



FOR LEASE

Light Industrial | Ingress & Egress from IH 20

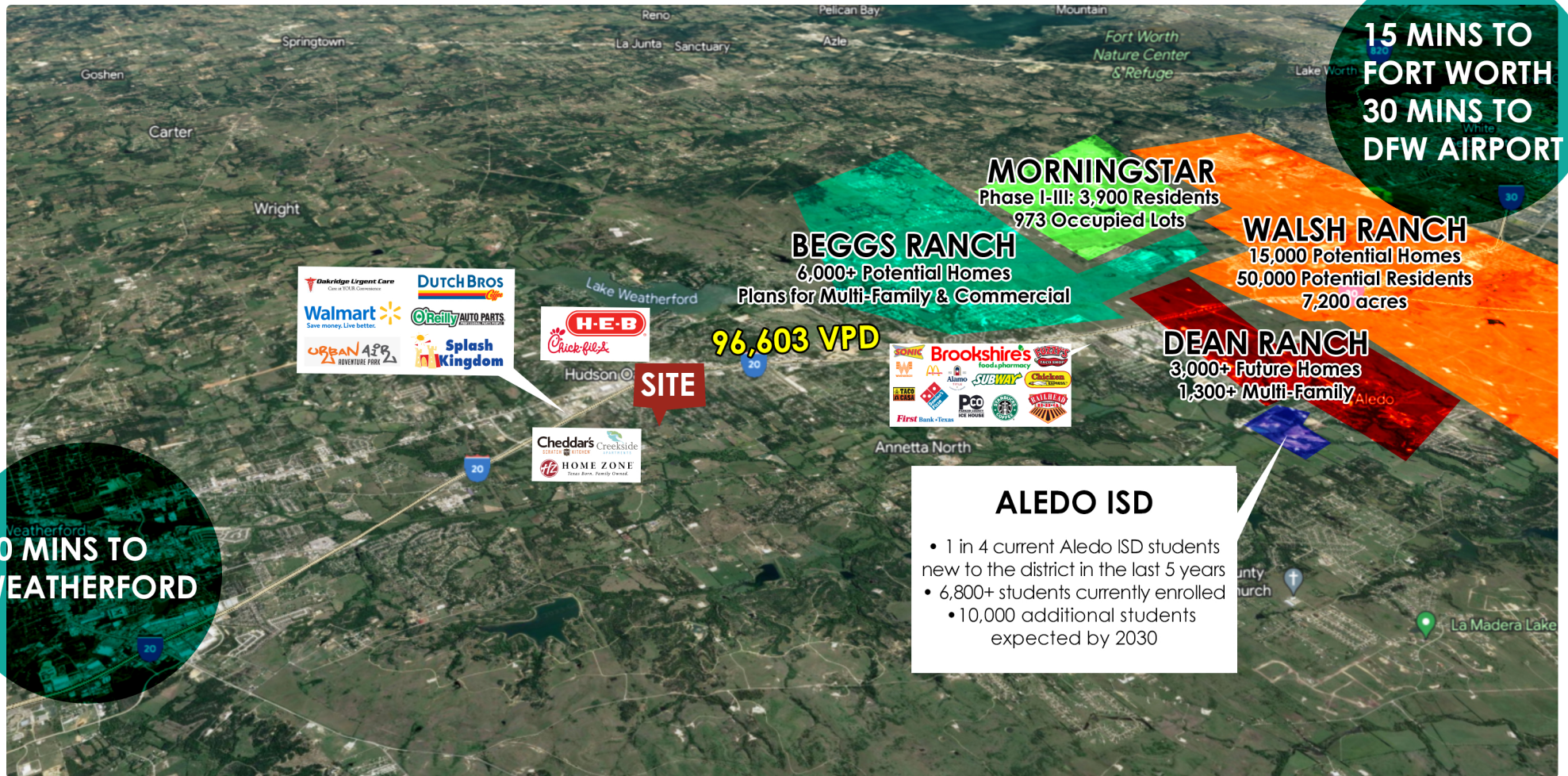


SOUTHWEST BUSINESS PARK
29 Acres | High Frontage Visibility | 3120 IH 20, Hudson Oaks



TRAFFIC COUNT & LOCATOR MAP

HIGH FRONTAGE VISIBILITY | CITY OF HUDSON OAKS | INGRESS & EGRESS TO IH 20



Stacy Lynch
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PROPERTY DESCRIPTION

FOR LEASE | HUDSON OAKS



- HIGH TRAFFIC COUNTS
- HIGH VISIBILITY
- EASY ACCESS TO 2 HIGHWAYS
- 29 Acres
- Over 1,500 SQ FT Lease Space
- Call for Pricing

- ★ 15 Minutes to Fort Worth
- ★ 10 Minutes to Weatherford
- ★ 30 Minutes to DFW Airport
- ★ 20 Minutes to Alliance



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THE CITY OF HUDSON OAKS

SUPERIOR LIVESTOCK EAST LOOP & MIKUS BRIDGE NEXTLINK EXPANSION

400+ Employees
Expanding in Six States
Partnership with Microsoft

DEVELOPMENT

DEMOGRAPHICS

Trade Area Population: 221,698
Household Income: \$127,000
Disposable Income: \$64,637
Restaurant Leakage: \$14 mil/year
42% of EPC is made up of families with kids



BUSINESS GROWTH



LOCAL

LOCAL POPULATION

Growing rapidly
Employees working in Hudson Oaks: 4,300
Employees working in the trade area: 66,535
Driving small business growth in Hudson Oaks

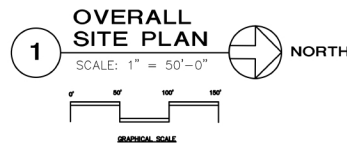
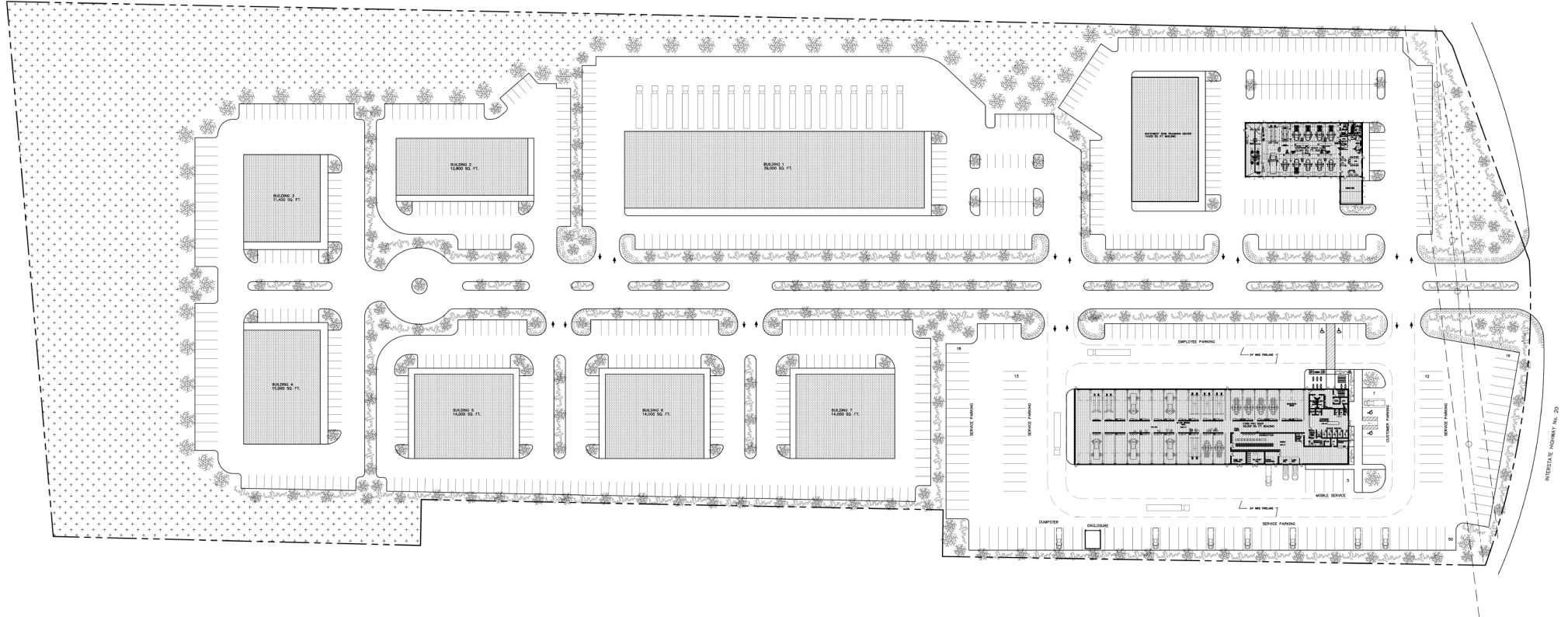


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SITE PLAN



LAND AREA DATA
 AREA: 23.9387 ACRES

BUILDING AREA DATA

SOUTHWEST FORB PRO SHOP	25,000 SQ.FT.
SOUTHWEST QUICK LUBE	12,000 SQ.FT.
SOUTHWEST TECH TRAINING CENTER	14,000 SQ. FT.
BUILDING 1	29,000 SQ.FT.
BUILDING 2	12,000 SQ.FT.
BUILDING 3	11,400 SQ.FT.
BUILDING 4	15,000 SQ.FT.
BUILDING 5	14,000 SQ.FT.
BUILDING 6	14,000 SQ.FT.
BUILDING 7	14,000 SQ.FT.
TOTAL AREA	171,200 SQ. FT.



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THE LEGACY COMMERCIAL TEAM

**PROUDLY SERVING PARKER COUNTY FOR 50 YEARS
OVER 60 YEARS EXPERIENCE
OVER 30 MILLION REAL ESTATE SOLD IN 2022**

Stacy Lynch

**Stacy Lynch | Broker Associate
Lynch Legacy Realty Group**

Stacy is a professional broker with 39 years of experience leading our team. A resident of Parker County for 50+ years and proud Aledo High School graduate, she has a true passion for this area. Stacy is rooted in relationships, both professional and personal. 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.



Stephanie Rich

**Stephanie Rich | Realtor
Lynch Legacy Realty Group**

Stephanie is an adventurous, fun-loving soul. Her dedication and commitment, paired with her down to earth personality, make her perfect for our team here at Lynch Legacy. She 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's 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 as the weather allows. She's also a big fan of Los Vaqueros West and those golf course views! Her favorite part about Parker County? "The people here - their pride in community, family, and country."

EXPERTISE IN EVERY BRANCH

We Live Here. Work Here. Play Here.



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