

# Aledo Business Park

9905 E Bankhead Hwy | Aledo, TX 76008

FOR LEASE

9905

WHITE HORSE



PAINTING

817-761-7800

www.whitehorsepainting.com



MOSQUITO SQUAD

817-770-0770

TPCL 002816

Scott Lowe | Jeff Marek

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | \$1,894 - \$3,800/MO

PROPERTY AREA | 1,033 - 3,800 SF



# VISION

COMMERCIAL REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- 👁️ 1k-2k SF of retail space fronting E Bankhead!
- 👁️ Move in ready 2,500 SF Office and 1,300 SF warehouse with 20' clear height
- 👁️ 1,777 SF office with warehouse and 12 ft. roll up door
- 👁️ Quick access to Weatherford and FW
- 👁️ Signage available on Bankhead Hwy
- 👁️ Minutes away from Aledo High School and other major retailers
- 👁️ Option to expand into new development next door

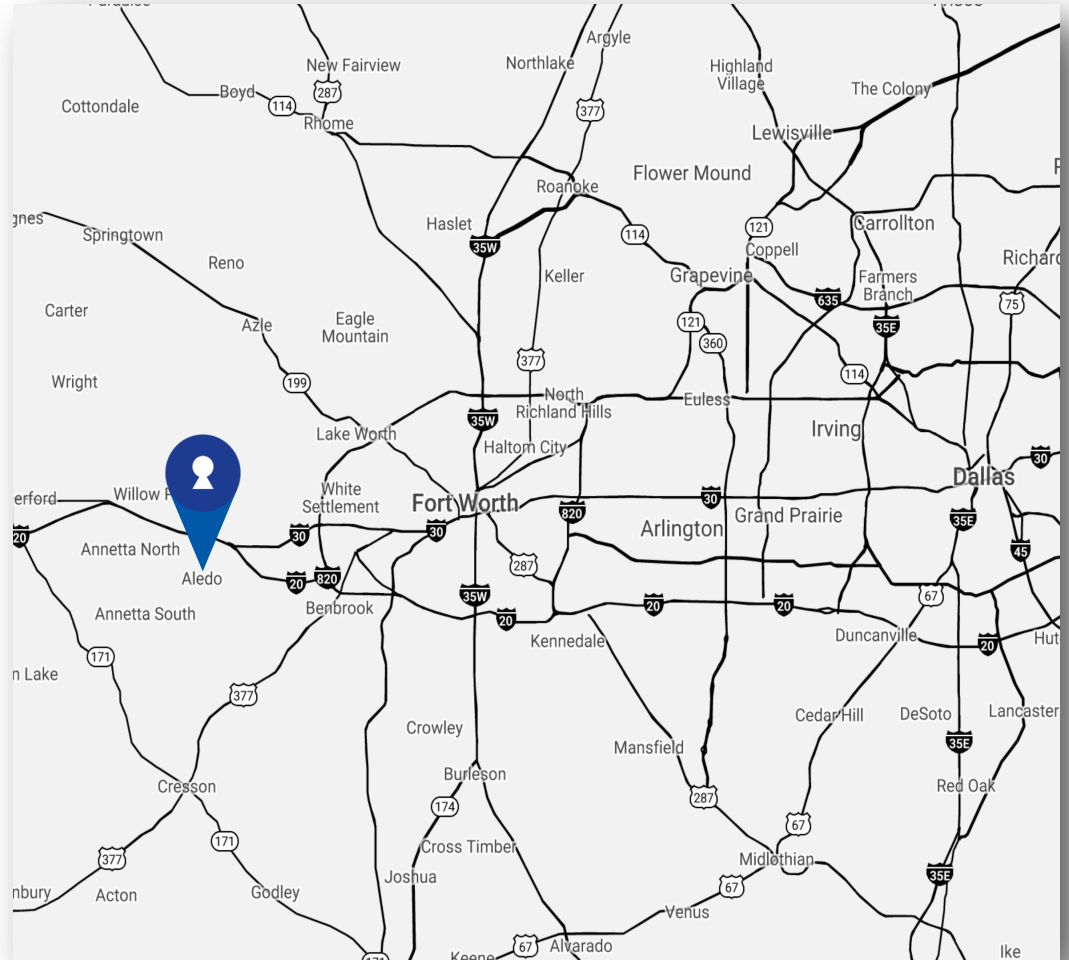
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	2,171	6,011	13,226	27,428
EMPLOYEES	1,340	2,617	3,674	5,591
AVG HH INCOME	\$139,879	\$129,346	\$134,537	\$137,849
POPULATION GROWTH	2.06%	2.25%	2.41%	2.41%

\*STDBonline.com 2022

## TRAFFIC COUNT

68,000 VPD at West Fwy & 1187





Scenic Dr



McCall Elementary School



**MORNINGSTAR**

City of Willow  
Park City Hall

732 Acre Master  
Planned Community

**WALSH**

7,200 Acre Master Planned  
Community

Interstate 20 Frontage Rd



**MCKNIGHT**  
TITLE



**Brookshire's**  
food & pharmacy

**FIRST NATIONAL BANK** TEXAS



**Chicken EXPRESS**

**MAGELLAN**

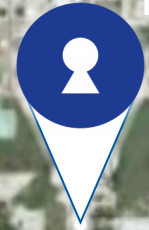
**IMPACT**  
Athletic Training Center

**PETS WEST** Meds

**DOLLAR GENERAL**



**FUZZY'S**  
TACO SHOP



**JW**

Dean Ranch

**CMG**  
PRODUCTIONS

H&E Equipment  
Services

**CrossFit**

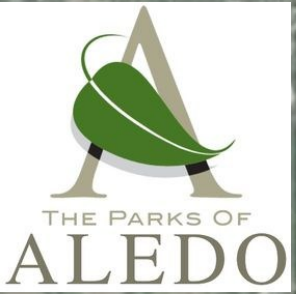


Stillwater Meadow



Coder Elementary  
School

E Bankhead Hwy



1000+ Homes with  
150 Acres of Park



Aledo High School

**CVS**  
pharmacy





PARKER COUNTY  
BASEBALL  SOFTBALL  
ACADEMY



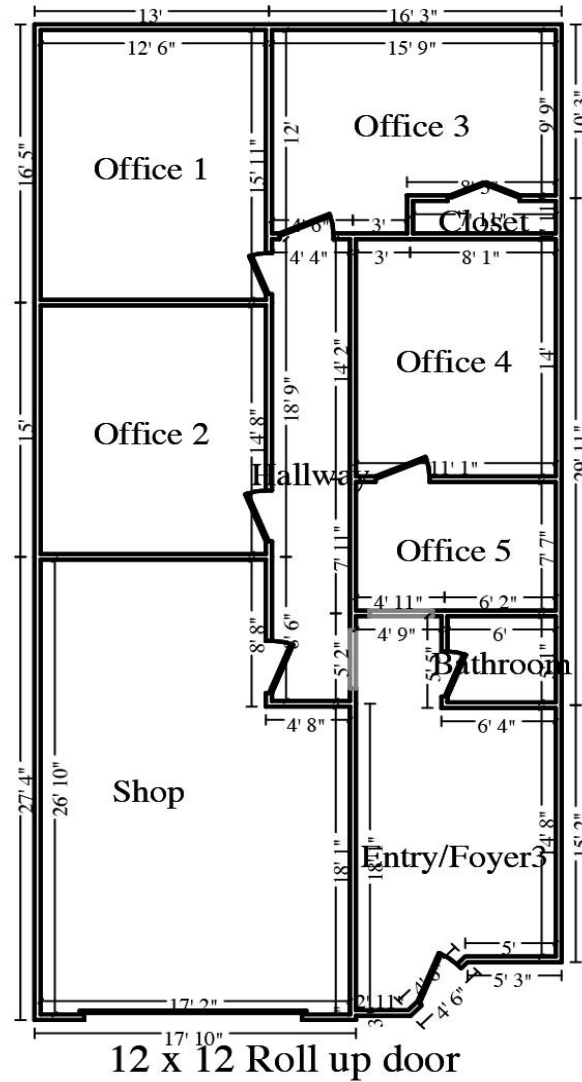
Grace Learning  
Tree

E Bankhead Hwy

Suite	Tenant	SF	Monthly Rent
<b>BUILDING 3</b>			
150	Wolf Construction	1,770	
250	Tally Production Systems	1,777	
350	Available	1,777	\$2,666
450	Uplift Dance Education	1,770	
<b>BUILDING 2</b>			
A	Elite Performing Art	1,900	
B	Maverick Driving Academy	1,700	
C&D	Destiny Voice and Music Studio	3,325	
E&F	Coming Available	3,800	\$3,800
<b>BUILDING 1</b>			
100	Just Leased—Medical	2,000	
300	Available	1,033	\$1,894
400	Available	1,033	\$1,894
300-400	Available	2,066	\$3,444
500	Woerner Physical Therapy	1,000	
600	KLP Medspa	1,066	

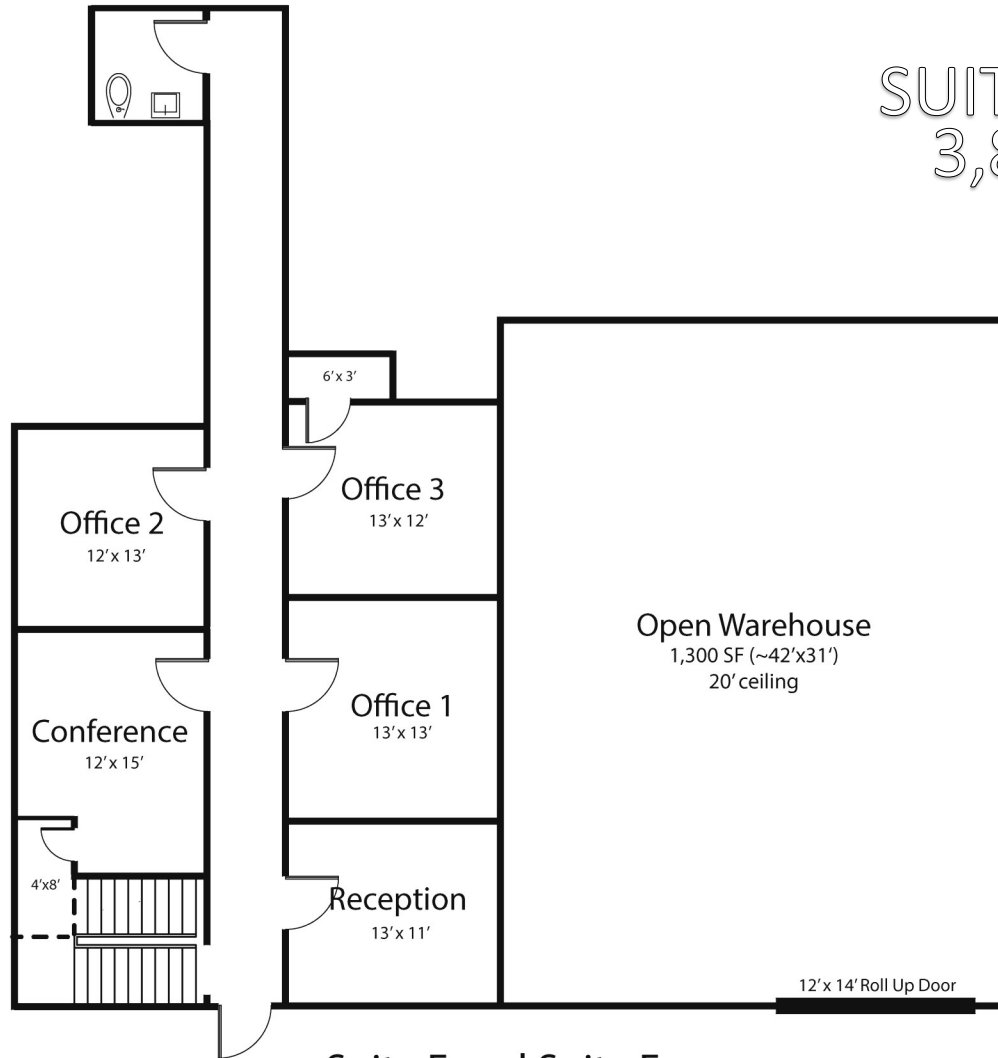


SUITE 350  
 1,777 sf  
Video Walk Through

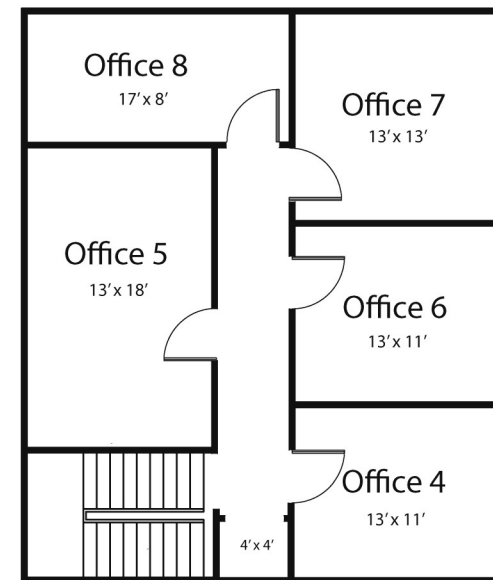




SUITE E & F  
3,800 SF



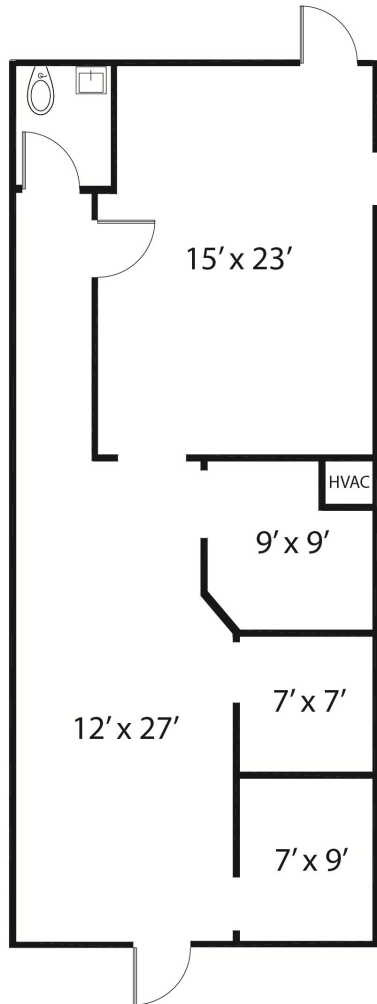
Suite E and Suite F  
1st Floor



Suite E and Suite F  
2nd Floor

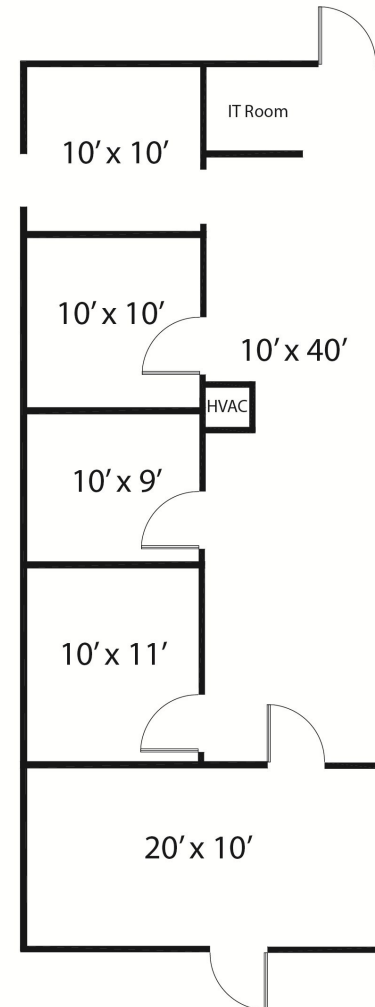


SUITE 300  
1,033 SF



<https://www.youtube.com/shorts/TqIZKP4GCRQ>

SUITE 400  
1,033 SF



<https://www.youtube.com/shorts/e16AoG7DmYU>





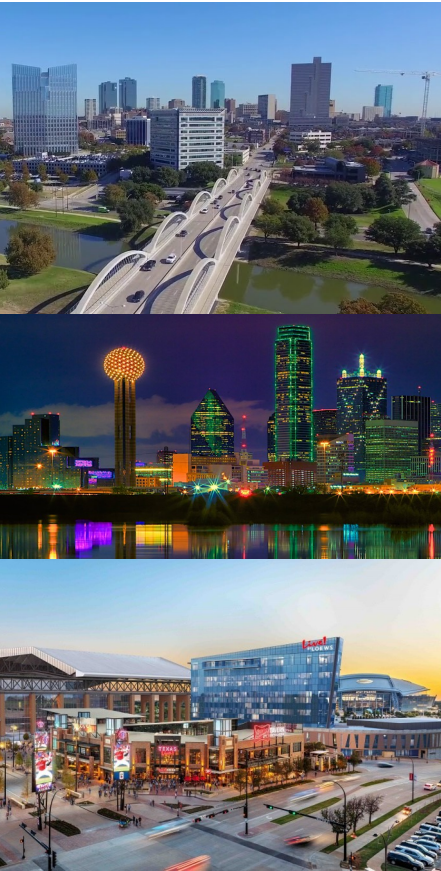


## Dallas | Fort Worth Overview

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas–Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

Cited: [www.dallaschamber.org](http://www.dallaschamber.org)





# INFORMATION ON 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.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)