



GATEWAY HUDSON OAKS

Retail, Restaurants & Entertainment

STACY LYNCH
(817) 908-9567

17,500 SF AVAILABLE
FOR LEASE

STEPHANIE RICH
(817) 304-5939

INVESTMENT SUMMARY

Gateway at Hudson Oaks presents a premier **retail and mixed-use development opportunity** in the heart of Parker County's fastest-growing corridor. Positioned directly along **Interstate 20** at Cinema Drive, this project offers unparalleled visibility to both daily commuters and destination shoppers. **With 17,500 SF of flexible space** available for lease, Gateway at Hudson Oaks is designed to accommodate national, regional, and local tenants seeking high-traffic exposure in a rapidly expanding trade area.

Anchored by the **growth momentum of Hudson Oaks** - home to Costco, H-E-B, Walmart, and other leading retailers - this development is strategically placed to capture demand from surrounding residential communities and travelers connecting between Weatherford, Fort Worth, and beyond.



HIGHLIGHTS

Prime Location: Direct I-20 frontage with exceptional visibility and access.

High Traffic Counts: Daily exposure to over 75,000 vehicles traveling along Interstate 20.

Retail Synergy: Surrounded by top-performing national anchors including Costco, H-E-B, and Walmart.

Flexible Leasing Options: 17,500 SF available; ideal for retail, dining, or service-oriented businesses.

Strong Demographics: Rapidly growing residential population and high household incomes within a 5-mile radius.

Convenient Access: Easy ingress/egress from I-20 and proximity to major retail destinations.

Trade Area Growth: Hudson Oaks and Parker County continue to see double-digit population growth, driven by new housing developments and retail expansion.

Retail Demand: Ongoing market studies show strong demand for additional dining, retail, and service tenants in this corridor.

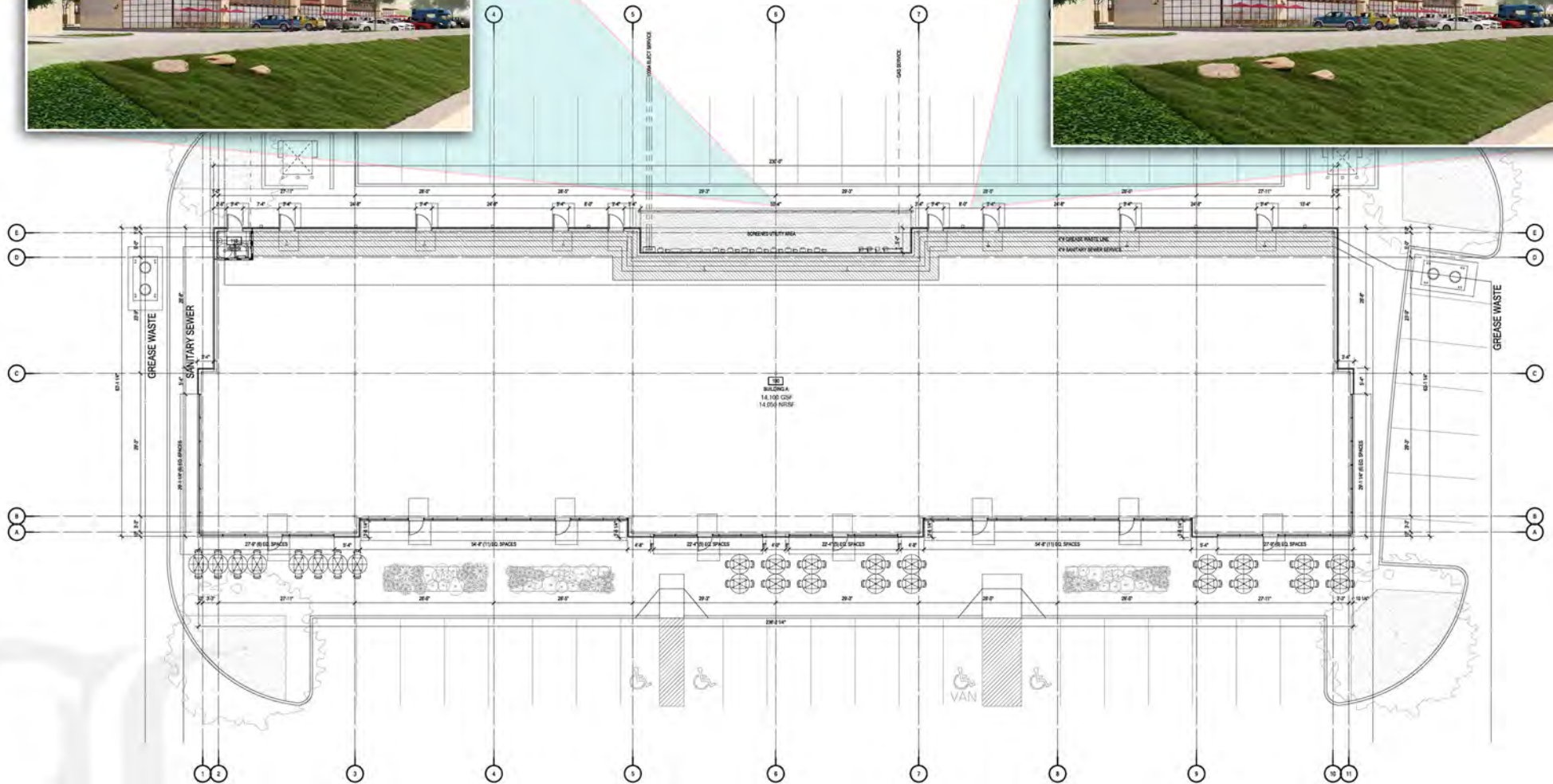


TRAFFIC & ACCESSIBILITY

This premier site benefits from direct exposure to 77,951 vehicles per day (VPD). Easy ingress and egress from I-20 make the property highly accessible to both local residents and the steady stream of commuters traveling between Weatherford, Hudson Oaks, and the greater Fort Worth area.

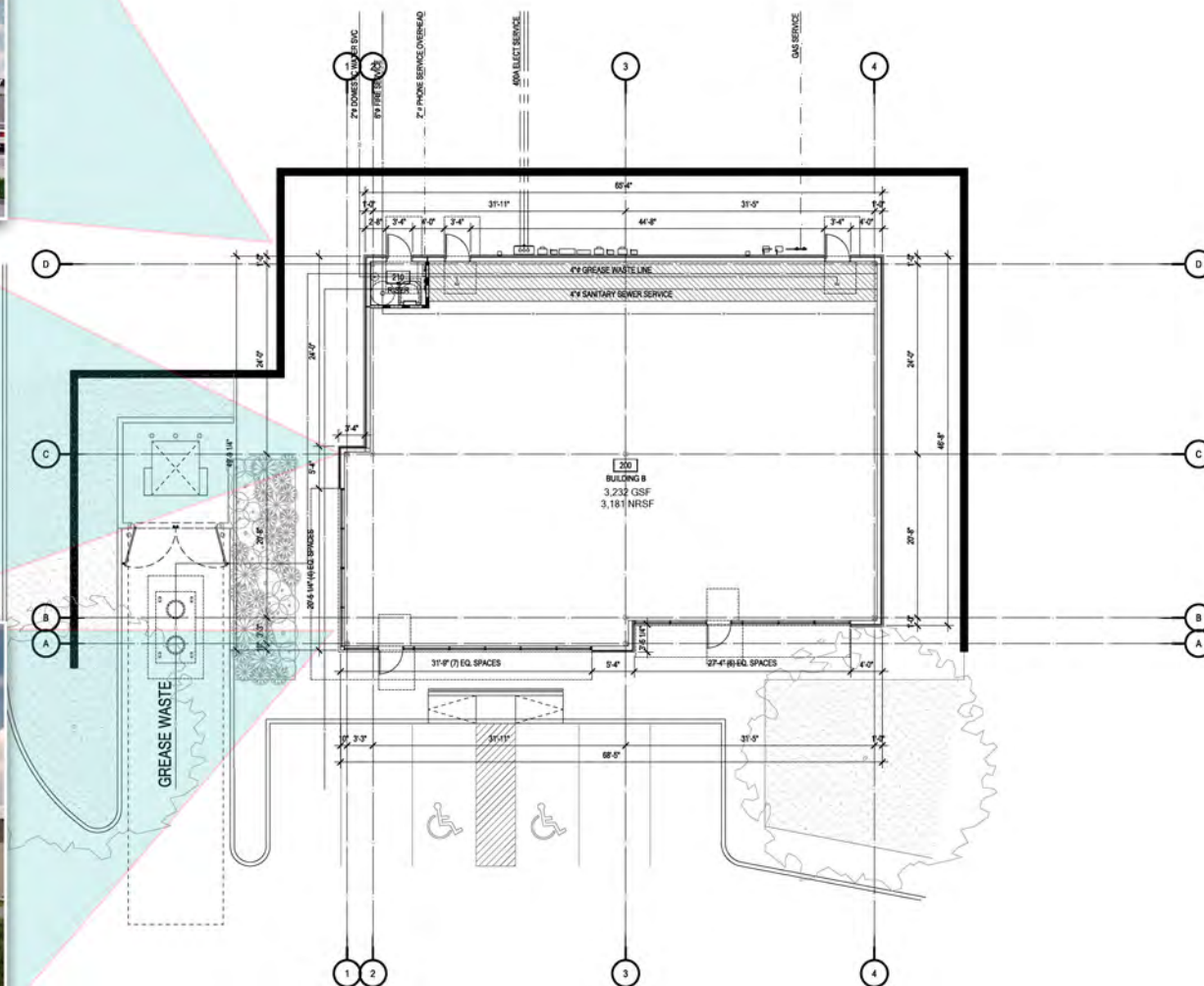


FLOOR PLAN - BUILDING A



TOTAL BUILDING SQ FT 14,050 • MIN CONTIGUOUS SQ FT 2,000
IDEAL FOR RETAIL, OFFICE OR RESTAURANT





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

Hudson Oaks has seen its employment grow by 9.74% from 2022 to 2023.

Experiencing a population increase and investment in infrastructure, with over \$40 million in transportation improvements over three years, creating an **attractive environment for businesses to expand.**

HUDSON OAKS

Welcome to HUDSON OAKS

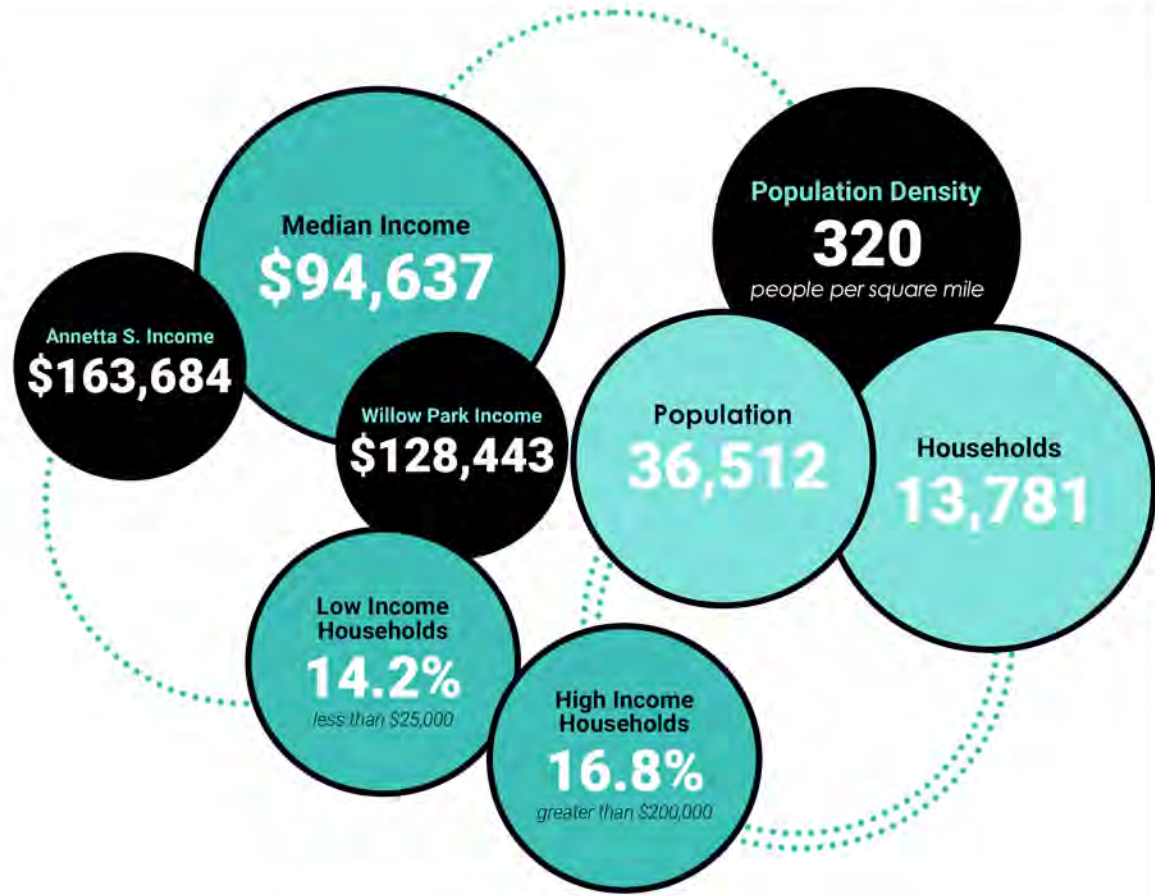
A City Without Property Taxes

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.

HUDSON OAKS IS KNOWN FOR ITS BUSINESS-FRIENDLY AND TRANSPARENT POLICIES, INCLUDING THE ABSENCE OF A CITY AD-VALOREM (PROPERTY) TAX, WHICH ATTRACTS NEW COMPANIES.



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

The projected population for 2025 is 2,825, growing at an annual **rate of 3.1%.**

Retail is a key sector, supported by the presence of major retailers and restaurants, indicating a strong local market.

Source: demographicsbyradius.com



GATEWAY

Hudson Oaks



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.

STACY LYNCH
(817) 908-9567
STACY@LYNCHLEGACYEXP.COM



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."

STEPHANIE RICH
(817) 304-5939
STEPHANIE@LYNCHLEGACYEXP.COM



LYNCH LEGACY
COMMERCIAL

WE LIVE HERE. WORK HERE. PLAY HERE.

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:

Stacy Lynch
STACY LYNCH
(817) 908-9567
STACY@LYNCHLEGACYEXP.COM

Stephanie Rich
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(817) 304-5939
STEPHANIE@LYNCHLEGACYEXP.COM

