

\$21 - 132 El Chico Trail, Willow Park

MLS® #21040710

\$21

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.35 Acres

El Chico, Willow Park, TX

Prime commercial property in the heart of Willow Park! This 7,125 SF building sits on nearly 1.5 acres and 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. Located directly off I-20 frontage, conveniently positioned between Weatherford and Aledo with quick access to the greater Fort Worth area and in one of Parker County's fastest growing communities. 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, and 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.

Built in 1991

Essential Information



MLS® #	21040710
Price	\$21
Bathrooms	0.00
Acres	1.35
Year Built	1991
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	132 El Chico Trail
Subdivision	El Chico
City	Willow Park
County	Parker
State	TX
Zip Code	76087-8865

Amenities

Utilities	City Sewer, City Water, Electricity Connected, Individual Gas Meter, Individual Water Meter, Phone Available
Garages	Additional Parking, On Site, Parking Lot

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Lot Description	Adjacent to Greenbelt, Cleared, Few Trees, Landscaped
Roof	Metal
Construction	Brick
Foundation	Slab

Additional Information

Zoning	Zoned O
--------	---------

Listing Details

Listing Agent	Jaime Wester
Listing Office	Coldwell Banker Realty

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 20th, 2025 at 2:00am CST