

FOR LEASE

ALEDO BUSINESS PARK

9905 E Bankhead Hwy | Aledo, TX 76008



VISION

COMMERCIAL REAL ESTATE



Scott Lowe | Jeff Marek

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | \$2,666 - \$3,800/MO

PROPERTY AREA | 1,777 - 3,800 SF

PROPERTY HIGHLIGHTS

- 👁️ 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

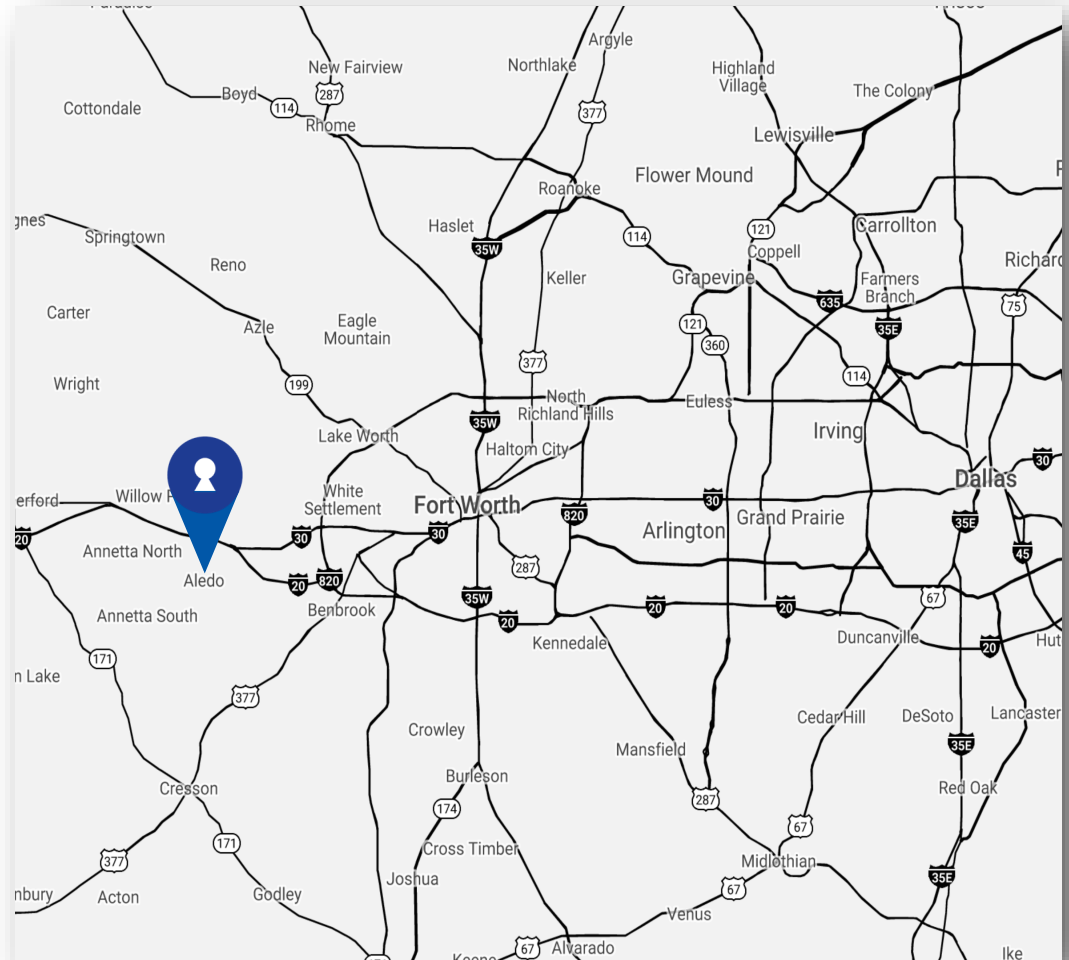
DEMOGRAPHICS

	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

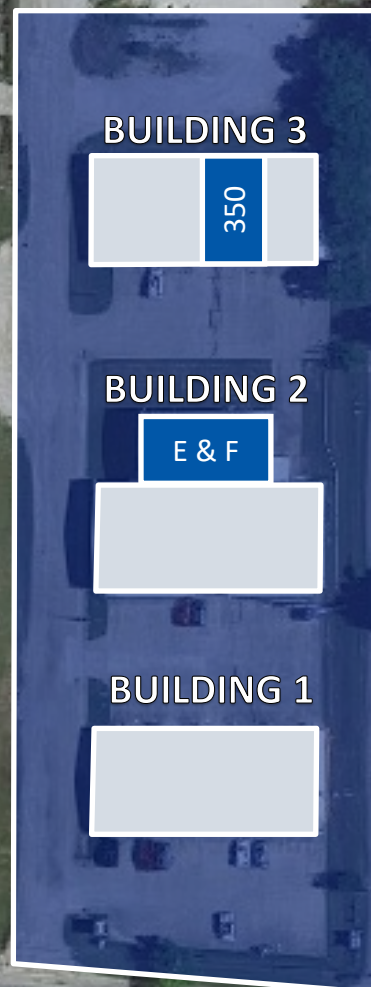
TRAFFIC COUNT

68,000 VPD at West Fwy & 1187





**PARKER COUNTY
BASEBALL P_{CO} SOFTBALL
ACADEMY**



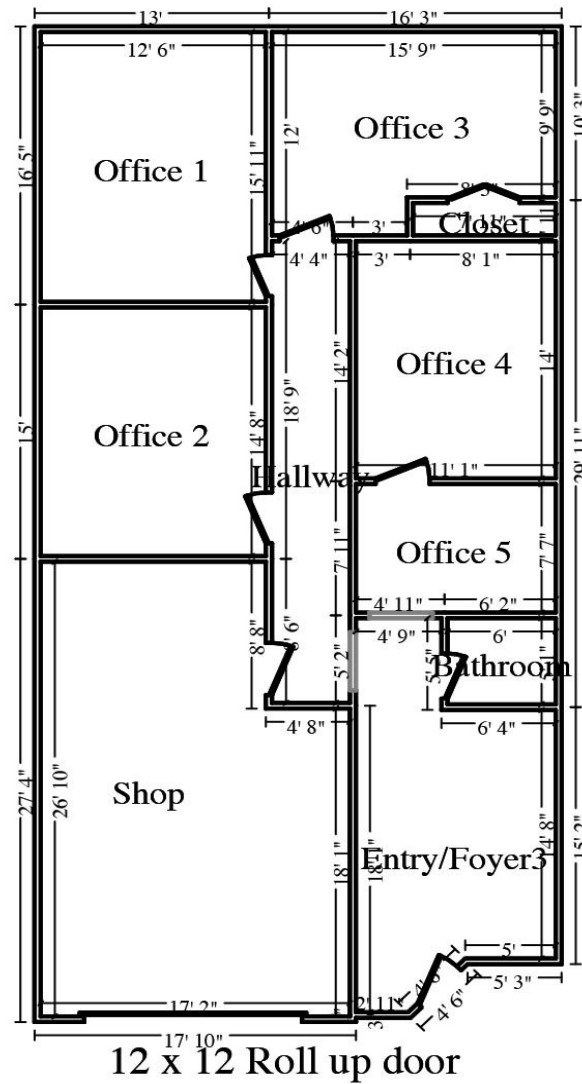
SUITE	TENANT	SF	MONTHLY RENT
BUILDING 3			
150	Wolf Construction	1,770	
250	Tally Production Systems	1,777	
350	Available	1,777	\$2,666
450	Uplift Dance Education	1,770	

BUILDING 2			
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

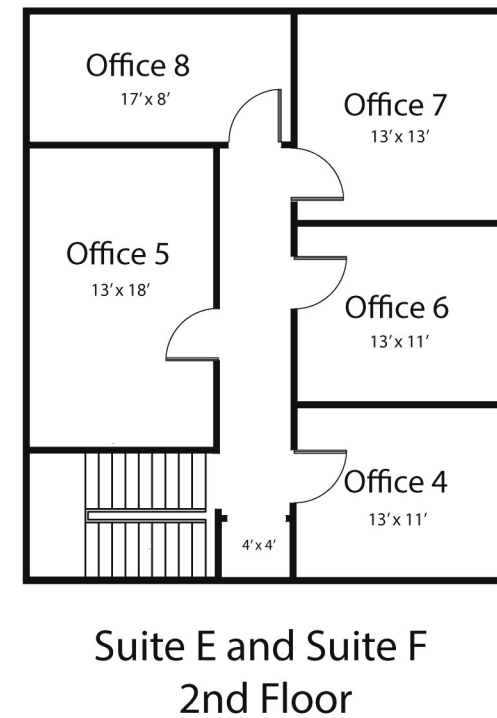
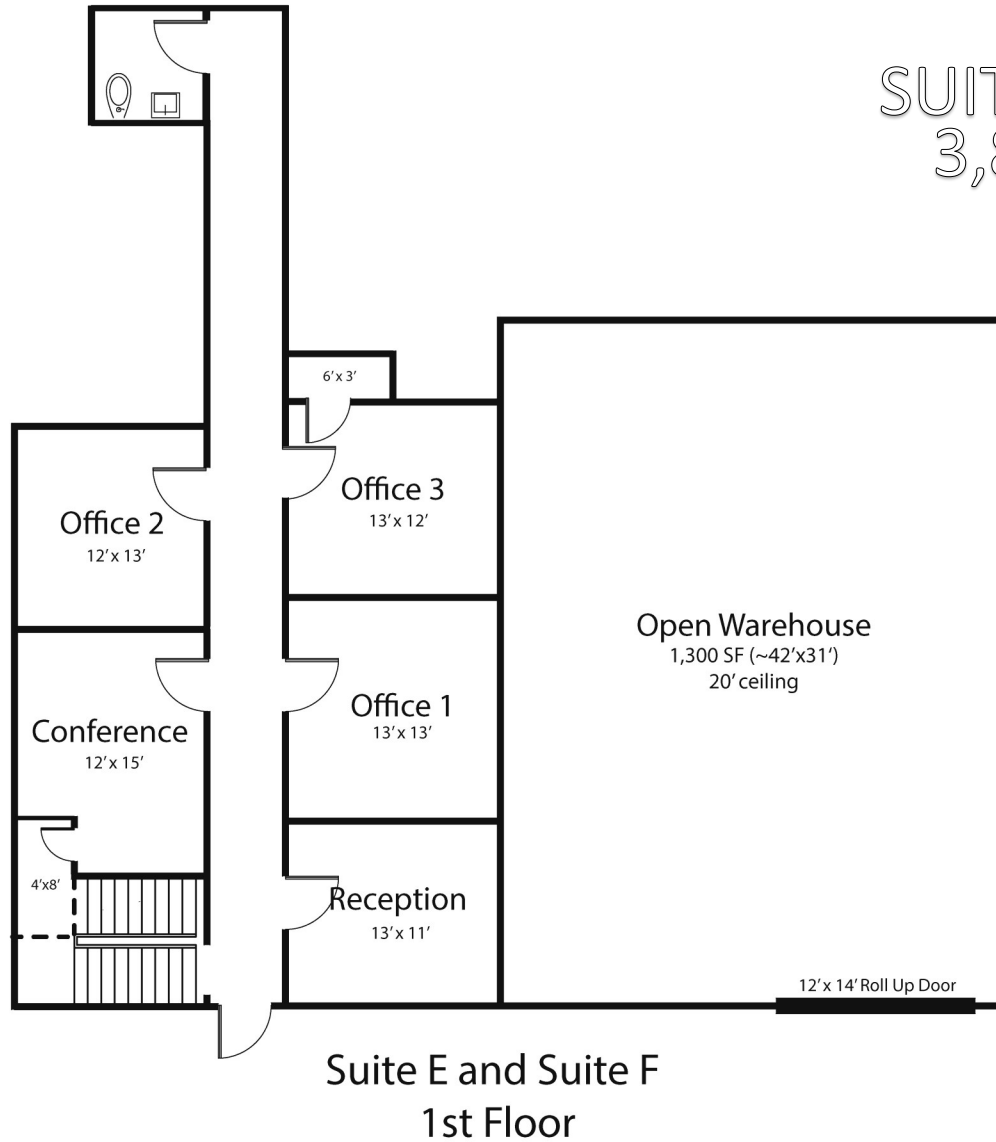
BUILDING 1			
100	The Wellness Space	2,000	
300-400	Just Leased - KLC Pediatric	2,066	
500	Woerner Physical Therapy	1,000	
600	KLP Medspa	1,066	

E Bankhead Hwy

SUITE 350
1,777 sf
[Video Walk Through](#)



SUITE E & F 3,800 SF





COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-pandemic high
(3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500**
Companies
Fortune, 2021

9 **World's Most**
Admired Companies
Fortune, 2022

22 **Fortune 500**
Companies



DFW AREA GROWTH

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

+328
people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER **200** CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in **4 hours**

Access nearly **60**
international destinations



HIGHER EDUCATION

Three
Research 1
Universities



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1