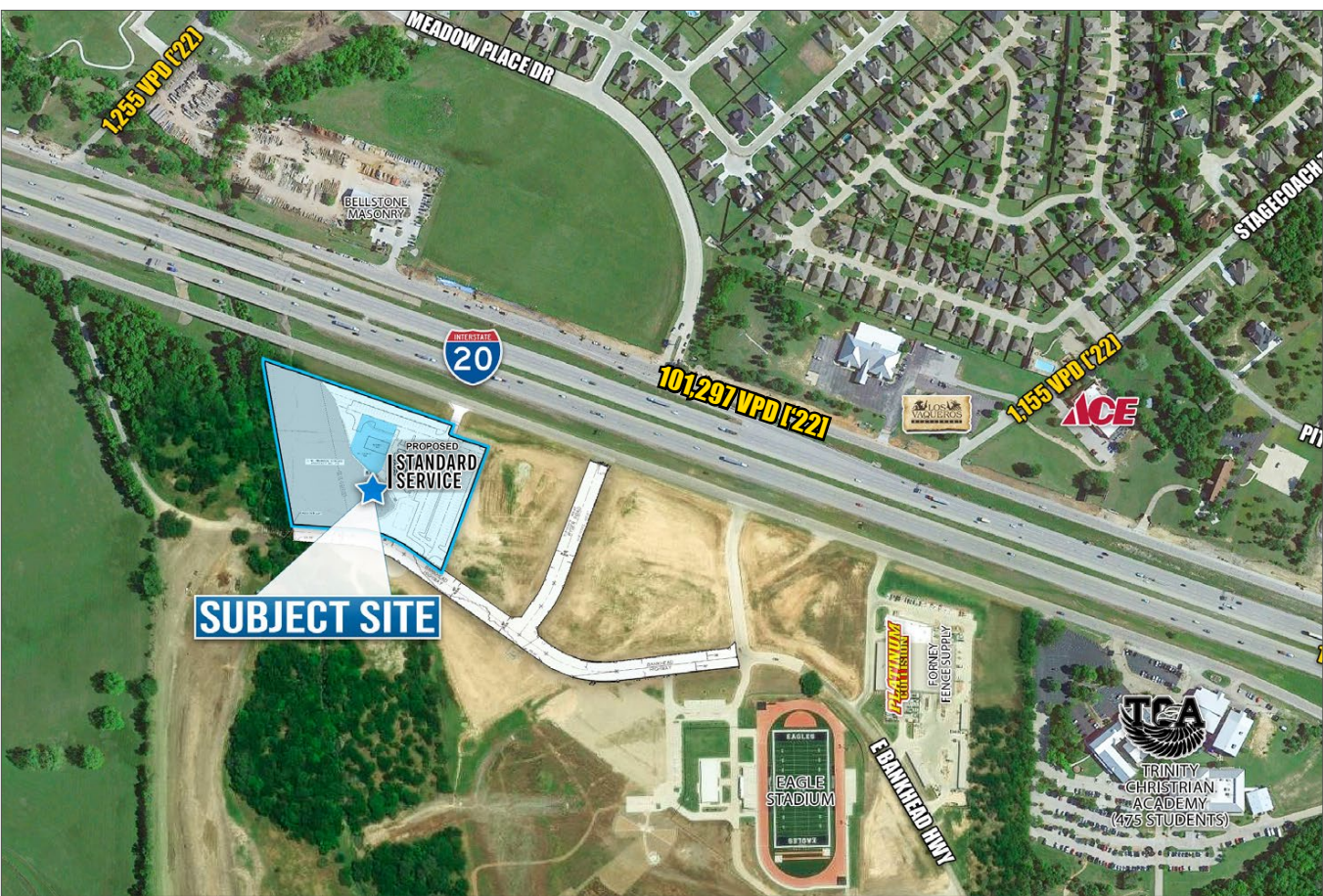


WILLOW PARK PAD SITE AVAILABLE

Willow Park, TX



LOCATION:

SWQ I-20 & E Bankhead Highway
Willow Park, TX 76087

PROPERTY HIGHLIGHTS:

- **Option 1:** “Building 2” lease, sale, or build-to-suit opportunity next to proposed Standard Service.
- **Option 2:** 5.962 Acres for sale (2.824 useable)
- Located fronting I-20 near new developments including The Shops at Willow Park, The District at Willow Park, and the new Texas Health Resources Hospital in emerging Willow Park trade area.
- Contact broker for pricing

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	14,304	38,004	54,194
Daytime Population	12,741	30,663	42,644
Avg. HH Income	\$155,859	\$164,130	\$153,675
Median HH Income	\$109,219	\$117,912	\$109,679

TRAFFIC COUNTS:

Interstate 20:	101,297 VPD (2022)
E Bankhead Hwy:	6,973 VPD (2022)

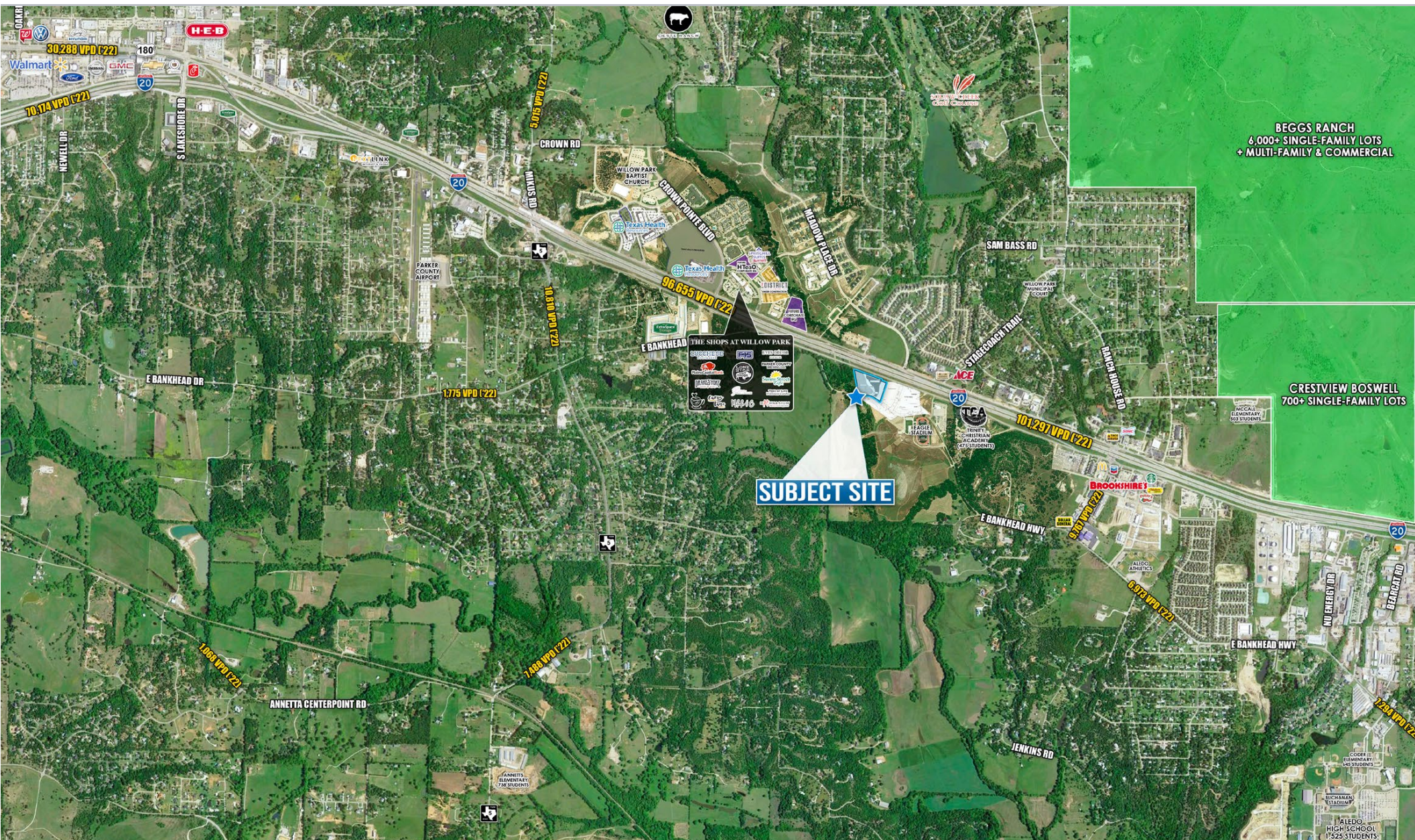
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GABE AUSTEIN | 214.415.7393 | GABE@FALCONCOMPANIES.COM



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WILLOW PARK PAD SITE AVAILABLE

SWQ I-20 & E Bankhead Highway, Willow Park, TX 76087



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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230
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WILLOW PARK PAD SITE AVAILABLE

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SUBJECT SITE

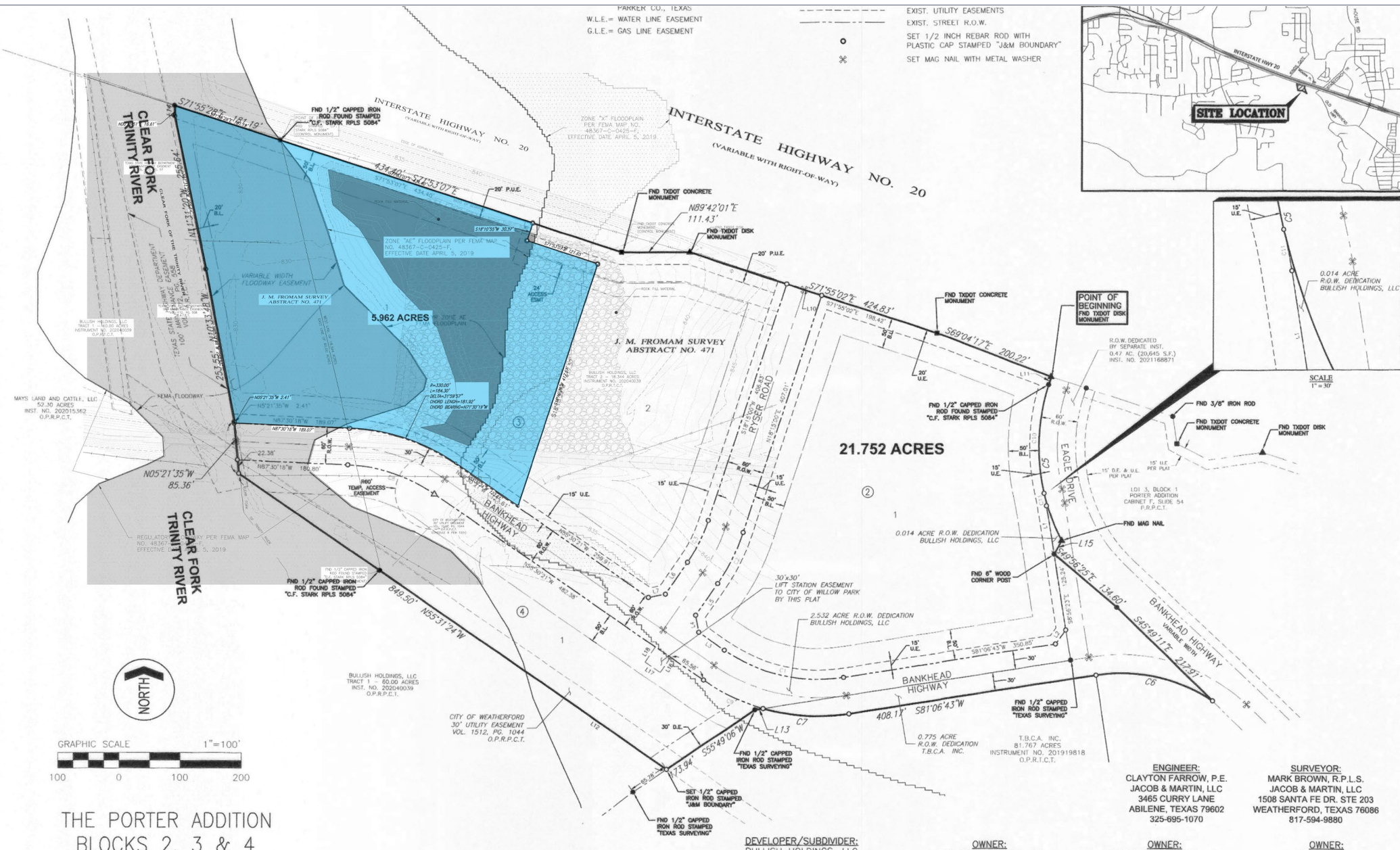
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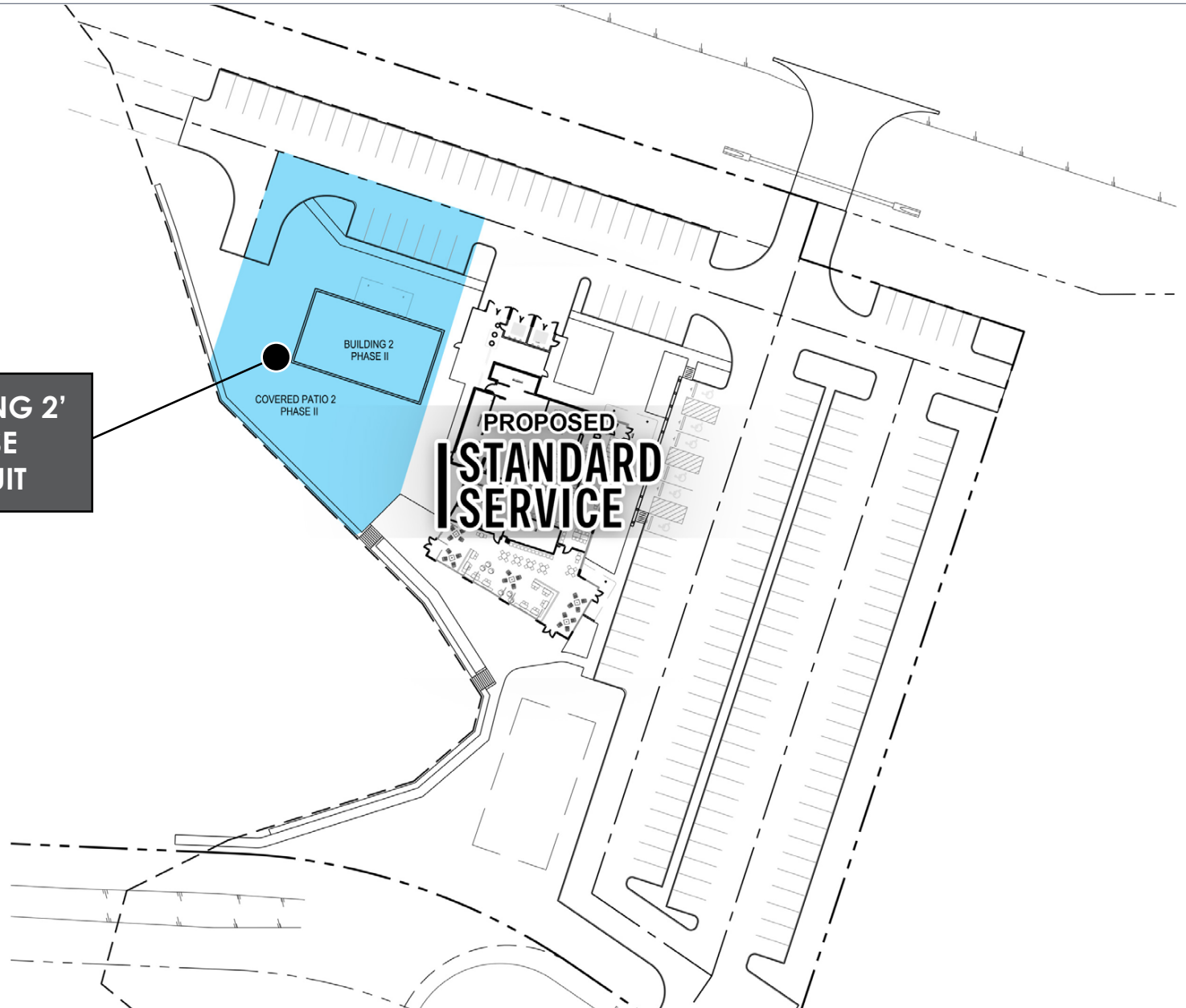
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OPTION FOR LEASE, SALE OR BUILD-TO-SUIT

SWQ I-20 & E Bankhead Highway, Willow Park, TX 76087

**OPTION 1: 'BUILDING 2'
FOR SALE, LEASE
OR BUILD-TO-SUIT**



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DEMOGRAPHIC SUMMARY

Willow Park: I-20 & Kings Gate

Ring of 5 miles

KEY FACTS



38,004

Population



30,663

Daytime Population



3.37%

'23-'28 Compound
Annual Growth Rate



12,835

Households



\$386,134

Median Home Value



43.3

Median Age

EDUCATION



13%

High School Diploma



17%

Some College



50.93%

Bachelor's Degree or
Graduate Degree

INCOME



\$117,912

Median
Household Income



\$164,130

Average
Household Income



\$55,787

Per Capita
Income



\$616,503

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$137,227

Total Annual
Expenditures



\$5,178

2023 Meals at
Restaurants



\$9,719

2023 Meals at
Home



\$43,261

Retail Goods



\$5,707

Entertainment



\$1,426

Personal Care



\$10,932

Health Care

BUSINESS



947

Total Businesses



9,300

Total Employees



24.41%

Blue Collar
Occupation



75.59%

White Collar
Occupation

Tapestry segments



1D

Savvy Suburbanites

4,273 households

33.3%

of Households



1B

Professional Pride

4,022 households

31.3%

of Households



6A

Green Acres

3,842 households

29.9%

of Households



2023 Race and ethnicity (Esri)

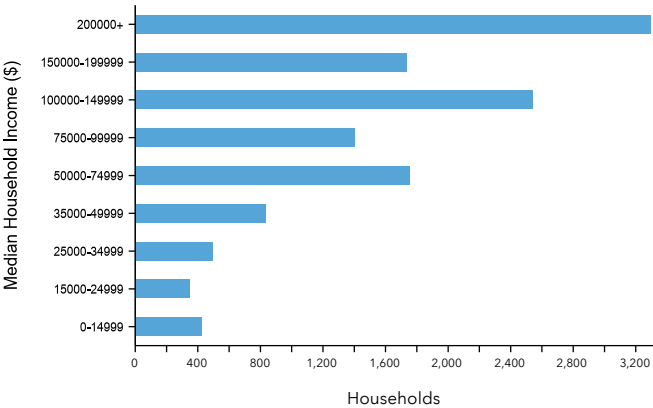
The largest group: White Alone (83.41)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff		
White Alone	83.41	+33.33		
Black Alone	1.21	-14.19		
American Indian/Alaska Native Alone	0.64	-0.34		
Asian Alone	1.13	-6.53		
Pacific Islander Alone	0.07	-0.06		
Other Race	3.90	-8.02		
Two or More Races	9.65	-4.17		
Hispanic Origin (Any Race)	12.65	-15.97		

Bars show deviation from

623 (Dallas-Ft. Worth, TX)



INFORMATION ABOUT BROKERAGE SERVICES

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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Business Name

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Timothy Hughes
Designated Broker of Firm

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Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date