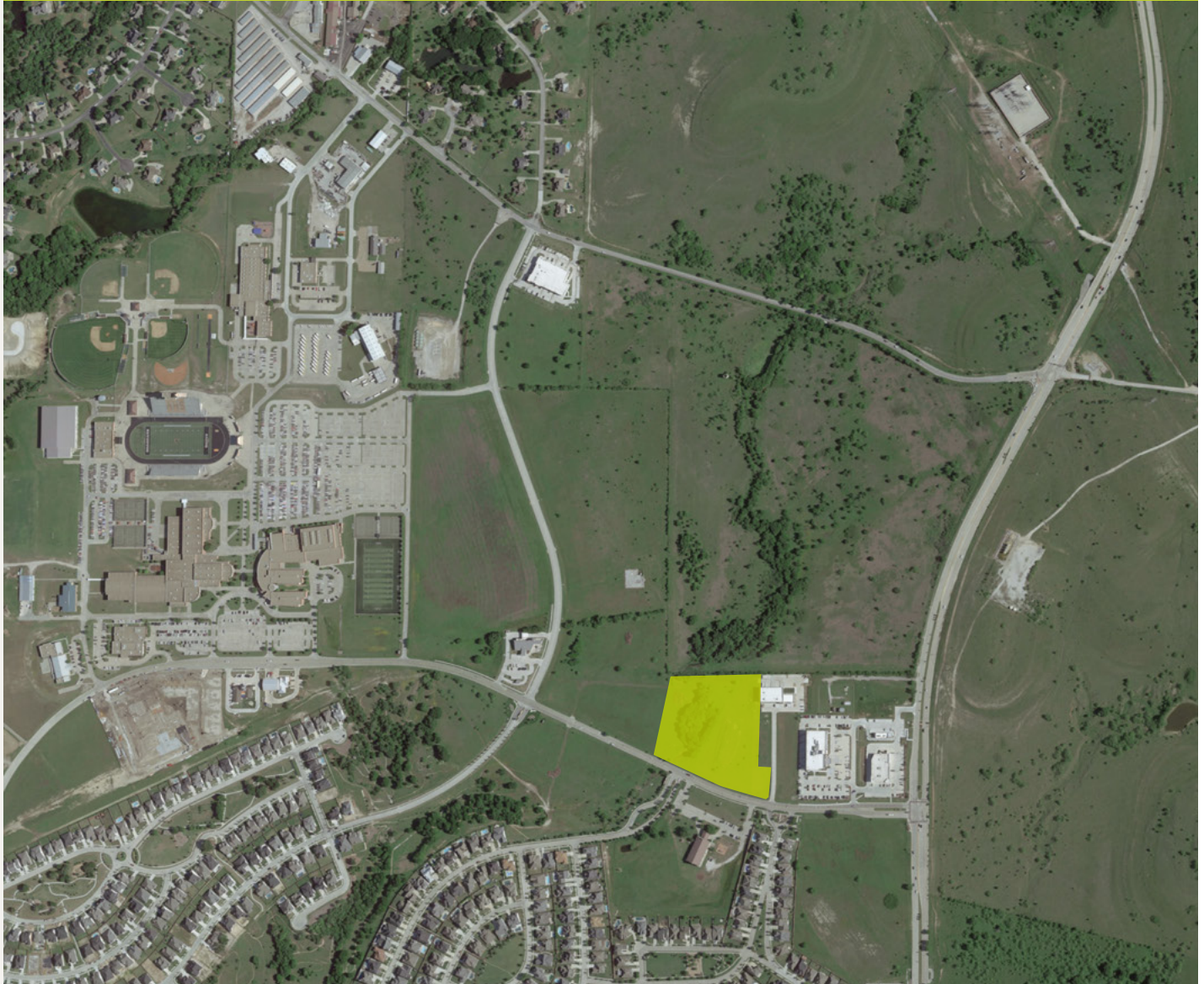


Land ★ SALE

LanCarteCRE.com

400 BAILEY RANCH ROAD ALEDO, TX 76008

DEVELOPMENT READY PAD SITES



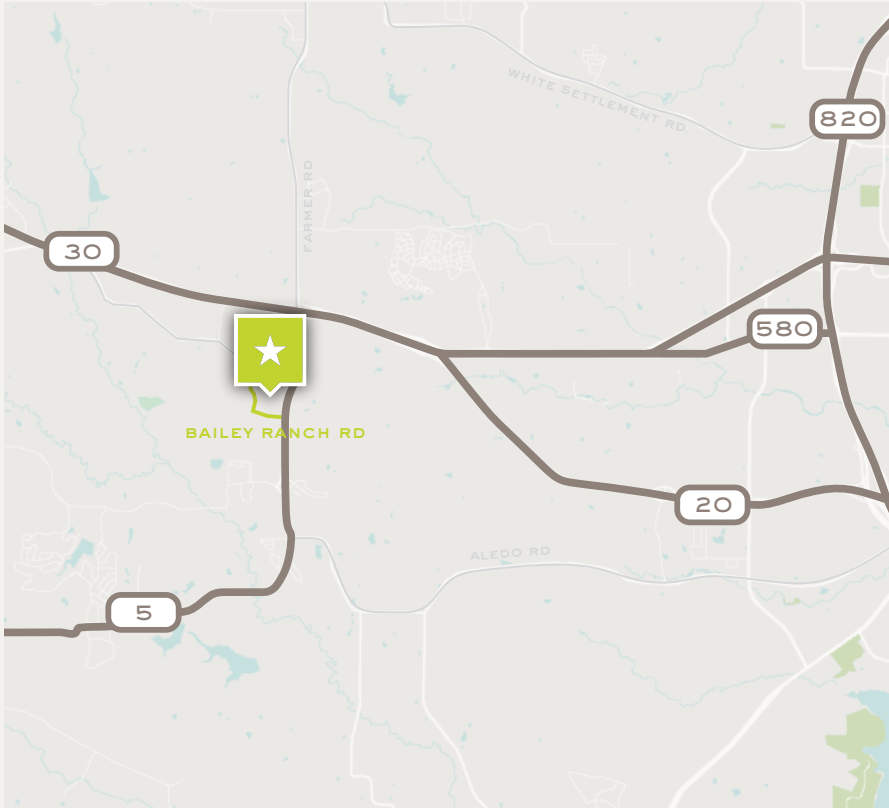
LANCARTE
COMMERCIAL

Kristen Fegley
214-668-2607 | kfegley@lancartecre.com

Land ★ SALE

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PROPERTY FEATURES

- Rare Commercial Zoning in Aledo, TX
- Hike and Bike Trail Adjacent
- Excellent Site for QSR Tenants - Medical Office
- 0.5 miles from Aledo High School
- Zoned D1 Commercial

LOT ACREAGE

SITE A 1.411 AC

SITE B 1.686 AC

SITE C 1.237 AC

SITE D 1.067 AC

LOCATION OVERVIEW

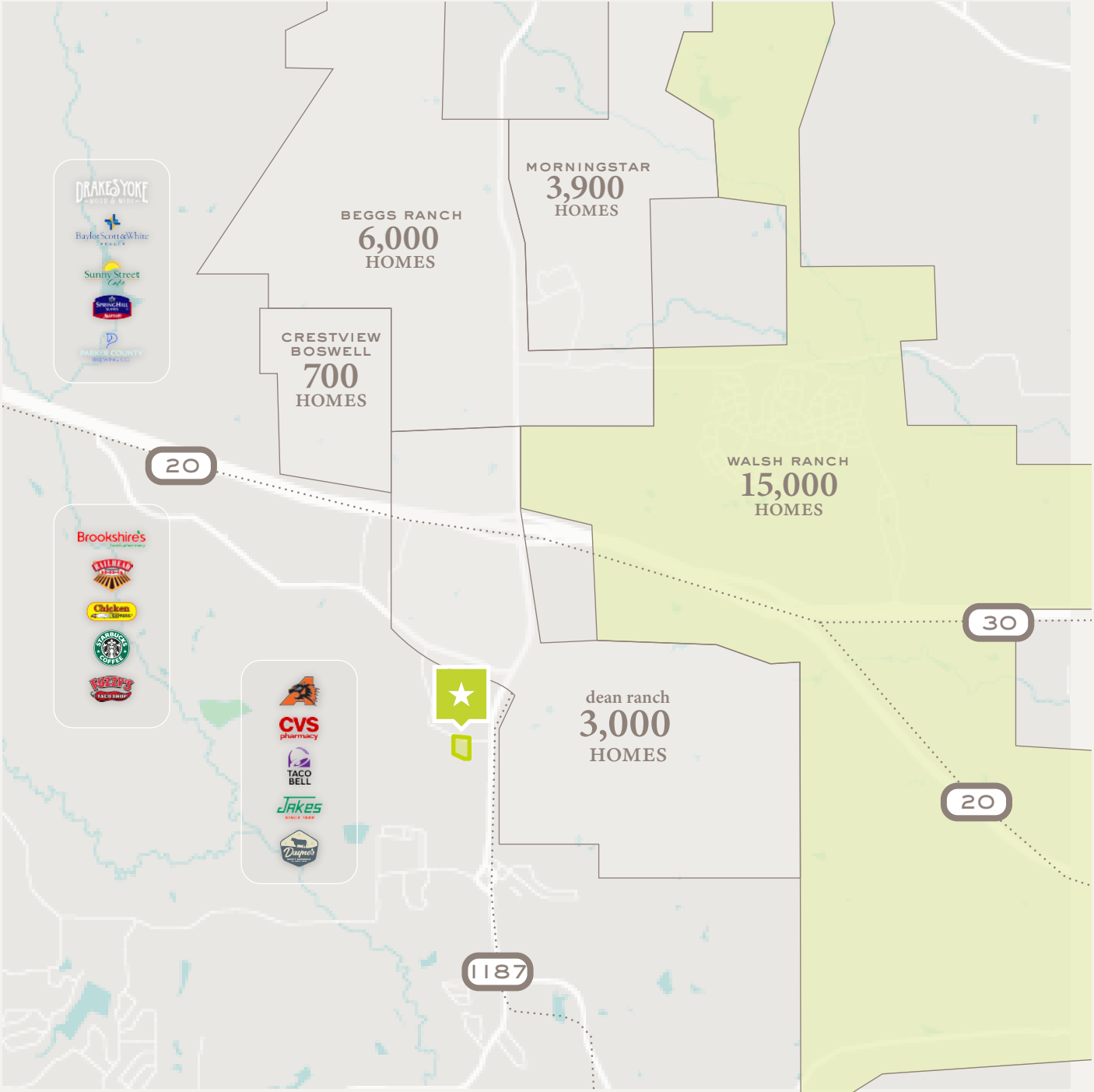
The Groves of Aledo, situated at the intersection of Bailey Ranch Road and FM 1187 in Aledo, Texas, offers prime commercial pad sites. Adjacent to Aledo High School and easily accessible via major highways like I-20, I-35, and I-30, it's an ideal location for businesses targeting a growing, affluent community. This development is poised to become a key commercial hub in the region.

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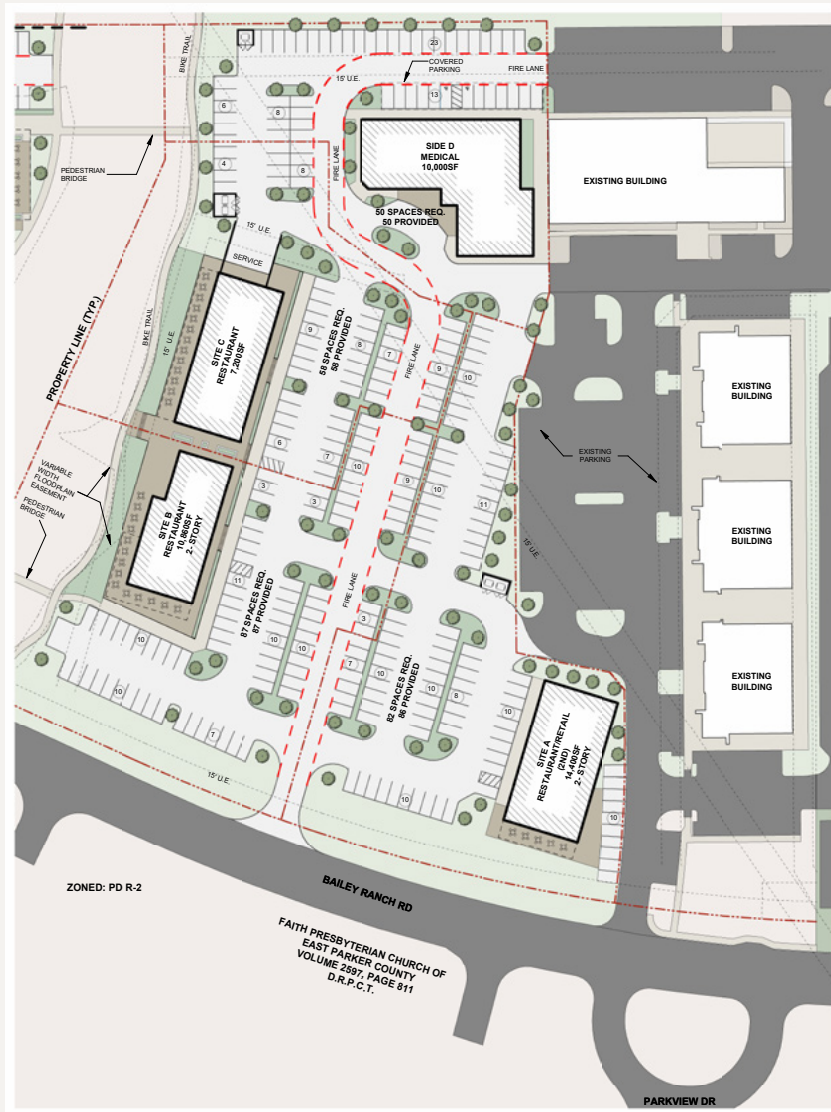
AERIAL MAP



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SITE PLAN

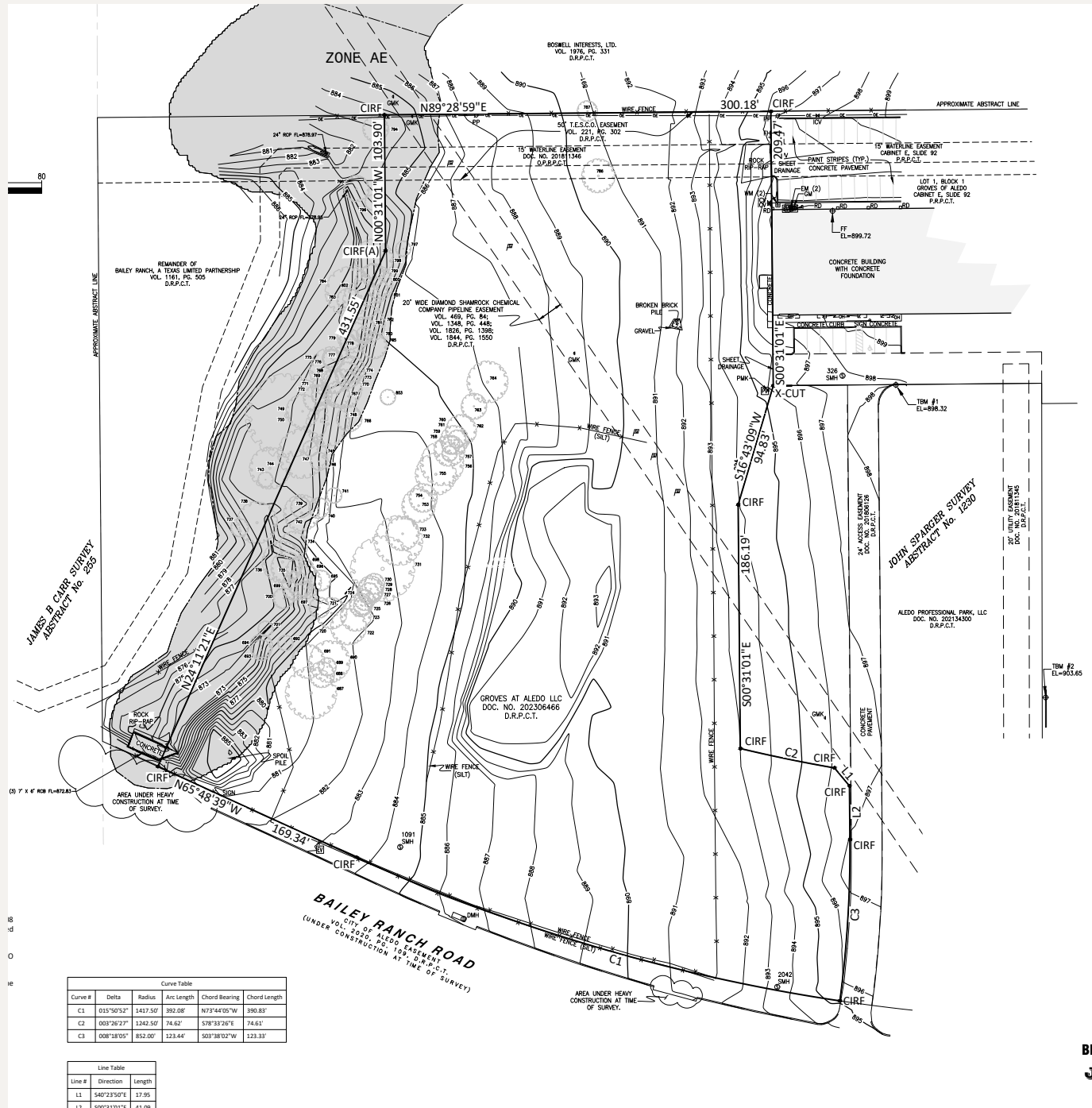


DEMOGRAPHICS

	2 Miles	5 Miles	3 Miles
2023 Population	8,318	33,195	171,564
Households	2,714	10,862	63,467
Avg Household Income	\$150,736	\$159,419	\$78,684

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SITE PLAN



BEIN
JQ



LANCARTE COMMERCIAL

Relentlessly Pursuing What Matters

KRISTEN FEGLEY

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