

WILLOW PARK
—° NORTH °—

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A WELL-BALANCED 44+ ACRE MIXED-USE COMMUNITY
LOCATED BETWEEN FORT WORTH AND WEATHERFORD.

ABOUT

Located on Interstate-20, Willow Park North is in the city of Willow Park adjacent to the new Texas Health Outpatient Center in Eastern Parker County. Just 10 minutes from Weatherford and a 24 minute drive to Fort Worth, Willow Park North is easily accessible from the highway. With an average daily traffic count of approximately 76,000 vehicles, the 230± acre mixed-use development features:

- 58,000± SF fully leased retail
- 10,000 ± SF fully leased office
- Highly visible IH 20 frontage pad sites
- Riverside pad sites ideal for restaurant and retail
- 3.7± acre open air park with scenic views and amphitheater
- 45 ± acres green belt/park separating residential and commercial
- 70 ± acres residential development
- 21 ± acres for future commercial phase





THE ONLY TRUE URBAN DISTRICT
WEST OF FORT WORTH

NEARBY AMENITIES

Willow Park is a vibrant, growing city—the city has grown at a rate of 7.4% over the last several decades as the Fort Worth area continues to expand to the west. This population growth is bringing a wealth of new commercial, medical and living facilities, including:

- Texas Health Outpatient Center
An integrated health campus owned and operated by Texas Health Resources
- Luxury Apartments
- Memory Care Facility
- Multi-Family Town Home Development
- Upscale Senior Living Facility
Planned for construction
- Multiple Housing Developments

DEMOGRAPHICS

The current average household income of the Willow Park trade area is \$96,157, compared to \$74,699 for all U.S. households. Average household income is projected to be \$109,744 in five years, compared to \$84,910 for all U.S. households.

TRAFFIC COUNT

Interstate 20:

77,910 VPD (TXDOT 2014)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2015 Population	12,956	25,498	86,706
2020 Projected Population	14,000	27,811	94,948
2015 Average Household Income	\$118,471	\$120,060	\$96,157
2020 Projected Average Household Income	\$137,022	\$137,429	\$109,744
2015 Total Households	4,670	8,992	31,845
2020 Projected Households	5,075	9,849	34,893

**Data Provided by SRS Real Estate Partners*

Parker County

2017 Population - 133,463

2020 Projected Growth - 159,119

DEVELOPMENT OVERVIEW

Phase I: Retail Leasing

- 54,845+ / - SF
- Currently 100% Leased
- Patio Spaces Throughout
- Bank Pad
- Outdoor Theatre Area

Phase II: River Commercial

- Build-to-Suit Options
- Trails Along River
- Splash Pad
- Park and Amphitheatre
- Lots For Sale – Medical, Office, Restaurant, Retail

Phase III: Willow Park North

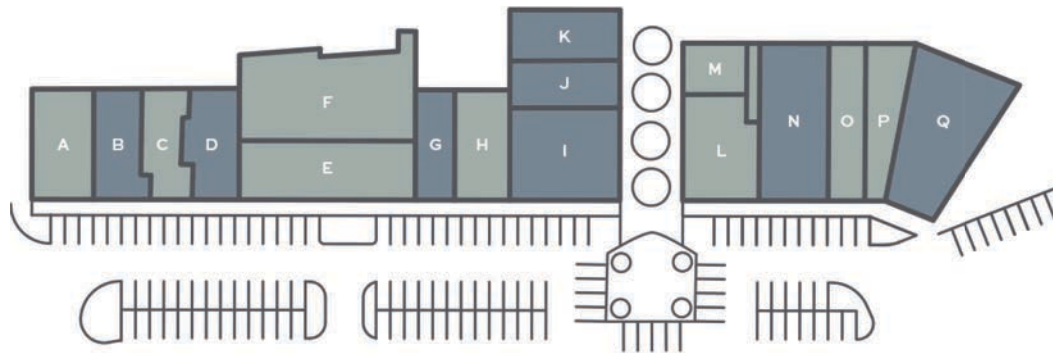
- Multi-Family – 208 apartment homes
- Single-Family – 97 homes
- Townhomes – 110 townhomes
- Amenity Center
- 45 ± acres green belt



THE SHOPS AT WILLOW PARK

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- | | | | |
|---|------------------------------|---|---------------------------|
| A | Cafe 23:5 | J | Red Horse Boutique |
| B | Orange Leaf Frozen Yogurt | K | Blow & Go Blow Dry Bar |
| C | 2 Ten Salon Suites | L | Parker County Brewing Co. |
| D | Taylor Your Tan | M | Carys Lane |
| E | Byrd Mill Gift Shop | N | Ziya Nail Lounge |
| F | Offices | O | Lone Star Dry Goods |
| G | Tree of Life Wellness Center | P | Eyes Décor |
| H | Mathnasium | Q | Drakes Yoke |
| I | Sunny Street Cafe | | |



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THE SHOPS AT WILLOW PARK CURRENT TENANTS

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*carys; (kar-iss) noun,
MEANING TO LOVE.*



TREE OF LIFE
Wellness Center
YOGA PILATES LIFE COACH BARRE



EYES DÉCOR

EYEWEAR



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RIVER PAD SITE CONCEPT PLAN

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Features:

- Flexibility on pad size
- Connected by walking trails
- Parks
- Amphitheatre
- Fountain/Splash Pad with LED lights
- Great visibility from highway
- Scenic views perfect for patio dining
- Lot/Building Name Sales Price/SF
- Pad Size (acres)

Proposed Layout:

- BLDG I Office Lease (Planned)
- BLDG K Office Lease (Planned)
- BLDG J 1.83 Acres
- BLDG D 0.66 Acres
- BLDG E 0.55
- BLDG F 0.82
- BLDG H 1.02
- BLDG G 0.85
- BLDG C 0.68
- BLDG B 0.75
- BLDG A 1.03
- Pad Site 1 1.02
- Pad Site 2 1.76
- Pad Site 3 1.38
- Pad Site 4 1.73



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RIVER COMMERCIAL (Build-to-suit - Pad Sites - Ground Lease)

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MARKETING OVERVIEW

Wilks Development has developed a comprehensive, integrated marketing strategy that establishes the brand identity and target audience of The Shops at Willow Park. The marketing plan has been deployed through various marketing channels such as digital and traditional advertising, social media, public relations, and events to build awareness and drive traffic.

- Website/Blog
- Email Marketing
- Blogger/Influencer Program
- Google Ad Words
- Social Media
- Photo/Video
- Print, Digital, Radio Advertising
- Events

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Residential Overview

Multi-Family:

- 208 apartment homes
- Construction to commence Q1-2019

Single-Family:

- 97 homes
- Multiple builders
- Pricing from the \$380s
- Lots delivered Q4-2018

Townhomes:

- 110 townhomes
- Construction to commence Q1-2019

COMMUNITY / AMENITIES

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Willow Park North will be positioned along the Elm Fork Trinity River with easy access to multiple walking trails and parks. The goal is to maintain the natural beauty of the land, while enhancing the community and providing a safe area for families to enjoy. Amenities include:

- Pool/Lap Pool
- Lounge/Business Area
- Community Room
- Tennis Courts
- Pickle Court
- Sundeck
- Hike/Bike Trails
- Cabanas
- Park Areas
- Wood Bridge connecting both sides of the river

* The Amenity Center shall be constructed substantially in accordance with the final construction plans developed by Seller and in compliance with all applicable Legal Requirements.

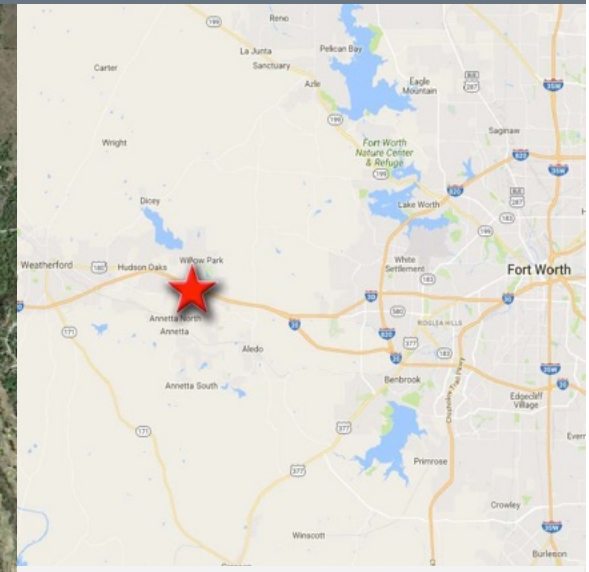
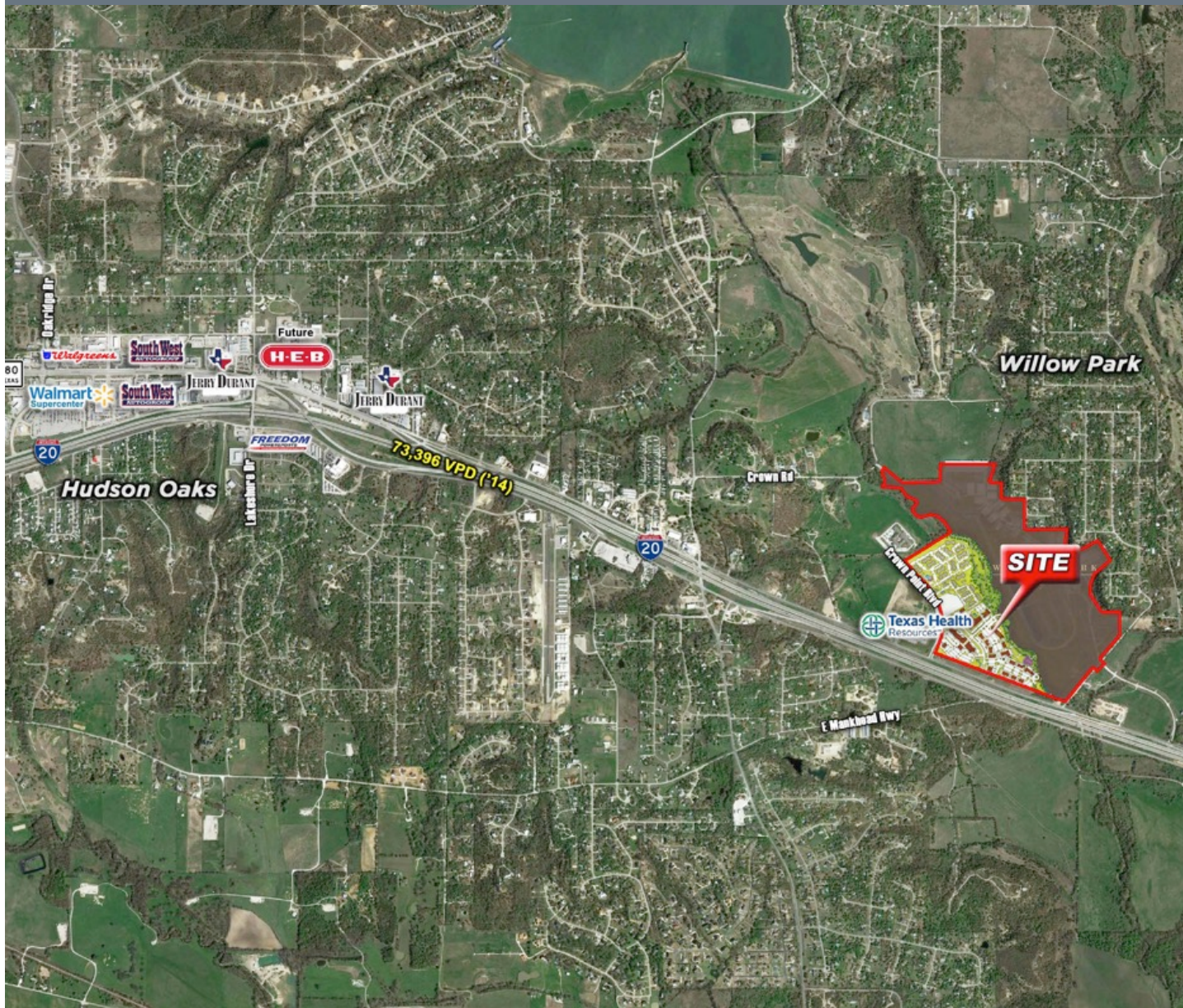


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LOCATION

(Interstate-20 at Crown Point Blvd,
Willow Park, Texas)

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WILKS
DEVELOPMENT

J & Co Realty

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