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THE VILLAGE AT WILLOW PARK

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Price: \$4,575,000

Sq. Ft.: 11,308

Cap Rate: 6.20%

Built: 2021

NNN

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The Village at Willow Park is an 11,308-Square-Foot, Multi-Tenant Retail Center located in a high growth area of Willow Park, Texas. The property is 100% occupied, and all leases are triple-net, service-oriented businesses including a Fitness Center, a Hair Salon, and a Grocery, and The Fort Card Room. The property features annual rent escalations, and all leases have personal guarantees. The property is situated on a 0.76-acre lot and features attractive

Located one block south of highly trafficked Interstate 20 and Willow Bend Drive near the intersection with Willow Bend Drive. The property is surrounded by national and regional retailers including Starbucks, McDonald's, Domino's Pizza, Dollar General, and Home Depot. Current development of the neighboring land includes a new House directly across from the subject property. The property is the center, and headquarters for Firstst Baird Bar Interiors. The property is located on Interstate 20 and Willow Bend Drive. The property is located in Willow Park, an outdoor shopping location with walking trails connecting the entire development. Willow Park Ranch is less than five miles away, a large 7,000-acre development. Interstate 20 and Interstate 30 on the outskirts of the development, residential neighborhoods, and commercial areas with an average household income of approximately \$100,000.

- 11,308-Square-Foot, Multi-Tenant Retail Center of Willow Park
- 100% Occupied | All Leases are Triple-Net
- Tenants are a Complementary Mix of Local and National Retailers
- All Leases Include Annual Rent Increases
- All Leases Have Personal Guarantees
- Building is New (2021) Construction with High-Quality Finishes
- Situated on Willow Bend Drive Near the Intersection of Interstate 20

- Interstate 20, Connecting Weatherford
- Surrounding Area is Undergoing Signifi
- House is Directly Across the Street | Fi
- from the Subject Property and Will Be I
- Bancshares Corporation |
- Less Than Five Miles From Walsh Ran
- Interstate 20 and Interstate 30 | Include
- Use Areas
- Highly Affluent Surrounding Area | Avera
- Mile Radius

VIEW IN GOOGLE MAP (<https://>)



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Texas Real Estate Commission Information About Brokerage Services (<http://www.levyretail.com/INFORMATION-ABOUT-BROKERAGE-SERVICES.pdf>) | Texas Real Estate Commission Consumer Content/uploads/2016/11/cn1-2.pdf)

CLOSED



**SUBJECT
PROPERTY**

CLOSED



CLOSED



CLOSED



CLOSED



CLOSED



CLOSED

THE SHOPS AT
WILLOW
PARK
20+ TENANTS

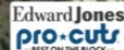


78,000 VPD



MCCALL ELEMENTARY
SCHOOL

TEXAS CHRISTIAN
ACADEMY



**SUBJECT
PROPERTY**

