Bailey Ranch Road offers exceptional connectivity for employees, clients, and service providers throughout the DFW metroplex. The property provides immediate access to major east-west and north-south corridors, allowing for efficient travel to Fort Worth, Weatherford, and surrounding commercial hubs.



94,949
VPD



14,035
VPD



LYNCH LEGACY
COMMERCIAL

WALSH RANCH

INTERSTATE 20

DOWNTOWN FORT WORTH

COOK'S CHILDREN HOSPITAL

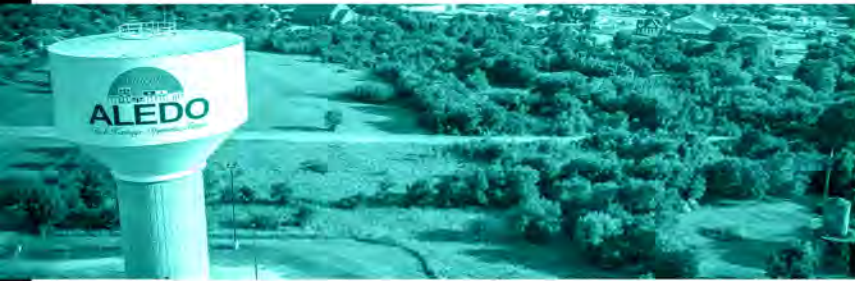
FM 1187

PROXIMITY TO LOCAL ATTRACTIONS

- Splash Kingdom Waterpark** – 0.7 miles
- Lake Weatherford** – 4 miles
- Chandor Gardens (Weatherford)** – 6 miles
- Clark Gardens Botanical Park** – 9 miles
- Fort Worth Stockyards** – 21 miles
- Fort Worth Zoo** – 23 miles
- Granbury Historic Square** – 25 miles
- AT&T Stadium (Arlington)** – 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
- Dinosaur Valley State Park** – 50 miles

**ALEDO
WILLOW PARK**

ALEDO ISD • OVERALL GRADE A



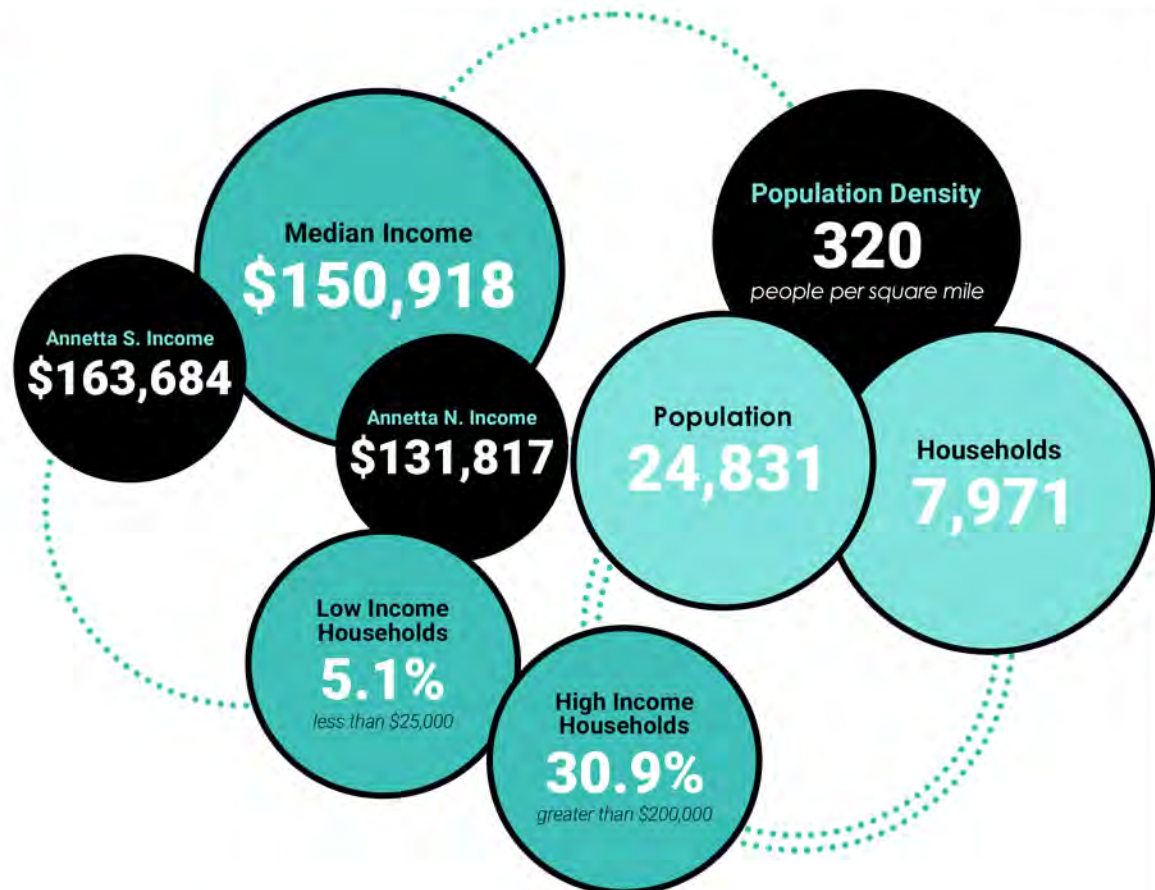
Rich Heritage, Dynamic Future

Aledo, Texas, positioned on the western edge of the Dallas–Fort Worth metroplex, is a high-growth market offering strong investment potential. With Parker County's population up more than 20% since 2020, demand for residential housing, commercial space, and land development continues to accelerate.

Its strategic location provides immediate access to major highways, airports, and workforce centers, making it attractive for both residential expansion and commercial enterprises. Investors can capitalize on diverse opportunities including new housing developments, retail and medical space, large-acre land tracts, and even value-add strategies such as property redevelopment or business acquisition.

Backed by a pro-business environment and sustained population growth, Aledo is positioned as a prime market for long-term returns and portfolio diversification within the greater DFW region.

ALEDO IS A DYNAMIC CITY, COMBINING ITS HISTORIC PAST WITH RECENT AWARD-WINNING ACCOMPLISHMENTS IN WATER, SEWER, AND HIGHWAY IMPROVEMENTS.



Parker County is the 5th fastest-growing county in the U.S.

Willow Park is the 2nd fastest-growing city in Parker County, with an annual growth rate of 4.98%.

Aledo Independent School District (AISD): The largest employer in Parker County with over **700 employees** and nearly **7,500 students**.

BAILEY RANCH



Stacy Lynch

BROKER ASSOCIATE

LYNCH LEGACY REALTY GROUP

Stacy is a professional broker with 43 years of experience leading our team. Her knowledge of Parker County and the school districts in the area stems from her history with her family's 50+ year old Parker County Real Estate Company. Stacy's parents Roy and Jan Lynch started the company in 1972.

Stacy proudly serves as the Chairman of Board on the East Parker County Economic Development Committee and also the Branch to Hope Community Center.

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Stephanie Rich

REALTOR®

LYNCH LEGACY REALTY GROUP

Stephanie hails from the "Sooner State" up north of here, but she found her place right here in Parker County as quick as she could. In her spare time she is obviously a big Oklahoma Sooners fan and loves catching a game when the opportunity presents itself.

Her hobbies include shopping, cooking, and spending as much time by the lake. Her favorite thing about Parker County? "The people here- their pride in community, family and country."

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