

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087



PROPERTY OVERVIEW

- » 20,000 SF Medical Office Building
- » Last space available at approximately 4,500 SF
- » 2.19 acres
- » Willow Park is positioned for strong growth with easy accessibility and quality health care demographics
- » Strong demographics, stable economy, high population growth, and the dynamic location make Parker County an attractive investment market
- » Building signage available

DAILY TRAFFIC COUNTS

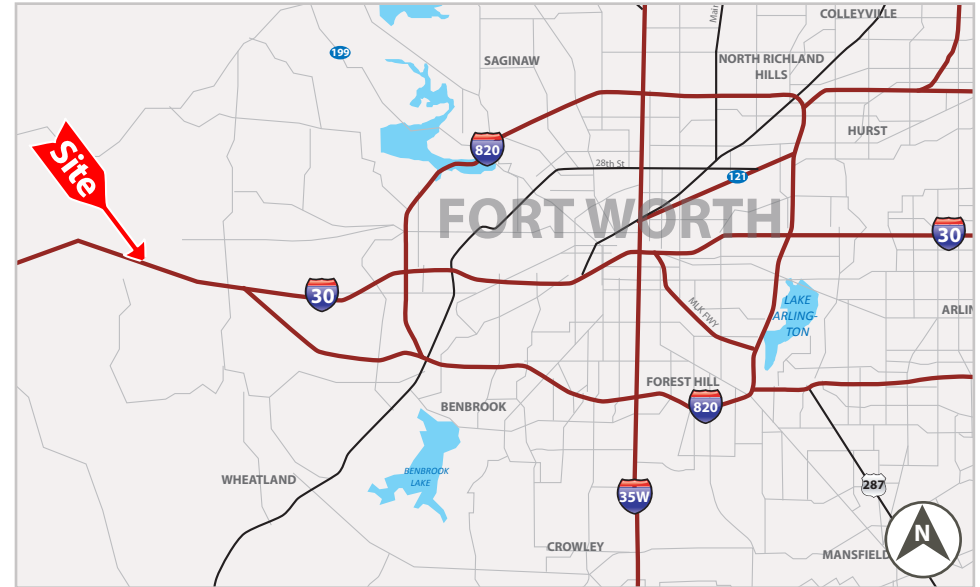
HWY 20 Frontage

7,778 VPD

Interstate 20

90,227 VPD

*According to traffic data obtained from Placer.ai



NEW MEDICAL COMMUNITY

- » GI ALLIANCE
- » Willow Park Rehabilitation and Care
- » Dental Pain Management
- » Dermatology
- » ABA Therapy
- » Advanced Foot and Ankle Association
- » Baylor Scott and White Primary Care
- » Texas Health Orthopedic and Spine Center
- » DFW Center for Spinal Disorders
- » Fort Worth Orthopedics
- » Fort Worth Hand Center
- » Texas Pain Institute
- » NorthStar Imaging
- » Fort Worth Physical Therapy

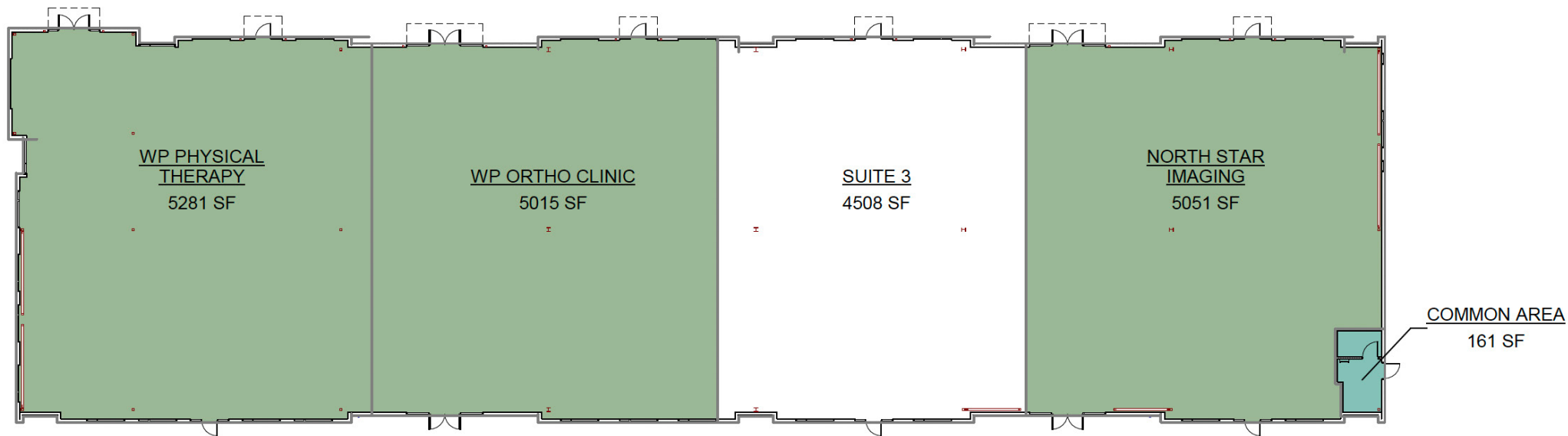


JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

FLOOR PLAN: 20,000 SF MEDICAL OFFICE BUILDING

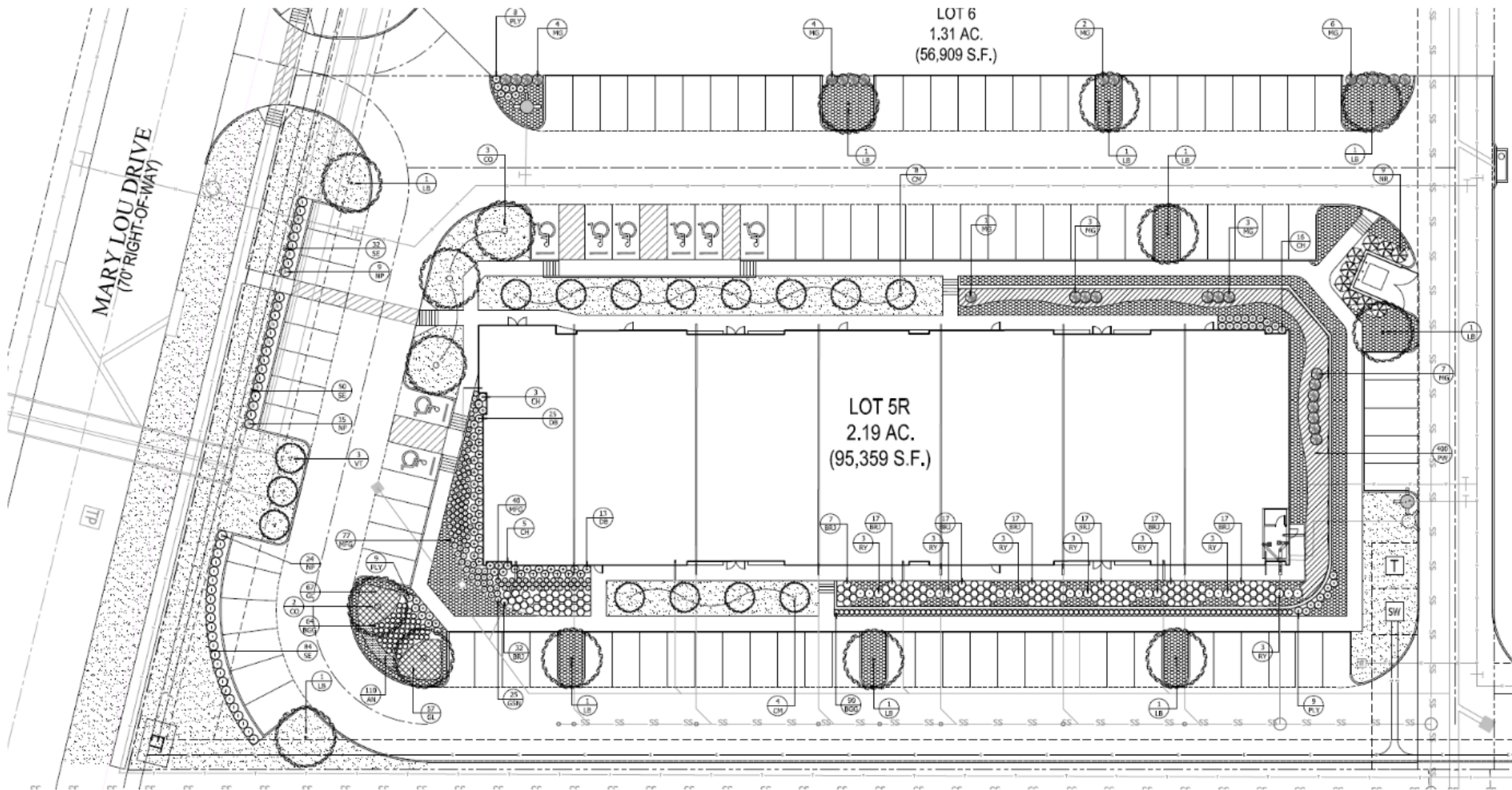


JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

SITE PLAN: 20,000 SF, 2.19 ACRES



JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

ADJACENT DEVELOPMENT: THR SURGERY CENTER



JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

LOCATION: ON-CAMPUS (HIGHLIGHTED YELLOW)

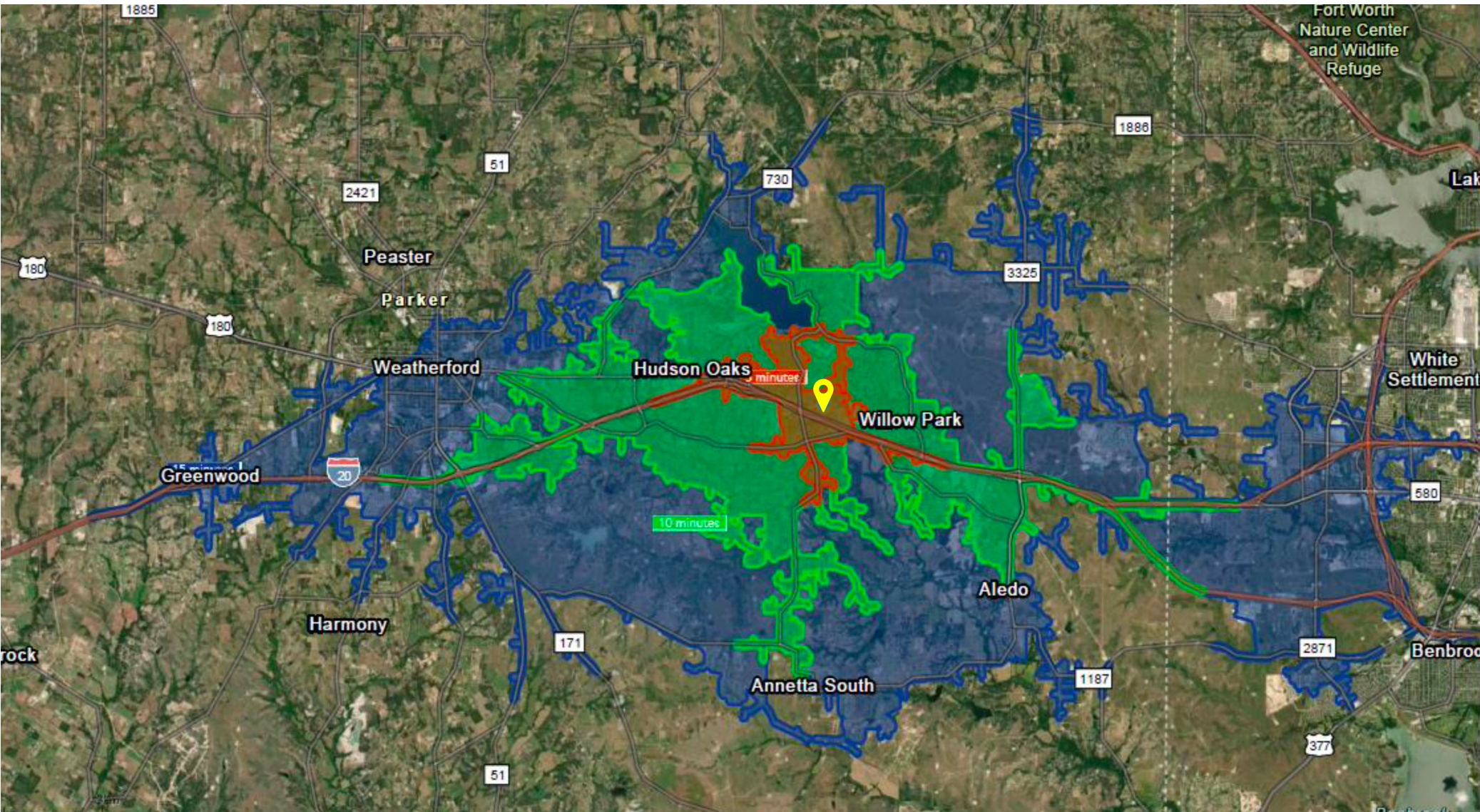


JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

LOCATION: DRIVE TIME ANALYSIS (5, 10, & 15-MINUTE)



JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

LOCAL ECONOMICS: CITY OF WILLOW PARK

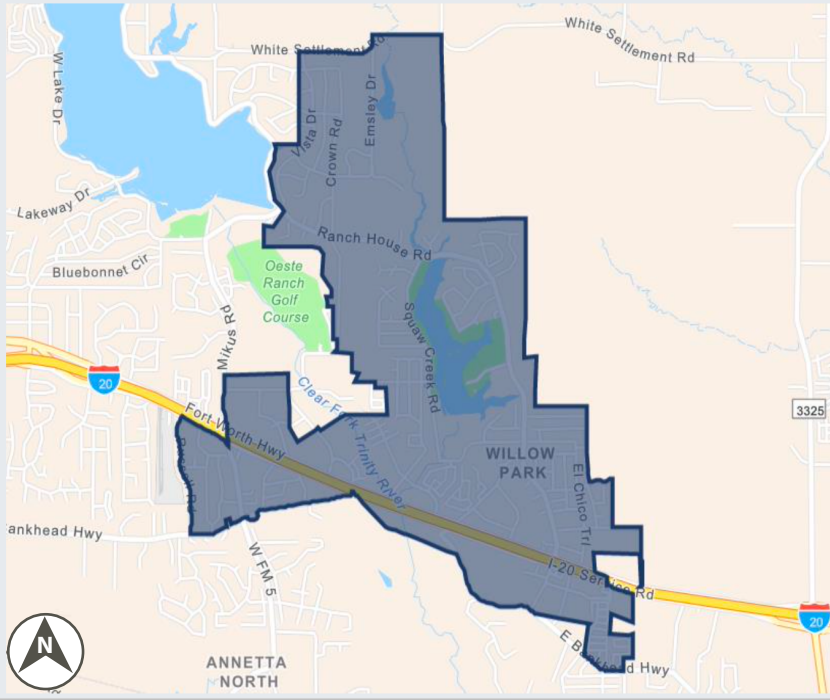
LOCATION:

Willow Park is located on I-20 (~97,000 ADT) within a reasonable commute to Fort Worth and the entire DFW Metroplex

~20 miles from Downtown Fort Worth

~50 miles from Downtown Dallas

~38 miles from DFW International Airport



DEMOGRAPHICS:

The City is White Collar dominant (78% of residents) with ~50% having at least a Bachelor's Degree and most of the residents carry Employers Health Insurance

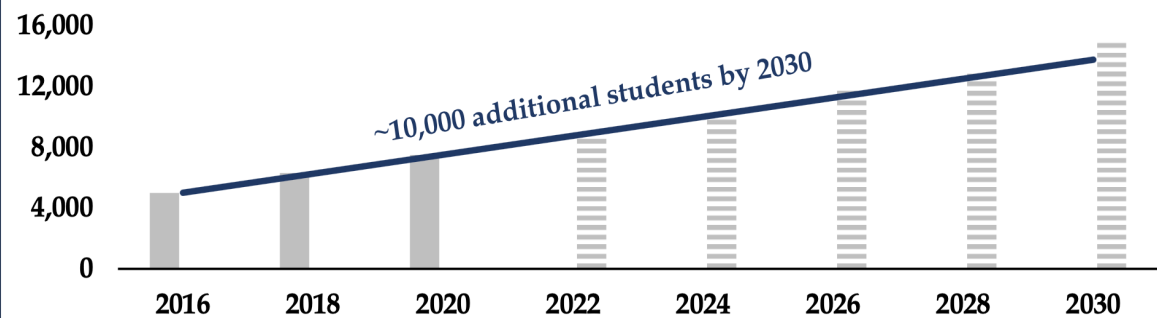
- Median HH Income - ~\$110k
- Median Net Worth --\$370k
- Annual Healthcare Insurance Expenditures --\$5,550

SCHOOL SYSTEM:

Aledo Independent School District scores a 10/10 academic performance index and an A accountability rating

- Enrollment: ~6,400 students currently enrolled
 - 9,000 students are expecting to enroll by 2025 and 15,000 students by 2023
- Expansions: ~\$150 million planned for overall expansion / improvements by Fall 2022
 - Includes 6 renovations / expansions of elementary and middle schools

AISD POPULATION GROWTH



JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072

WILLOW PARK MEDICAL BUILDING

110 MARY LOU DRIVE, WILLOW PARK, TX, 76087

MACROECONOMICS: PARKER COUNTY, TX



DEMOGRAPHICS:

- Median HH Income: ~ \$101,000 (32.0% higher than national avg.)
 - 5.7% increases in 2020
 - 86.1% of residents have health coverage
 - 76.0% are white collar workers
- Median Home Price is \$471.5k
- Median age is ~45 years



ECONOMY:

- Parker County employs 60,000+ (2021)
 - 2.8% growth rate over pandemic (2020)
 - 41.8% projected growth over next 10 years
- Fort Worth Headquarters - American Airlines (~25,000 employees), Lockheed Martin (~14,000 employees), and more major employers



POPULATION GROWTH:

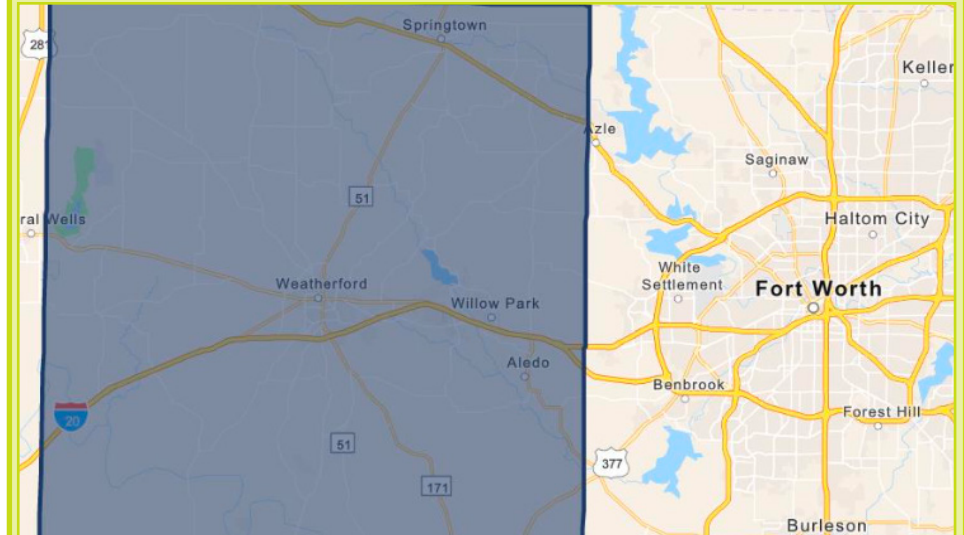
- Current Population is 150,000+
 - 22.2% growth rate over 2010
 - 3.5% increase from 19' - 20'
- Population projected to reach ~194,000 by 2030 (29.3% increase)



LOCATION:

- Parker County is ~13 miles due West of Downtown Fort Worth
 - I-20 and I-30 converge and run through the county
 - Highways include 199, 180, 171, and 377

TRANSPORTATION



AIR

Parker County has 2 local airports and is within 50 miles of 3 international airports (DFW, Lovefield, and Meacham)

ROAD

I-20 runs through the middle of Parker County, connecting drivers to north-south interstate nationally

RAIL

Parker County is less than 60 minutes from Alliance Global Logistics Hub (one of the world's largest inland ports)



JACQUE FLANAGAN
jflanagan@woodmont.com
817.403.4072



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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

The Woodmont Company	302455	contact@woodmont.com	(817) 732-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Coslik	237614	scoslik@woodmont.com	(817) 732-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date