



Retail ★ LEASE

WALSH COMMERCIAL VILLAGE



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PROPERTY FEATURES

- 10,012 SF Under Roof
- 5,796 of Outdoor Seating
- Divisible to 2,980 SF
- Grease trap with ample capacity to serve restaurant tenants

LOCATION OVERVIEW

Positioned in the heart of Walsh, a premier master-planned community that serves as the western gateway to the Dallas–Fort Worth Metroplex.

- Located at the intersection of I-20 and I-30, providing unparalleled accessibility and visibility to a rapidly growing regional population.
- Part of the thriving Fort Worth market, the 12th largest city in the U.S., experiencing significant population growth and economic expansion.
- Serves a built-in customer base with an award-winning residential community and over 2,300 acres of open space, fostering a family-friendly atmosphere. Upon completion, there will be approximately 4,000 homes in Walsh.
- Highly acclaimed Aledo ISD serves all schools in Walsh, attracting families and ensuring consistent foot traffic for retail and dining establishments.
- Designed for a dynamic lifestyle, Walsh offers retail tenants access to high-speed internet, a neighborhood market, and 32 miles of connected trails that encourage community engagement and frequent visits to local businesses.
- A vibrant mix of residential, recreational, and retail spaces creates a destination community ideal for restaurants and retailers seeking long-term success in a growing market.

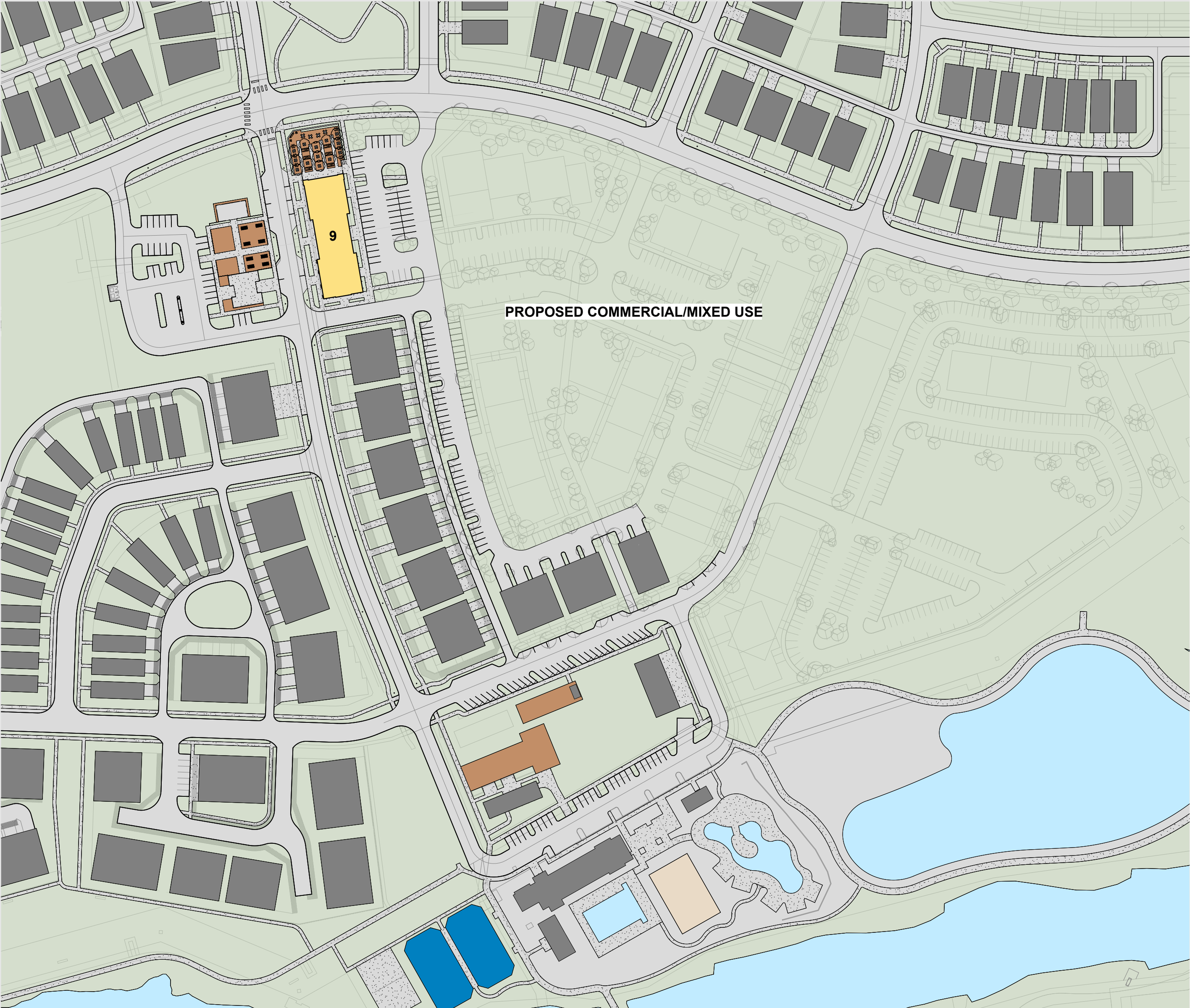




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DEMOGRAPHICS

POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

WITHIN FIVE MILE

51,187

WITHIN TEN MILES

239,489

WITHIN FIFTEEN MILES

731,903

INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$113,043 in 2021 and is expected to grow.

AVERAGE HOUSEHOLD INCOME

5 MILES

\$113k

10 MILES

\$83k

15 MILES

\$79k



DRIVETIME

Located with major thoroughfare access to I-20 and I-30, travel within the Dallas-Fort Worth Metroplex is streamline and direct.

15MINS

DOWNTOWN FORT WORTH

30MINS

DFW INTERNATIONAL AIRPORT

45MINS

DOWNTOWN DALLAS





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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