

**Bent Creek Storage
16355 Highway 377 South
Benbrook, Texas 76126**



**Representing the Seller
Joe Linsalata (512) 327-5000**

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THE SALE WITHOUT OBTAINING PERMISSION FROM JOE LINSALATA.**

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Purchase Price: \$2,600,000.00

Financing: Seller prefers all-cash sale. For buyer(s) intending to obtain financing prior to purchase, please disclose upon making an offer.

Number of Units: 211 Total

- 108 Self-Storage Units 10'x10'-13'x5'
- 88 Covered RV/Boat/Bus Pads 11'x30'-13x50'
- 13 Uncovered Parking 12x20'-12x36'
- 2 Office Suites & 1 Ice House

Land Area: 4.319 acres (According to Parker County Appraisal District)

Year Built: 2021

Occupancy: Per the Seller, combined occupancy is 66.7%

Gross Building Area: 53,870 SF +/- (According to Parker CAD)

Property Description:

- 700 SF Office with Kitchen & Reception
- Storage Units with Parking/Bus/Trailer/RV Pads
- RV/Boat Storage 13.5' for extra width
- Onsite Water, Ice, Air and Dump stations
- Lake Benbrook 3 miles away

Area Development: According to Texas Department of Transportation, there are nearly 2,500 infrastructure projects underway or in process, beginning within 4 to 10 years, and totaling close to \$30 billion dollars. Future TXDOT planning reflects an additional \$35 billion for 10+ years of construction. Due to projected growth, HEB is opening a new store near Ft. Worth & Aledo, with an estimated cost of \$18 million. The 914-acre Tiger Woods-Designed Golf Course and Luxury Club, Bluejack Ranch, is slated to open by Labor Day 2026. Ongoing, master planned communities in nearby Aledo include Morningstar Ranch and Walsh, the largest development in the country.

Location: The property is located on State Highway 377, in Benbrook, Texas, within 10 miles of desirable Aledo, approximately 25 miles Southwest of Fort Worth and 55 miles Southwest of Dallas. Zoning is Highest & Best Use, Commercial, with no restrictions on building type or usage, according to Parker County Appraisal District.






Legal Description: Acres: 4.319, Lot: 1, Subd: MCCUISITION ADDITION
Benbrook, Texas, Parker County

The Bent Creek Storage facility sits in the southern edge of Parker and Tarrant County, just outside Benbrook city limits. Parker County, home of desirable Aledo, is known for award-winning athletics and will be the anchor for a new private, residential club.






According to a City of Benbrook representative, “the Tiger Woods designed golf course, Bluejack Ranch, combined with the master planned community, Walsh, has caused Benbrook to blow up, as Benbrook sits between the two developments.”

Per the Parker County Appraisal District, “Outside of Benbrook City limits, only County and State restrictions apply for development. There are no restrictions as to what can be built on that parcel.”

Texas Department of Transportation: Parker County

	Phase	Projects	Est. Cost
	Construction underway or begins soon	28	\$220,241,101
	Construction begins within 4 years	38	\$618,677,109
	Construction begins in 5 to 10 years	8	\$206,031,584
	Planning, 10+ years	12	\$1,875,647,971
	Feasibility Studies	0	\$0

Texas Department of Transportation: Tarrant County

	Phase	Projects	Est. Cost
	Construction underway or begins soon	84	\$2,854,453,435
	Construction begins within 4 years	161	\$2,073,992,549
	Construction begins in 5 to 10 years	19	\$3,277,647,392
	Planning, 10+ years	30	\$10,374,252,728
	Feasibility Studies	0	\$0

Future long-term infrastructure plans and development in both counties make Bent Creek Storage a prime location.

Bent Creek Unit Mix											
Sizes	TTL	Standard	TTL Sq Ft	Occupied	Total Units	Occupied	% Occupied	Actual	Rent Per	Revenue	Potential
Enclosed	Sq Ft	Rate		Sq Ft				Rent	Sq Foot		Revenue
10x10	100	\$50.00	7400	4400	74	44	59.46%	\$75.16	\$0.75	\$3,307.00	\$3,700.00
10x20	200	\$145.00	6800	6400	34	32	94.12%	\$139.05	\$0.70	\$4,449.50	\$4,930.00
Total Enclosed			14200	10800	108	76	76.79%			\$7,756.50	\$8,630.00
Sizes	TTL	Standard	Total Sq Ft	Occupied	Total Units	Occupied	% Occupied	Actual	Rent Per	Revenue	Potential
Covered	Sq Ft	Rate		Sq Ft				Rent	Sq Foot		Revenue
11x30	330	\$100.00	9570	5280	29	16	55.17%	\$122.73	\$0.37	\$1,963.67	\$2,900.00
13.5x40	540	\$135.00	7020	5400	13	10	76.92%	\$132.82	\$0.25	\$1,328.18	\$1,755.00
13.5x20	270	\$90.00	2160	810	8	3	37.50%	\$84.31	\$0.31	\$252.93	\$720.00
13.5x25	337	\$95.00	2359	2022	7	6	85.71%	\$94.12	\$0.28	\$564.70	\$630.00
13.5x30	405	\$105.00	2835	2025	7	5	71.43%	\$106.50	\$0.26	\$532.50	\$735.00
13.5x35	472	\$125.00	4248	1416	9	3	33.33%	\$130.00	\$0.28	\$390.00	\$1,125.00
13.5x45	607	\$140.00	4856	3642	8	6	75.00%	\$137.44	\$0.23	\$824.65	\$1,120.00
13.5x50	675	\$150.00	4725	4050	7	6	85.71%	\$134.97	\$0.20	\$809.83	\$1,050.00
Total Covered			37773	24645	88	55	65.10%			\$6,666.46	\$10,035.00
Sizes	TTL	Standard	Total Sq Ft	Occupied	Total Units	Occupied	% Occupied	Actual	Rent Per	Revenue	Potential
Open Parking	Sq Ft	Rate		Sq Ft				Rent	Sq Foot		Revenue
12x30	360	\$75.00	3240	1800	9	5	55.56%	\$75.55	\$0.21	\$377.75	\$675.00
12x36	432	\$95.00	1728	1296	4	3	75.00%	\$94.12	\$0.22	\$282.35	\$380.00
Total Open Parking			4968	3096	13	8	65.28%			\$660.10	\$1,055.00
Sizes	Total	Standard	Total Sq Ft	Occupied	Total Units	Occupied	% Occupied	Actual	Rent Per	Revenue	Potential
Office Suite	Sq Ft	Rate		Sq Ft				Rent	Sq Foot		Revenue
10x15	150	\$450.00	300	300	2	2	100.00%	\$450.00	\$3.00	\$900.00	\$900.00
Total Office Suite			300	300	2	2	100.00%			\$900.00	\$900.00
Total Facility			57241	38841	211	141	100.00%			\$15,983.06	\$20,620.00

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Description	Year 1	Year 2	Year 3
<u>Year Ending</u>	<u>12/2025</u>	<u>12/2026</u>	<u>12/2027</u>
Income			
Rental Income	\$284,343	\$327,903	\$345,798
Gross Scheduled Income	\$284,343	\$327,903	\$345,798
Gross Operating Income	\$284,343	\$327,903	\$345,798
Expenses			
Advertising	(\$2,400)	(\$2,400)	(\$2,400)
Contract Labor	(\$1,500)	(\$1,500)	(\$1,500)
General Supplies	(\$1,000)	(\$1,000)	(\$1,000)
Insurance	(\$17,520)	(\$17,520)	(\$17,520)
Maintenance & Repair	(\$4,800)	(\$4,800)	(\$4,800)
Management Fees	(\$25,000)	(\$25,000)	(\$25,000)
Misc	(\$1,200)	(\$1,200)	(\$1,200)
Security Cameras	(\$1,800)	(\$1,800)	(\$1,800)
Software Lease	(\$5,400)	(\$5,400)	(\$5,400)
Taxes - Real Estate	(\$15,080)	(\$15,080)	(\$15,080)
Utility - Electricity	(\$5,000)	(\$5,000)	(\$5,000)
Utility - Internet & Phone	(\$2,100)	(\$2,100)	(\$2,100)
Total Operating Expenses	(\$82,800)	(\$82,800)	(\$82,800)
Operating Expense Ratio	29.12%	25.25%	23.95%
Net Operating Income	\$201,543	\$245,103	\$262,998

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The Opportunity



Bent Creek Storage is located on Highway 377, just South of the upscale suburb Aledo, TX.

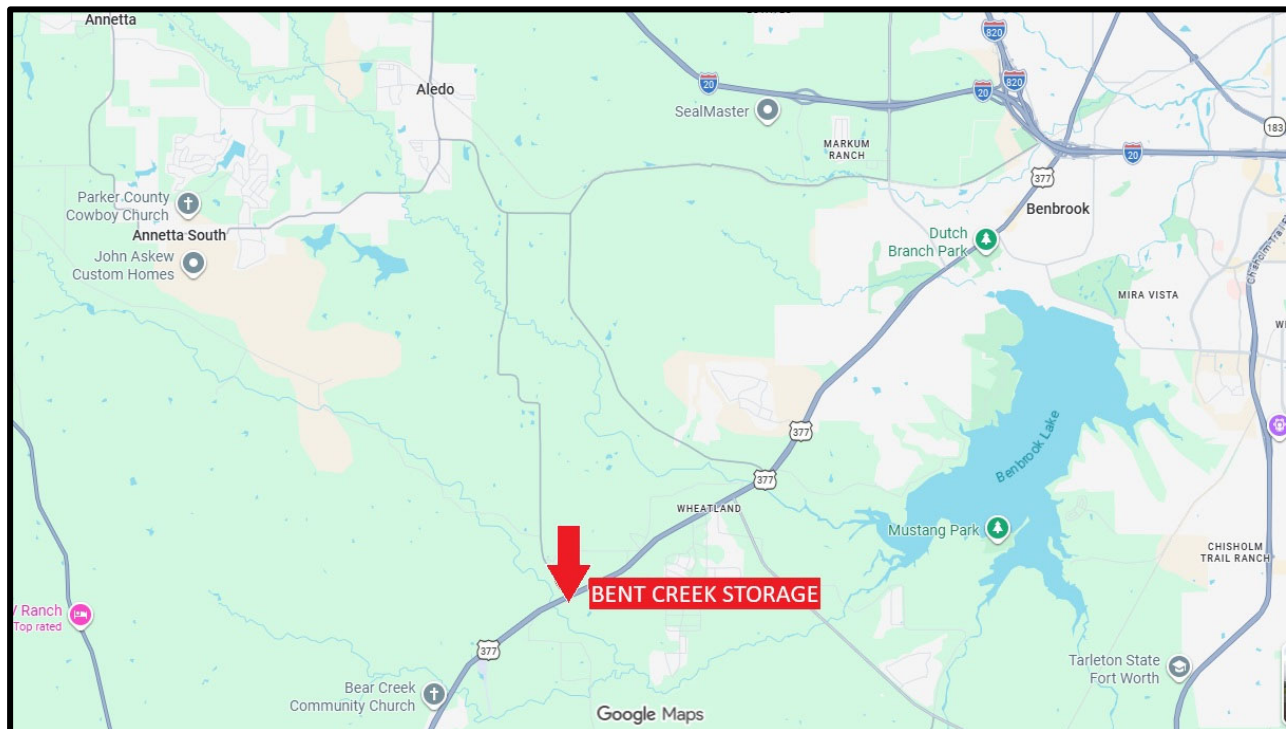
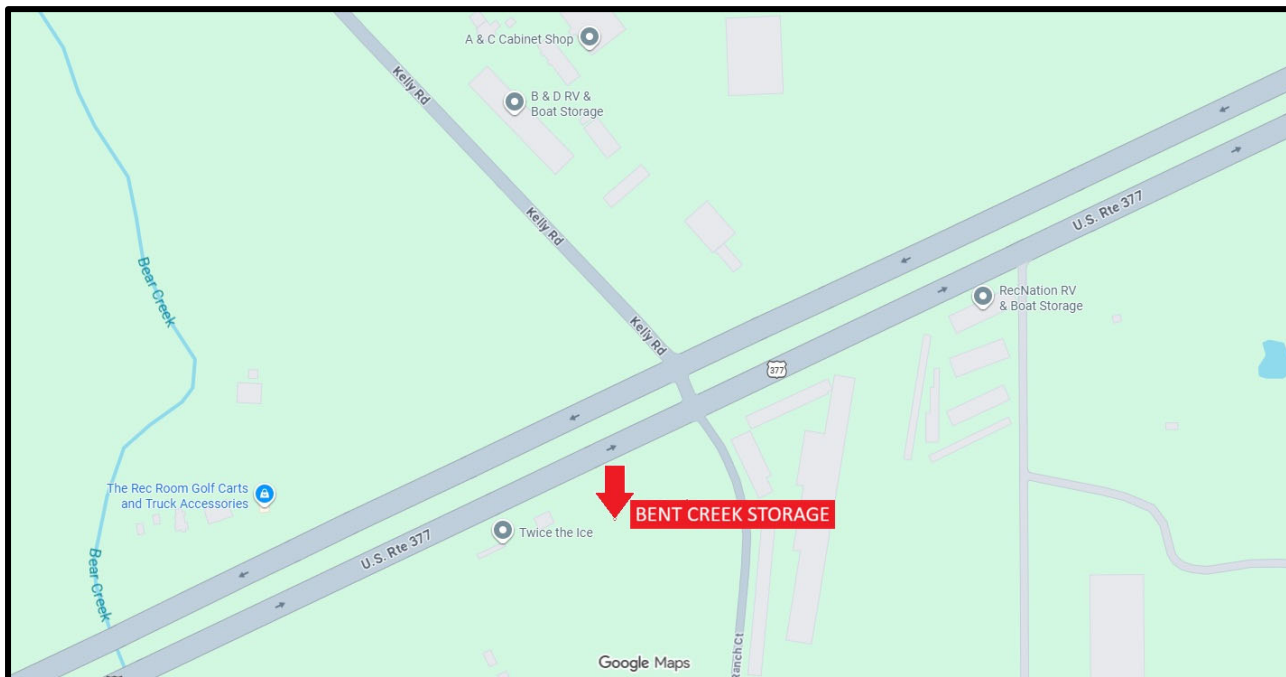
Opened in December of 2021, this property has already amassed a 67% occupancy rate with expected increase from upcoming, local projects.

Bent Creek Storage was built for Boat & RV Owners with all the amenities one would need for a one-stop shop. The facility boasts a dump station, water station, air station as well as an ice station. As an extra bonus, many of the Boat & RV units are 13.5 feet in width, giving tenants extra space that is rarely found.

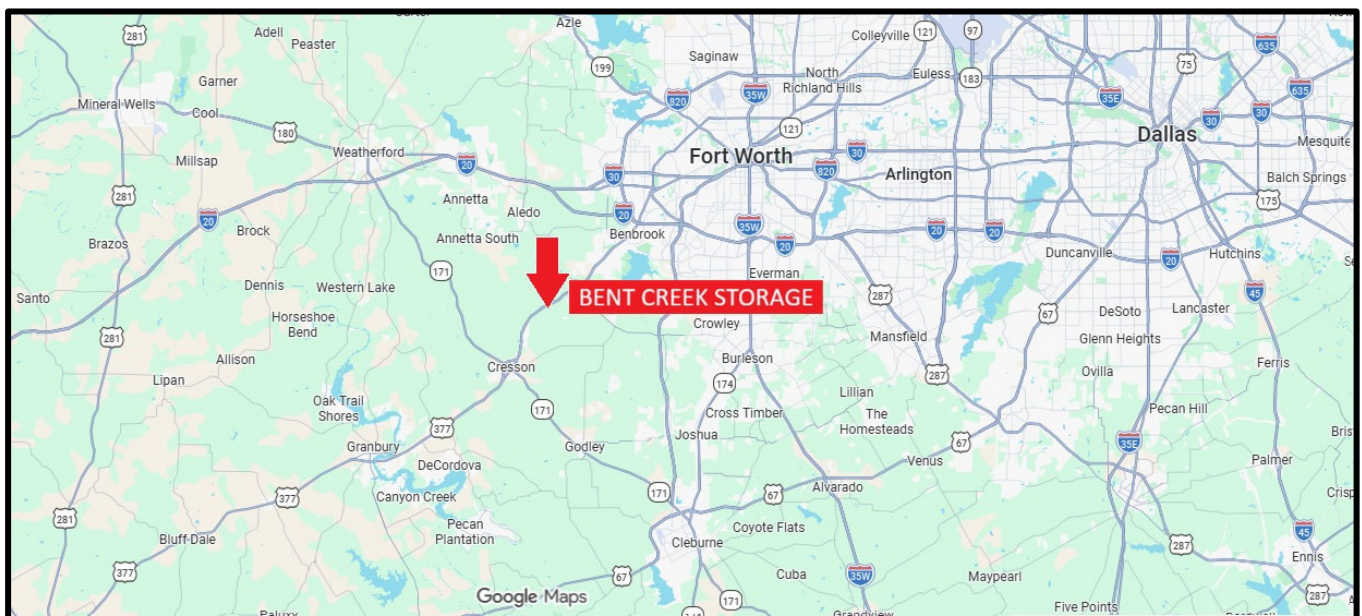
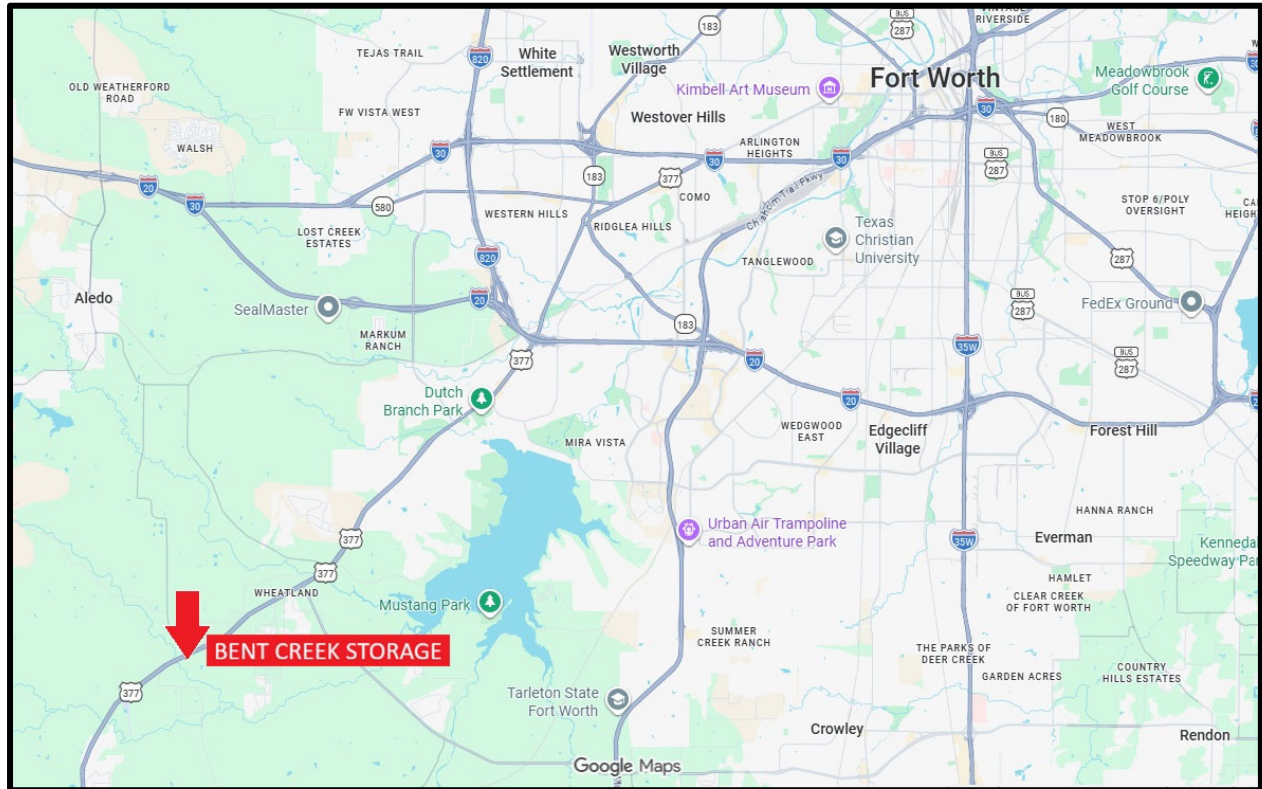
Strategically located within a few miles of Benbrook Lake and Lake Granbury, this prime location will benefit from the recreational storage demands of Tarrant County, along with the storage needs many new communities will have.

We are pleased to offer Bent Creek Storage, an incredible opportunity to own property in a prime location, serving area RV/Boat/Parking and Self-Storage needs.

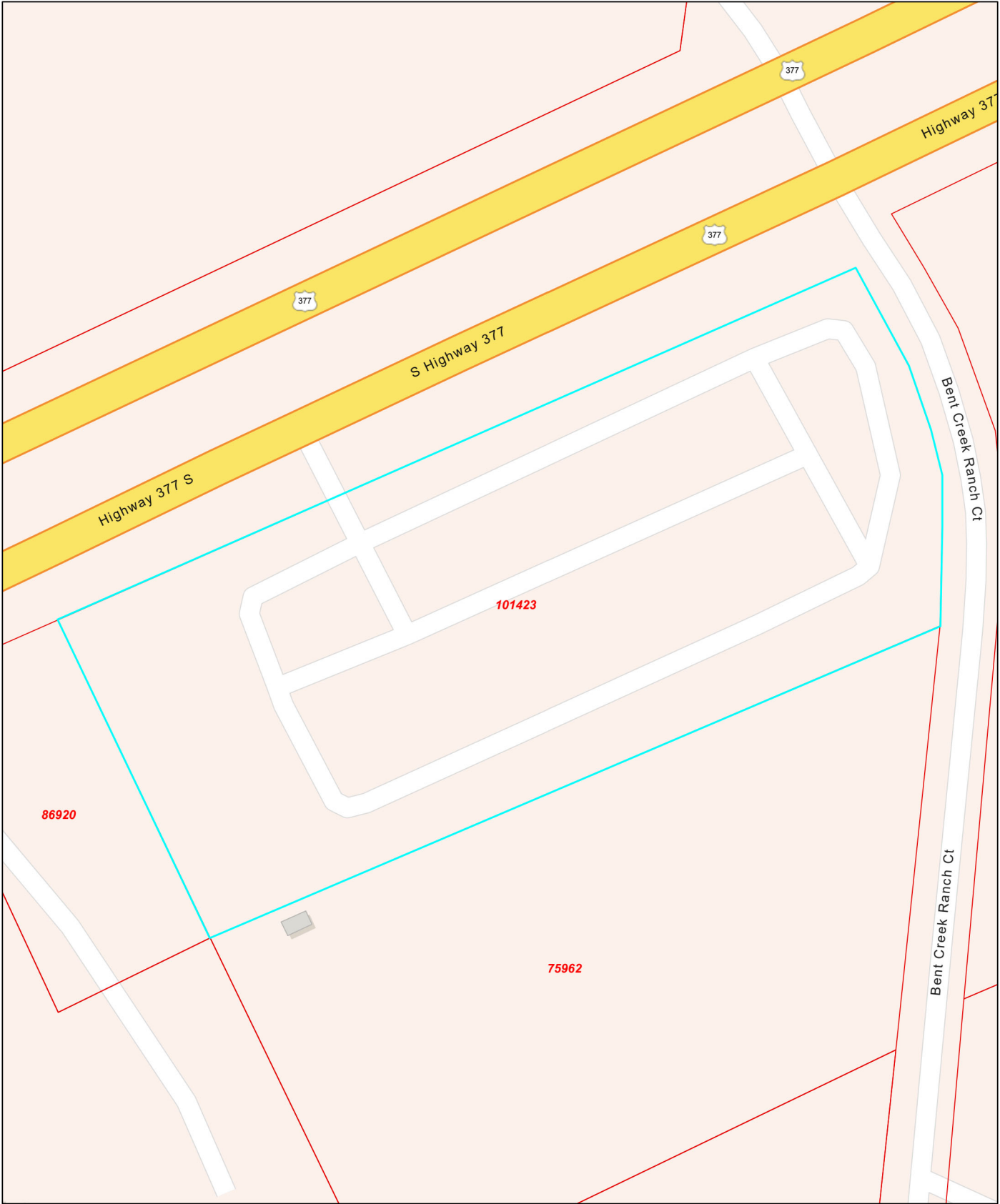
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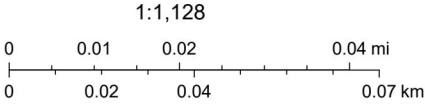


Parker CAD Web Map



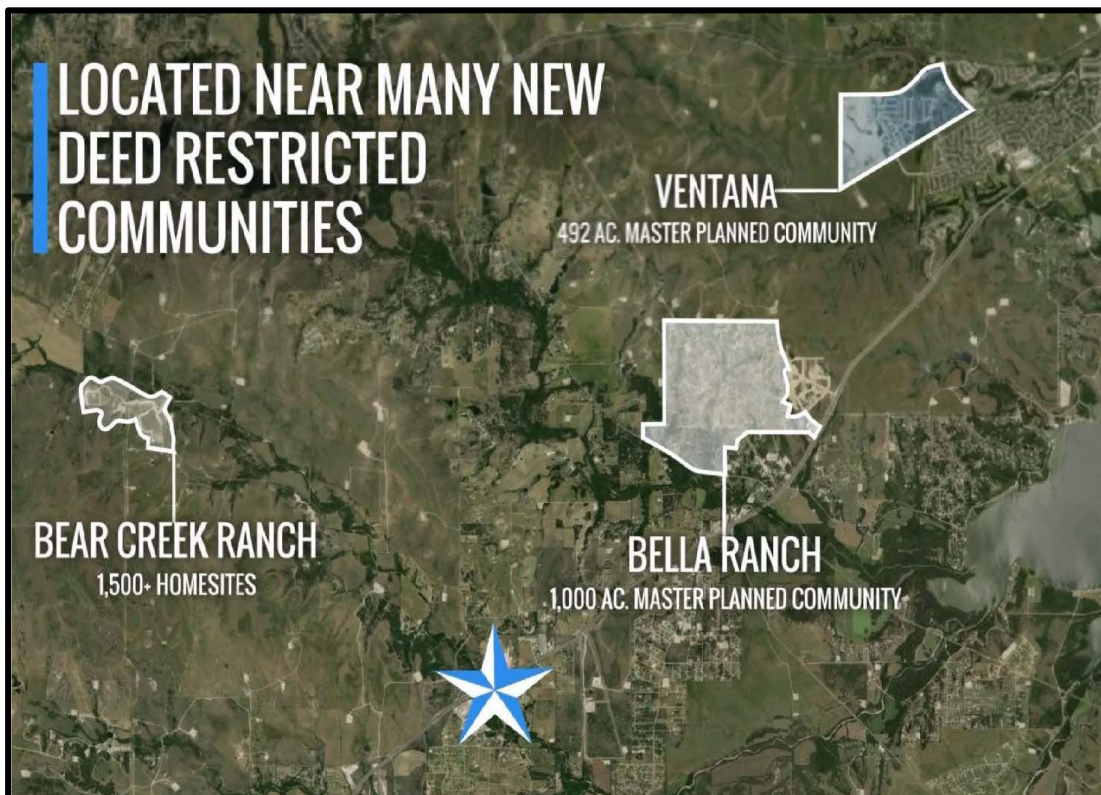
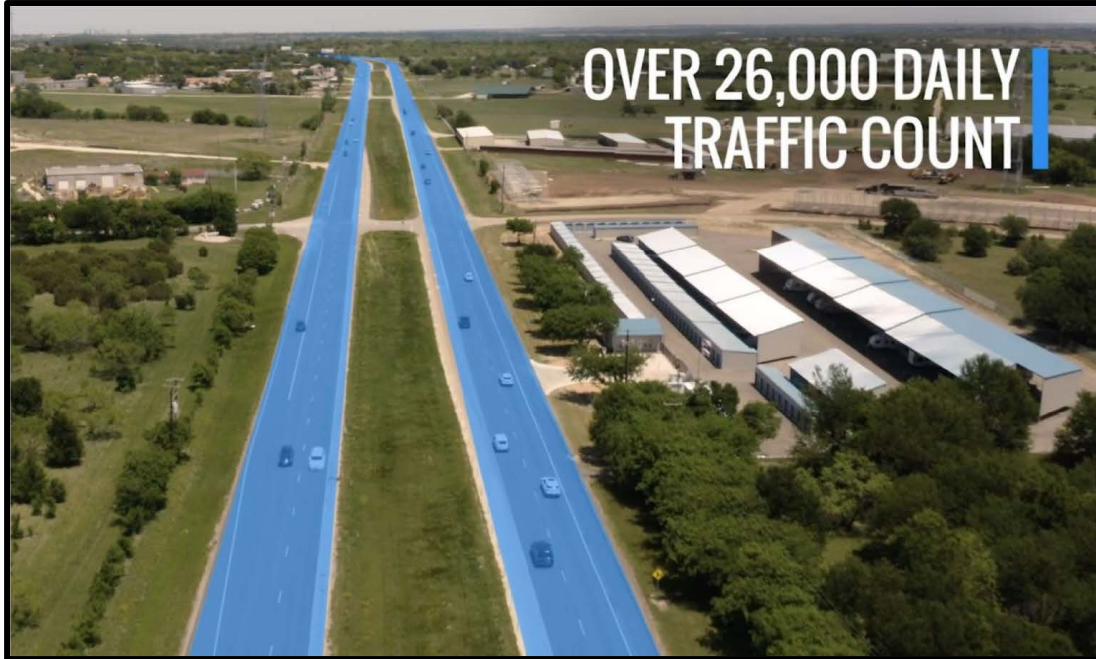
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- Parcels
- Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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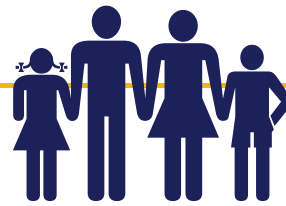


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2024 Demographics

2022
Estimates
165,938



2030
Projected
328,400

2020 Census*	Aledo	Annetta	Annetta North	Annetta South	Azle	Cool	Cresson	Fort Worth	Hudson Oaks
Total Population	4,858	3,041	554	621	13,369	211	1,349	918,915	2,174
Median Household Income	\$123,045	\$160,893	\$157,500	\$131,667	\$83,081	\$55,250	\$75,455	\$71,527	\$125,795
Bachelor's Degree or Higher	58.80%	54.00%	62.00%	49.50%	24.70%	18.70%	20.70%	31.80%	46.40%
Employment Rate	68.10%	66.20%	65.70%	62.40%	63.40%	56.50%	53.00%	64.50%	61.70%
Total Housing Units	1,608	980	222	218	5,521	104	515	346,699	811
Without Health Care Coverage	7.20%	7.90%	7.40%	9.70%	11.60%	26.20%	14.00%	17.70%	9%
Total Households	1,785	891	192	218	4,989	67	420	345,018	869
Hispanic or Latino (of any race)	563	216	30	60	1,629	31	187	319,836	212

2020 Census*	Millsap	Mineral Wells	Reno	Sanctuary	Springtown	Weatherford	Willow Park	Parker County
Total Population	370	14,820	2,441	337	3,064	30,854	4,936	148,222
Median Household Income	\$55,000	\$58,529	\$45,764	\$108,750	\$69,500	\$78,765	\$104,931	\$96,017
Bachelor's Degree or Higher	13.40%	12.70%	—	12.40%	13.00%	28.30%	46.60%	35.50%
Employment Rate	51.30%	55.30%	—	54.00%	65.60%	60.70%	62.50%	64.70%
Total Housing Units	161	6,252	943	130	1,233	12,935	1,819	57,427
Without Health Care Coverage	25%	19%	—	15%	19%	14%	8%	12%
Total Households	158	5,209	851	97	1,116	12,935	1,714	55,761
Hispanic or Latino (of any race)	87	4,067	137	22	391	4,498	438	19,819

* United States Census Bureau

EMPLOYER ESTABLISHMENTS



2020 PARKER COUNTY

• Total 3,209

AGE

MEDIAN AGE 39.3

• 17 & Under 24.5% • 65 & Older 17.5%

SIZE

SQUARE MILES

• Area 910.1 • Land 903.7 • Water 6.4

EDUCATION



K-12

• 8 School Districts • 6 Private Schools
• 26,234 Students
(24,666 Public & 1,542 Private)

COLLEGE

• Weatherford College (3 branch campuses)
• 58 Colleges & 81 Universities within 50 miles

Place

Aledo city, Texas

Aledo city, Texas is a city, town, place equivalent, or township located in [Texas](#).

// [United States](#) / [Texas](#) / Aledo city, Texas

☒ Display Sources



Populations and People

Total Population

4,858

[P1](#) | 2020 Decennial Census



Education

Bachelor's Degree or Higher

57.2%

[S1501](#) | 2024 American Community Survey 5-Year Estimates



Housing

Total Housing Units

1,794

[B25002](#) | 2024 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households

1,779

[DP02](#) | 2024 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income

\$163,231

[S1901](#) | 2024 American Community Survey 5-Year Estimates



Employment

Employment Rate

75.2%

[DP03](#) | 2024 American Community Survey 5-Year Estimates



Health

Without Health Care Coverage

5.1%

[S2701](#) | 2024 American Community Survey 5-Year Estimates



Race and Ethnicity

Hispanic or Latino (of any race)

563

[P9](#) | 2020 Decennial Census



Economic Development

In the past few years, Parker County has seen explosive growth in the county, with more employers moving their businesses west and a hot market for real estate and retail.

Parker County Economic Development Council

The Parker County Economic Development Council has been formed to pursue, enhance, maintain and promote economic development and commerce.

Parker County Growth

The last 20 years or so has seen explosive growth in the county, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISO is now a Class 6A district - the largest classification in the state - and Aledo ISO is a 5A district.

Cities and the school district have raced to build facilities and infrastructure to keep up with demand, with two new players on the horizon - Walsh and Morningstar Ranch - dramatically changing the game in the eastern part of the county.

Aledo ISO will take the brunt of the growth. AISO is expected to more than double in enrollment in the next ten years and there are more than 10,000 lots planned for the future. Rooftops are coming - and quickly.



The biggest player in Parker County is Walsh, which upon buildout will be the largest planned development in the country. Walsh is located off 1-30 in the far eastern part of the county. In addition to retail, commercial, and medical, Walsh has a total of 12,860 single family lots - more than 9,000 of which are in Aledo ISO - and 810 future townhome/condo lots and 3,700 multifamily units. 215 homes in Walsh are already occupied at the time of this writing.

Morningstar Ranch - now entering Phase 2 - will eventually build out to 2,100 lots on 740 acres, with all students feeding into Aledo ISO. There are currently 330 occupied houses in Morningstar Ranch with 1,320 planned for the future.

In Willow Park, Meadow Place has a total of 134 lots with 50 homes occupied as of Spring 2019. Just down the street, The Reserves at Trinity will feature 97 single family lots and 110 townhomes. Parks of Aledo is continuing to grow with its second phase, Vista Point, and will have more than 500 homes at completion.

More homes are planned for several developments in the Annettas, and the sale of Bear Creek Ranch to a developer could potentially mean even more housing in the far southeastern part of the county.

Aledo ISO currently ranks 17th in new home growth in the DFW metroplex and that ranking is expected to rise.

Not surprisingly, business owners have recognized a need for services in the area, and the local economy is thriving with the injection of new products and services offered locally. Texas' newest H-E-B location in Hudson Oaks will open in May and CVS is building a store in Aledo. The Shops at Willow Park, the commercial anchor for Willow Park North, is at full occupancy, with more businesses building around the development. The Willow Park North neighborhood will also be getting a Springhill Suites by Marriot.

The growth means local cities and the county have more revenue to increase spending on infrastructure to help accommodate the ever-growing population, as east Parker County becomes an ever-improving place to call home.

REAL ESTATE / NEIGHBORHOODS

North Texas' Bluejack Ranch Breaks Ground On Tiger Woods-Designed Golf Course and Luxury Residential Club

Bringing Ranch-Inspired Living to Fort Worth

BY EDWARD BROWN // NOV 18, 2025

PHOTOGRAPHY THE GOVERNALE GROUP



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Nine of 18 holes of Bluejack Ranch's par-72 golf course are now complete on the golf course designed by Tiger Woods in consultation with Beau Welling. (Photo by The Governale Group)

On a recent visit to Bluejack Ranch, the transformation since [our first look in May](#) was striking. Nine of the 18 holes in the par-72 golf course — which was designed by Tiger Woods in collaboration with design consultant Beau Welling — were completed and are undergoing landscaping. Construction of The Lodge, a massive three-building complex, is well underway and will serve as the temporary central clubhouse as portions of the private residential club open to members in 2026.



We caught up with the co-owner behind the project, Andy Mitchell, and Bluejack Ranch founding partner and long-time PGA golfer J.J. Henry, as they chatted up guests atop a hill overlooking the sprawling 914-acre development. Thursday Nights at the Jack, Henry tells us, offer prospective members the opportunity to learn about Bluejack Ranch and the ranch-inspired lifestyle that will characterize life just southwest of Fort Worth. As a singer-songwriter duo performed nearby and visitors ordered cocktails at the outdoor bar, Henry described the golf course's progress.



Bluejack Ranch's golf course is designed by Tiger Woods in collaboration with design consultant Beau Welling.
(Photo by Bluejack Ranch)

“Holes 10 through 18 on the northwest are basically done,” he says. “We are already rolling, cutting, and grassing most of the back nine. The shapers are the true artists who model and move the Earth. We hope to have the course open by Labor Day 2026.”

Linsalata Realty Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner buy does not represent the owner and must place the interests of the buyer first. The buyer should not tell the buyer's agent anything the buyer would not want the owner to know because an buyer's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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