



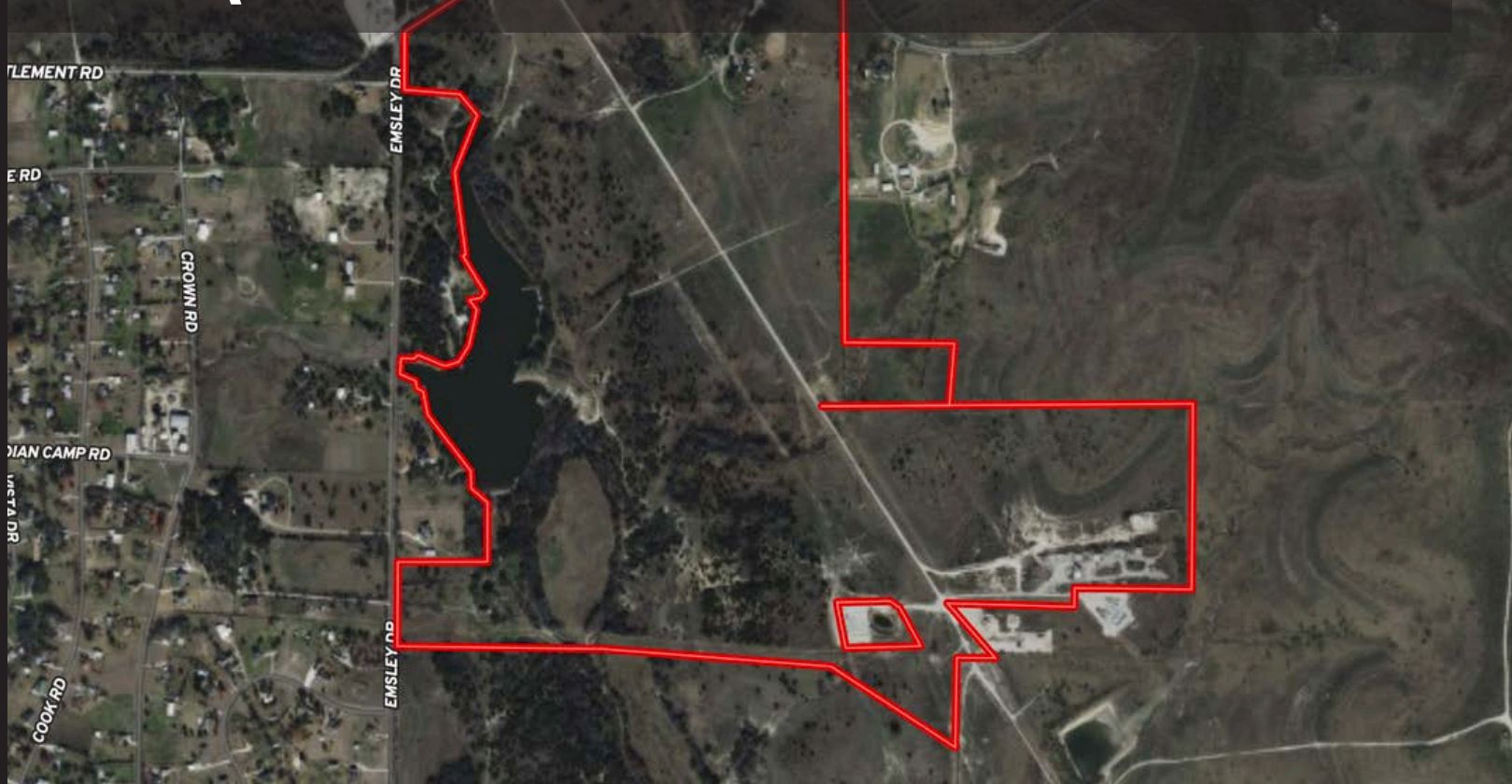
# CLARK

REAL ESTATE GROUP

**4500 WHITE SETTLEMENT RD**

**WILLOW PARK, TX 76087**

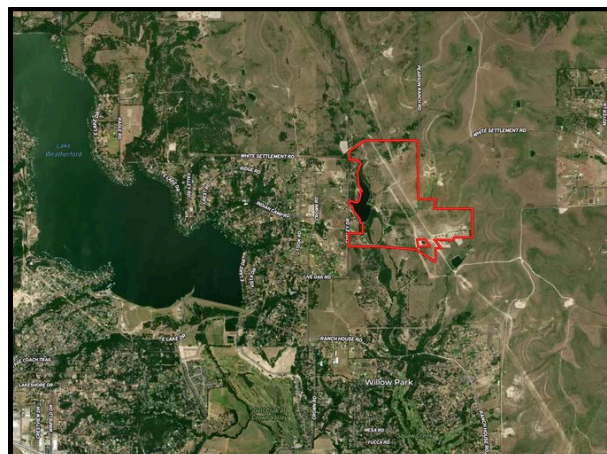
## 292 +/- ACRES OF PRIME REAL ESTATE



### PROPERTY INFORMATION:

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

**SALE PRICE: \$17,520,000**



**TIM CLARK, CCIM**  
**817.578.0609**  
**TIM@CLARKREG.COM**

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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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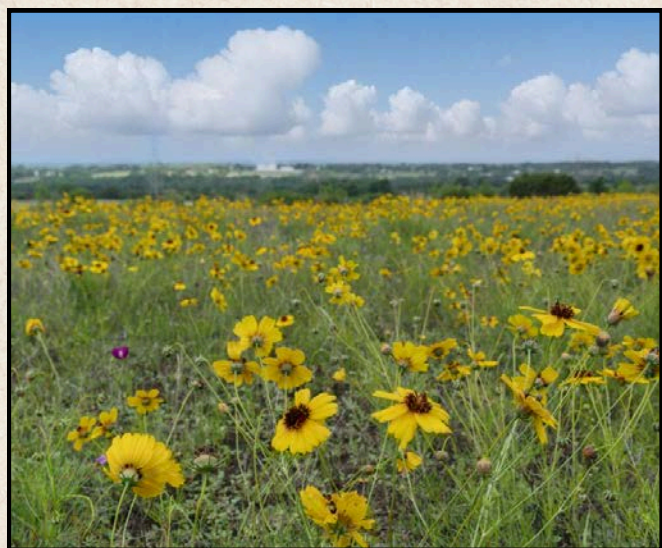




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## PROPERTY PHOTOS



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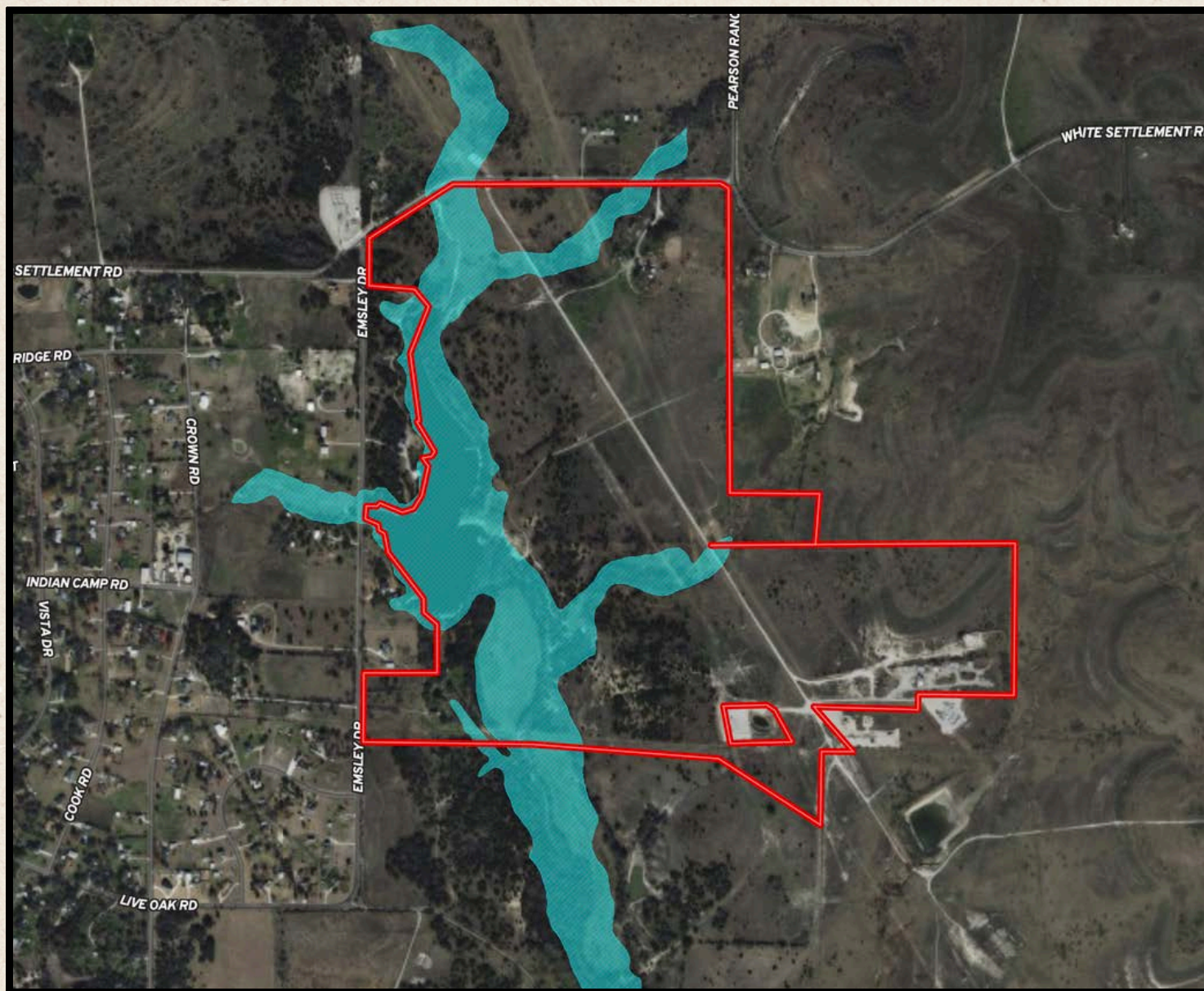
# CLARK

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## 4500 WHITE SETTLEMENT RD

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## AERIAL - FLOOD PLAIN



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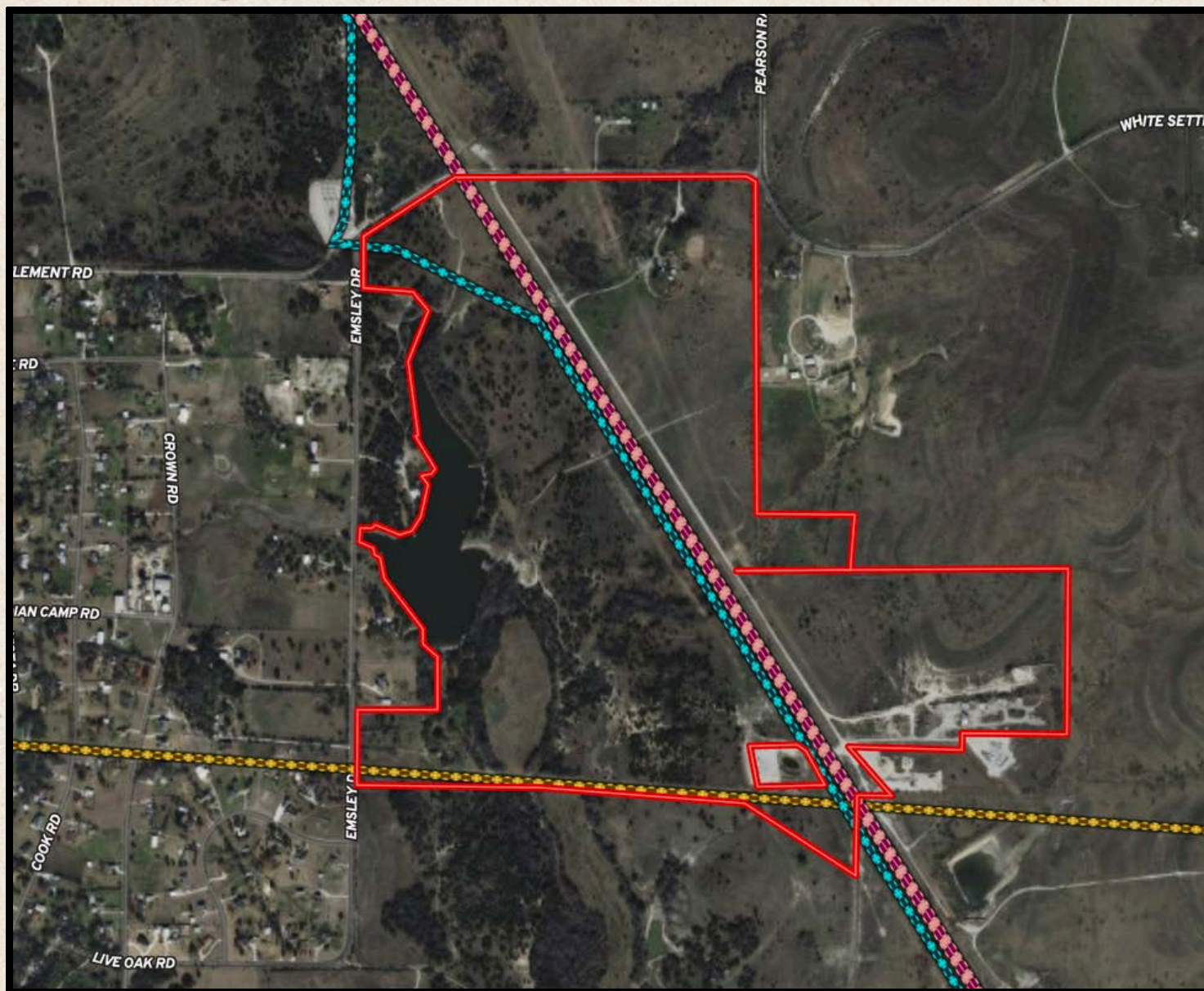




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## **AERIAL - TRANSMISSION LINES**



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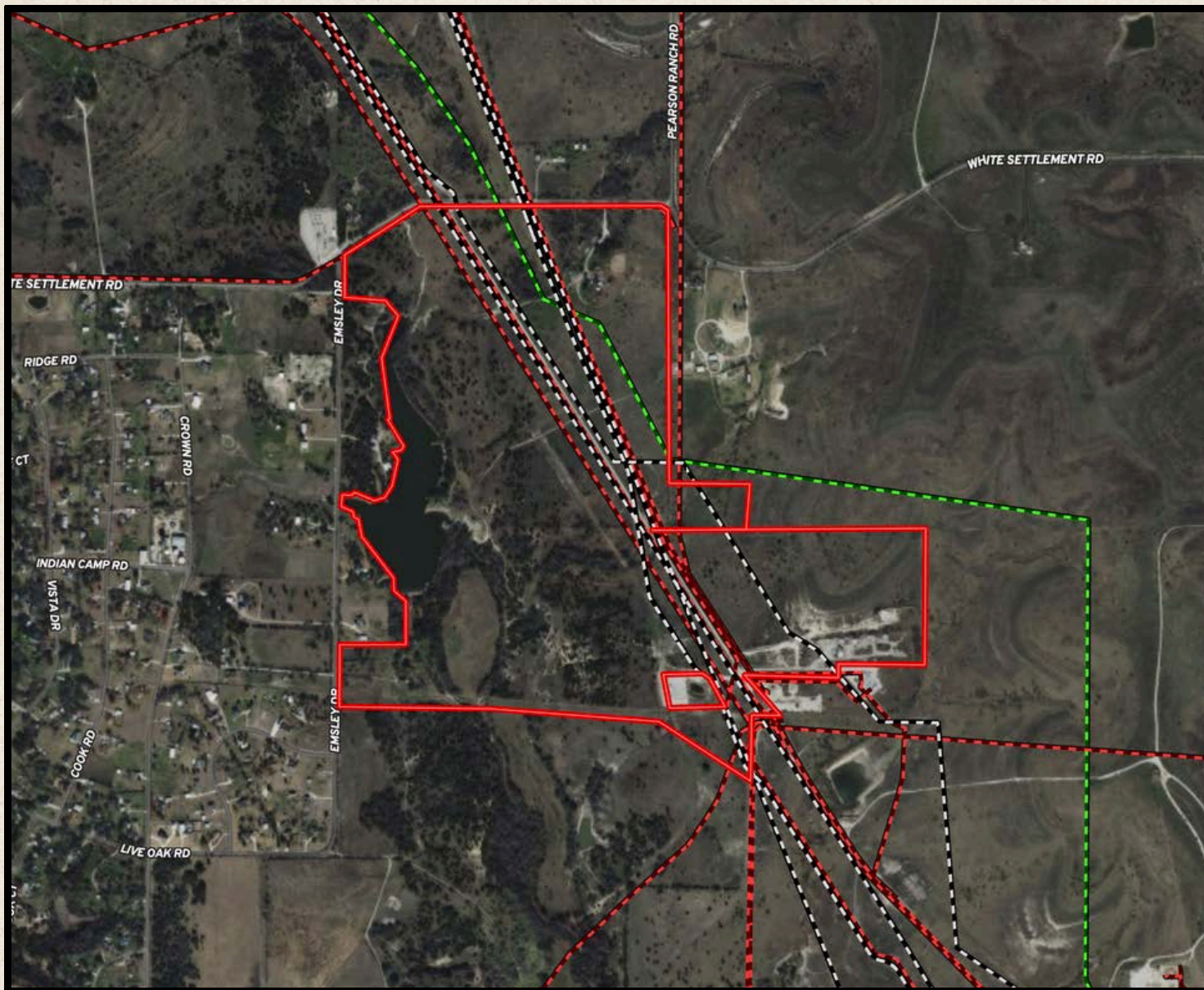




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## **AERIAL - PIPELINE**



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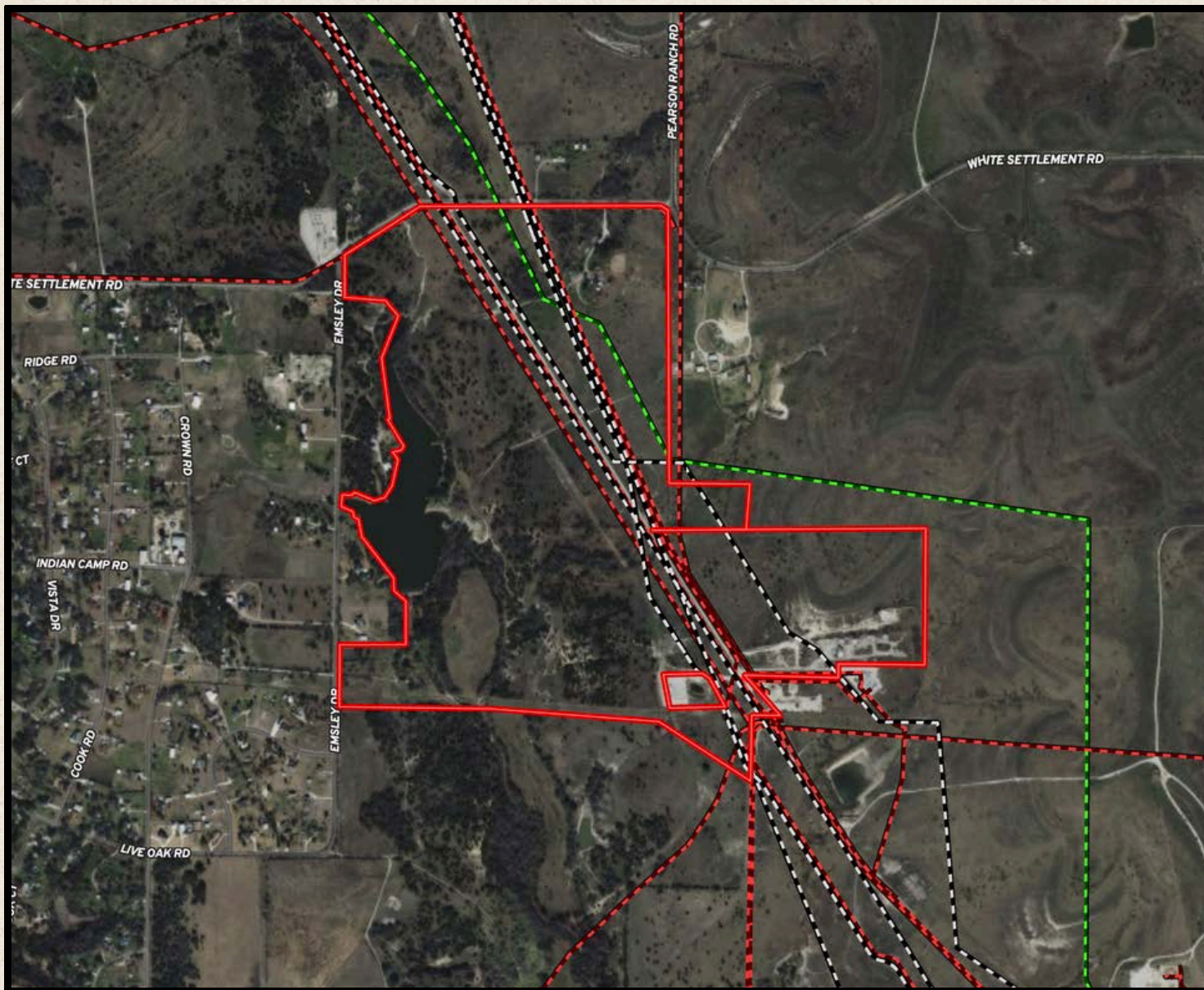




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**AERIAL - ALL FEATURES**



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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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