

CENTURY 21[®]

Judge Fite Company



132 EL CHICO TRAIL

WILLOW PARK, TX 76087



\$2,500,000



7,125 sqft

DESCRIPTION

Prime commercial property in the heart of Willow Park! This 7,125 SF building sits on nearly 1.5 acres, is in excellent condition. Perfectly designed for medical or professional office use, with plumbing and bathrooms in every room, a full kitchen and a flexible layout that includes 8 exterior doors for easy subdivision. A rare owner-user opportunity in one of Parker County's fastest growing communities. Located directly off I-20 frontage, conveniently positioned between Weatherford and Aledo with quick access to the greater Fort Worth area. The site benefits from traffic counts of over 90,000 cars per day. Interior features include a front welcome office with a receptionist sliding glass window and quality built-in cabinets, a dedicated mechanical room and two large storage closets. Exterior features include 56 parking spaces, gated and fenced back area, a drive-through previously used for a pharmacy. Favorable zoning allows for a variety of uses, and the property's design and location make it ideal for healthcare providers, professional offices, or multi-tenant occupancy. With strong demographics, rapid area growth, and excellent accessibility, this property offers the perfect balance of functionality and long-term investment potential.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Pending

MLS: 21040701

YEAR BUILT: 1991

COUNTY: Parker

TRACT OR SUBDIVISION: El Chico

LIST DATE: 08/31/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 7,125

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.35

LOT SIZE (SQFT): 58,806

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Concrete
- DirectAccess
- OnSite
- ParkingLot

LOT DESCRIPTION:

- BackYard
- Cleared
- BacksToGreenbeltPark
- Lawn
- Landscaped
- FewTrees

ROOF TYPE:

- Flat

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

LISTED BY: Jaime Wester 

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BROKERED BY: Coldwell Banker Realty

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated