



4500 WHITE SETTLEMENT RD

WILLOW PARK, TX 76087

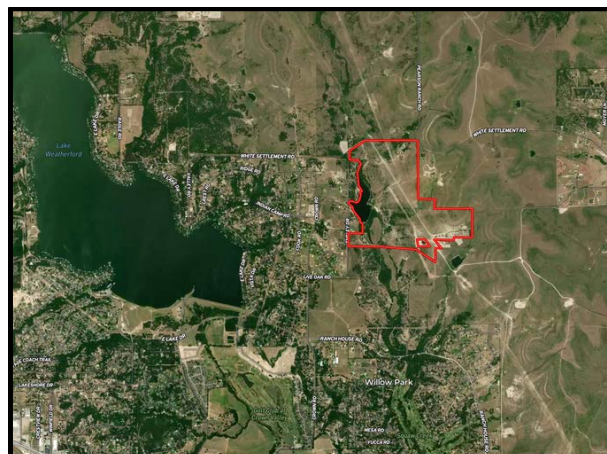
292 +/- ACRES OF PRIME REAL ESTATE



PROPERTY INFORMATION:

- WELL LOCATED - 20 MILES TO FORT WORTH & 11 MILES TO WEATHERFORD
- ENDLESS POTENTIAL FOR DEVELOPMENT OR INVESTMENT

SALE PRICE: \$13,140,000



TIM CLARK, CCIM
817.578.0609
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4500 WHITE SETTLEMENT RD

HUDSON OAKS, TX 76087

PROPERTY INFORMATION

Incredible opportunity to own 292 acres of prime real estate in rapidly growing eastern Parker County, just north of Willow Park.

With its unbeatable location—only 20 miles to Fort Worth and 11 miles to Weatherford—this property offers endless potential for residential development, commercial ventures, or long-term investment.

The land is currently under an agricultural exemption and features expansive open acreage with excellent road frontage. Heavy power lines traverse the property, and a power substation is located directly across the road, offering substantial utility infrastructure for future projects.

Whether you're looking to create a master-planned community, establish a business hub, or invest in one of the most sought-after areas in North Texas, this property checks all the boxes. Don't miss this rare chance to secure a large tract in a premier location.

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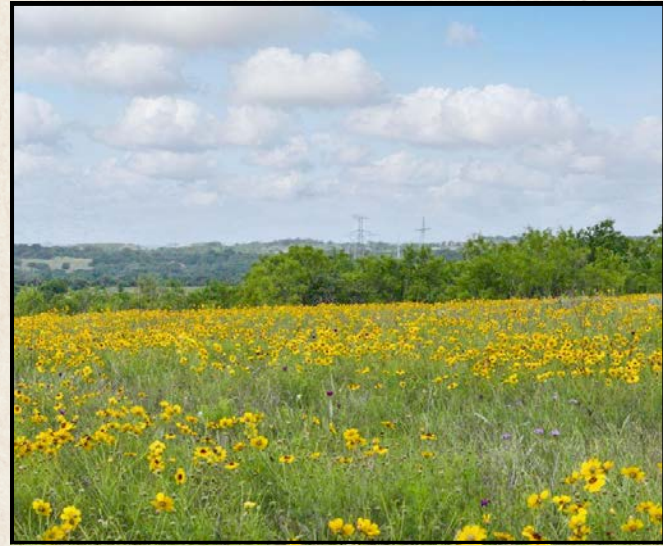
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PROPERTY PHOTOS



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AERIAL - FLOOD PLAIN



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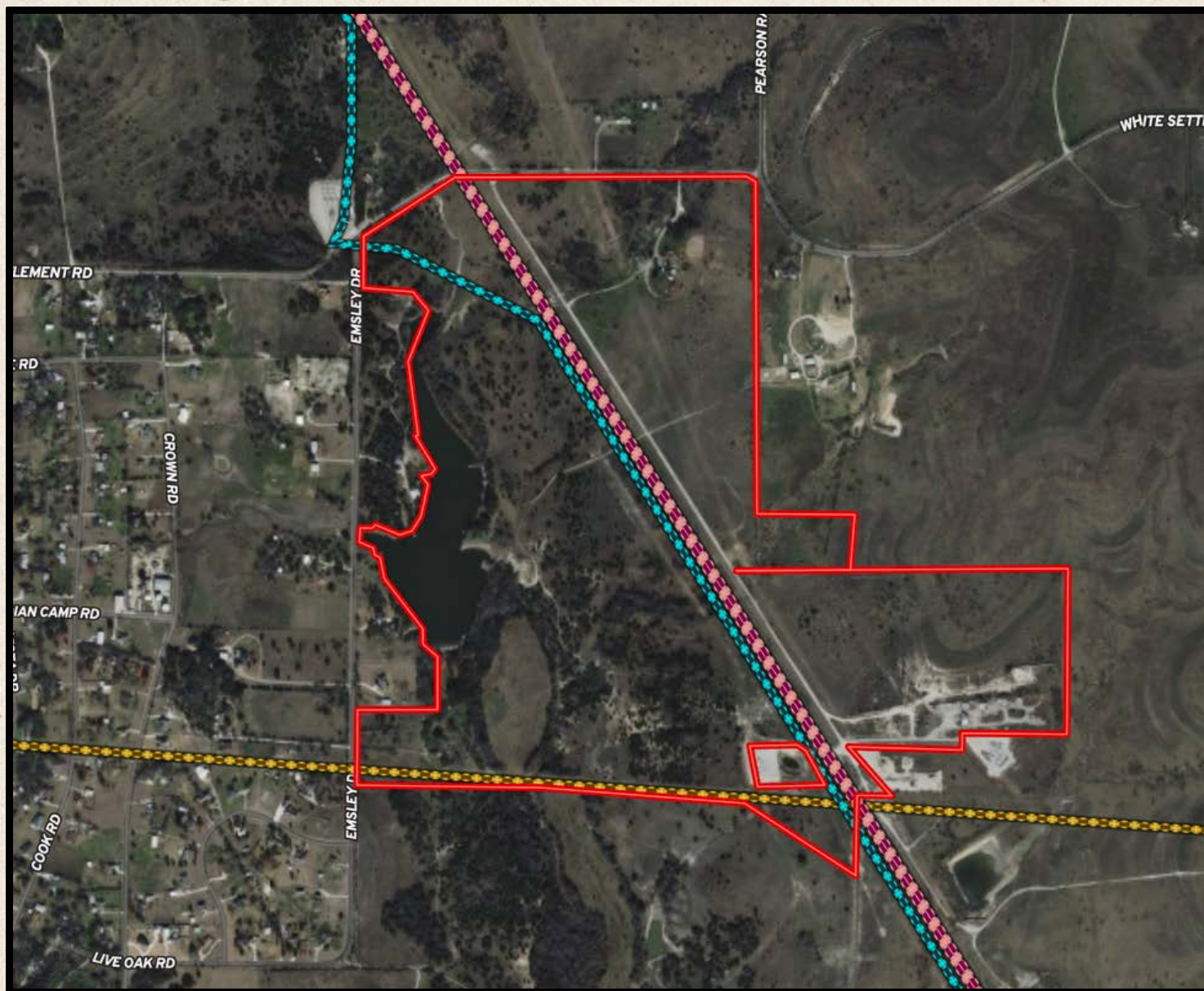
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AERIAL - TRANSMISSION LINES



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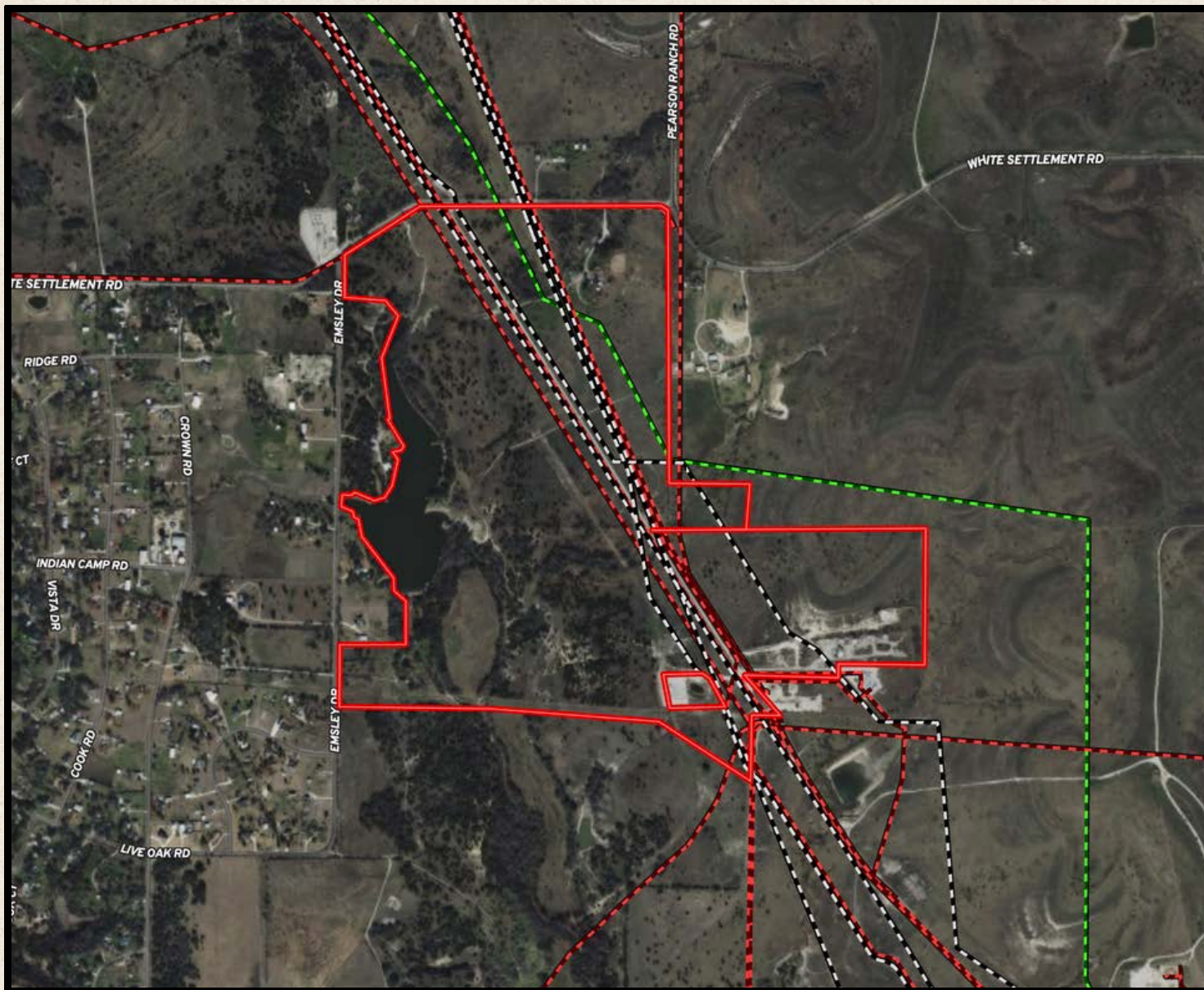
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AERIAL - PIPELINE



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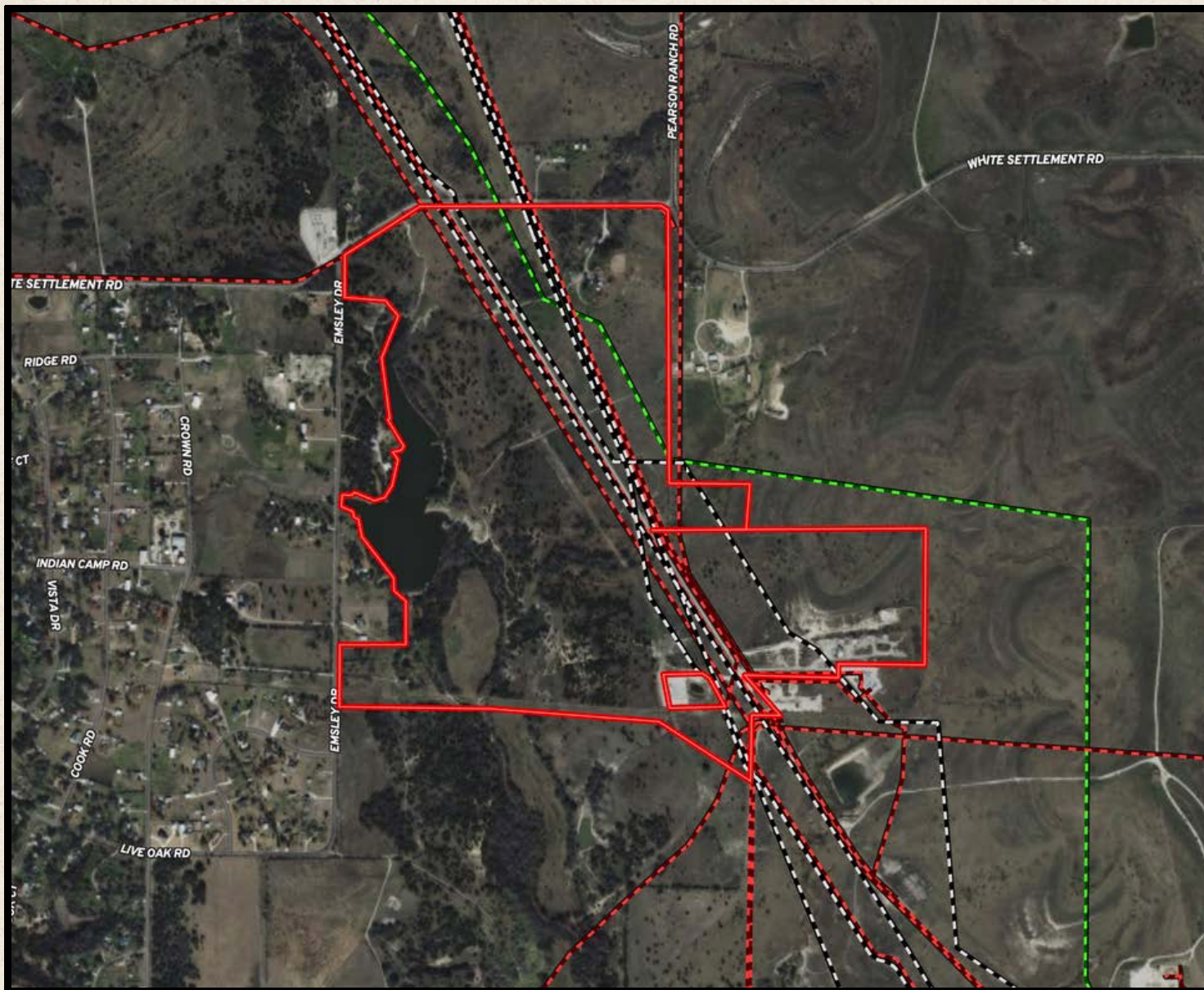
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AERIAL - ALL FEATURES



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4500 WHITE SETTLEMENT RD WILLOW PARK, TX 76087

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	10,367	28,271	138,272
POPULATION GROWTH	3.74%	4.65%	3.03%
EMPLOYEES	2,588	14,493	45,491
MEDIAN HH INCOME	\$109,151	\$125,111	\$101,886

LOCAL MARKET PROFILE WITHIN 10 MILES OF SITE



243
RESTAURANTS



184
HOSPITALS &
HEALTHCARE FACILITIES



34
SPIRITUAL
CENTERS



45
FOOD &
BEVERAGE



28
SCHOOLS &
PLACES FOR EDUCATION



2
PARKS &
GARDENS



18
AMUSEMENT
DESTINATIONS



1
LIBRARIES



4
PLAYGROUNDS

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