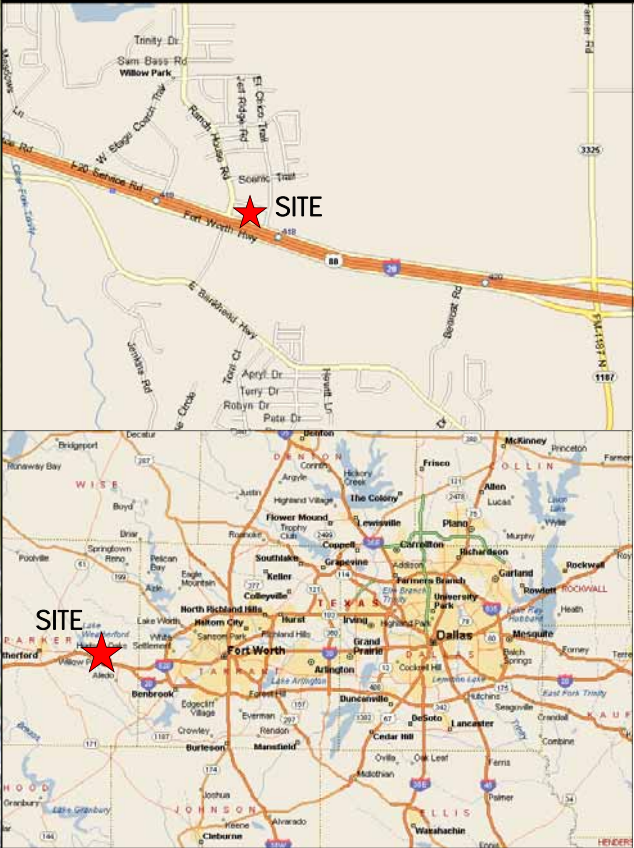


For Sale
5171 East IH-20 SR
Willow Park, Texas

Sam Brous
 sbrous@westovergrp.com
 (817) 335-7245

Mack House
 mhouse@westovergrp.com
 (817) 259-3510

Melissa Sanders
 msanders@westovergrp.com
 (817) 260-4469



PROPERTY SPECIFICATIONS

LAND SIZE: 33,062 Square feet

- INFORMATION:**
- Located twenty miles west of Fort Worth and ten miles east of Weatherford in Willow Park, this site provides for excellent visibility and accessibility from Interstate 20.
 - Ideal bank, restaurant, or retail opportunity.

NEIGHBORING TENANTS:

Brookshire's, Sonic, Compass Bank, McDonald's, Whataburger, Taco Casa, Chicken Express, Exxon

TRAFFIC: Interstate 20—65,293 v.p.d.
 Ranch House Road—5,840 v.p.d.

2007 DEMOGRAPHICS:

Radius	Population	Average HH Income
5 Mile	16,891	\$98,655

The information contained herein was obtained from sources believed reliable; however, The Westover Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.



We Deliver Real Estate Solutions.

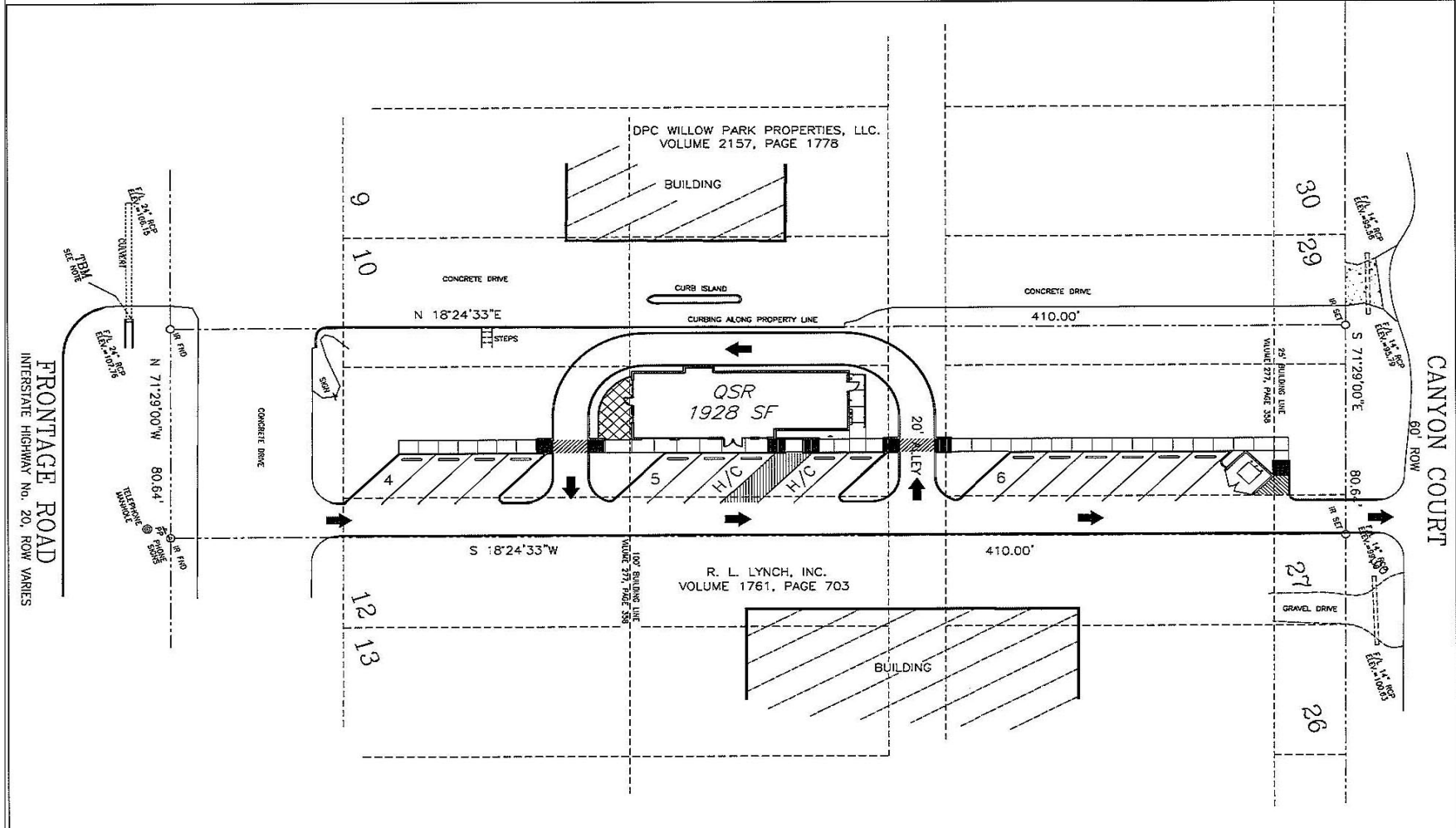
301 Commerce St.,
 Suite 2040
 Fort Worth, TX 76102
 tel 817-886-3000
 fax 817-336-1236
 www.westovergrp.com

For Sale
 5171 East IH-20 SR
 Willow Park, Texas

Sam Brous
 (817) 335-7245

Mack House
 (817) 259-3510

Melissa Sanders
 (817) 260-4469



The Westover Group
 We Deliver Real Estate Solutions.

301 Commerce St.,
 Suite 2040
 Fort Worth, TX 76102
 tel 817-886-3000
 fax 817-336-1236
 www.westovergrp.com

Demographics: 2007 Estimates & 2012 Projections

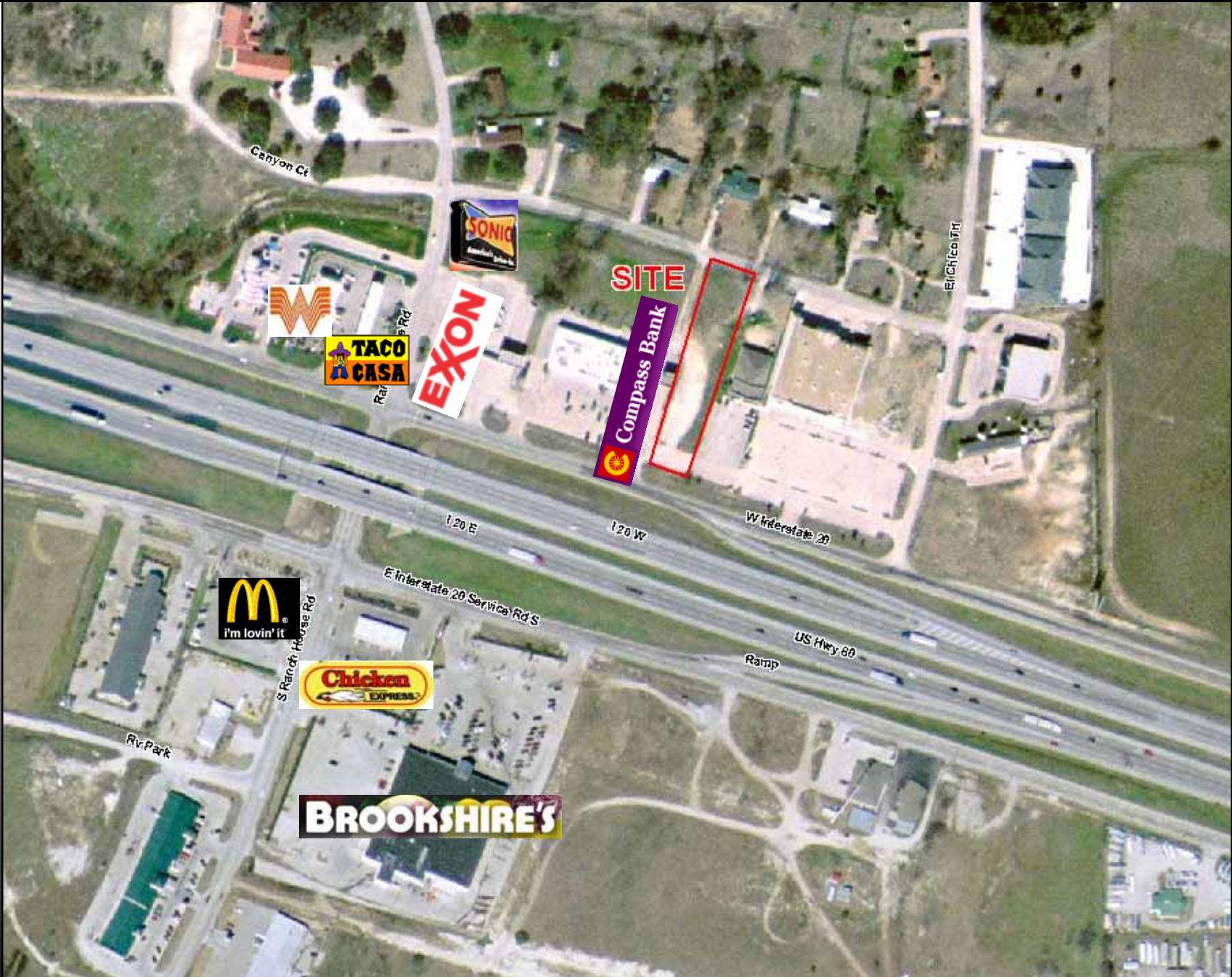
	1 Mile		3 Miles		5 Miles	
	2007	2012	2007	2012	2007	2012
Population	898	1,032	6,729	7,731	16,891	19,258
Avg. HH Income	\$109,171	\$122,676	\$102,843	\$116,061	\$98,655	\$111,602

For Sale
5171 East IH-20 SR
Willow Park, Texas

Sam Brous
(817) 335-7245

Mack House
(817) 259-3510

Melissa Sanders
(817) 260-4469



The Westover Group

We Deliver Real Estate Solutions.

301 Commerce St.,
Suite 2040
Fort Worth, TX 76102
tel 817-886-3000
fax 817-336-1236
www.westovergrp.com