



INVESTMENT SUMMARY

Located just less than one mile from U.S. Highway 180 in the rapidly expanding Hudson Oaks, Texas / Weatherford, Texas area of Parker County, this 20-acre tract offers an exceptional development opportunity owing to its strategic positioning, flat topography, and flexible zoning status. The parcel lies just outside municipal limits, currently un-zoned, which enables a wide array of development options—from a retail/office campus to residential, mixed-use or large-footprint commercial. Its proximity to key thoroughfares, major growth corridors and strong regional demographics gives this project immediate and future value.

SELLING POINTS

Size: 20 acres for sale

Location: Hudson Oaks - Parker County

Taxes: The City of Hudson Oaks does not levy a municipal ad valorem (property) tax on real estate.

Flexible Zoning Advantage: Being un-zoned gives maximum freedom to structure the future use: you may choose retail/office, residential, mixed-use or industrial/commercial campus.

Rapid Growth Area: The Hudson Oaks / Weatherford area is in the path of strong suburban and exurban expansion from the Fort Worth / Dallas Metroplex.

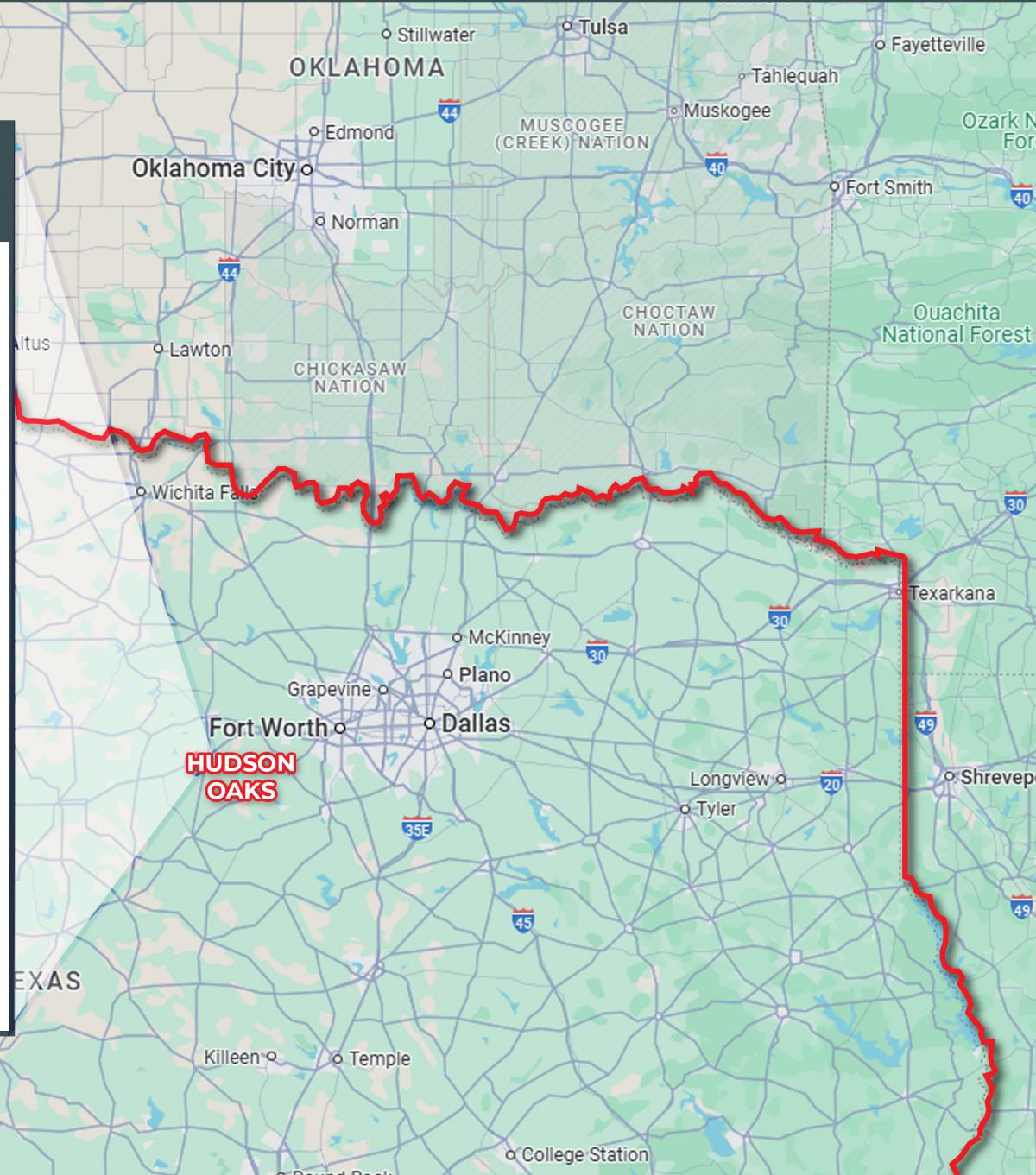
Dual Utility Access Options: With water and sewer nearby from either Weatherford or Hudson Oaks, the infrastructure upside is clear and developer risk is reduced.

Relative “Edge” Position, but Near Critical Mass: Though just outside city limits, the site enjoys the benefits of being near municipal services, while potentially harnessing lower regulatory burden or county pathways.



PROXIMITY TO LOCAL ATTRACTIONS

- Wal-Mart - 1 mile
- HEB - 2 miles
- Parker County Airport – 4 miles
- Costco - 5 miles
- Weatherford – 6 miles
- Weatherford College - 7 miles
- Fort Worth – 20 miles
- Lake Mineral Wells State Park – 18 miles
- AT&T Stadium – 39 miles
- Globe Life Field – 39 miles
- Six Flags Over Texas – 39 miles
- DFW International Airport – 54 miles
- Dallas Love Field Airport – 45 miles
- Downtown Dallas – 58 miles



DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable city ordinances, zoning regulations, and permits required by City of Hudson Oaks and Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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