

WEST *Parker County Texas* OF ORDINARY



A Relocation Guide to
Parker County &
the Fort Worth Area



This guide will help you:

- Understand the area's layout and lifestyle
- Explore options for buying or building your dream home
- Compare the cost of living
- Discover what makes this part of Texas truly unique

WELCOME HOME!



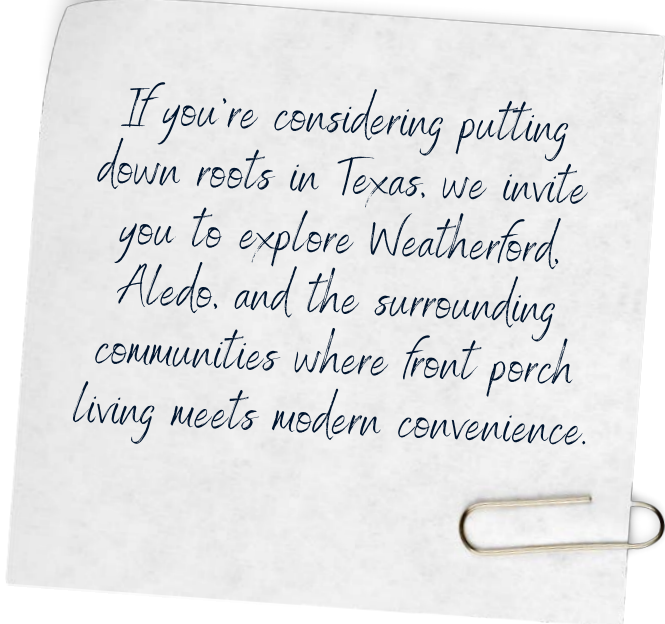
LIVING IN PARKER COUNTY

Relocating isn't just about the house—it's about the life that comes with it. Here's what makes Parker County a standout:

- Education: Aledo and Weatherford ISDs are highly rated with robust academics and athletics
- Events: Peach Festival, rodeos, farmers markets, holiday parades
- Outdoor Living: Lake Weatherford, Chandor Gardens, and miles of walking trails
- Faith & Fellowship: Active churches and family-centered communities
- Convenience: Close to Fort Worth's shopping, dining, and airport access—but with lower cost of living

WHY IT'S A GREAT CHOICE:

Discover Weatherford, Aledo, Hudson Oaks, Willow Park and all the Hidden Gems of Parker County! Whether you're trading snow shovels for sunshine or traffic jams for Texas charm, welcome. The Fort Worth area offers a unique blend of small-town warmth and big-city access. From historic downtowns and wide open spaces to thriving cultural scenes and top-ranked schools, Parker County delivers more than a change of address—it's a lifestyle upgrade. If you're considering putting down roots in Texas, we invite you to explore Weatherford, Aledo, and the surrounding communities where front porch living meets modern convenience.



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KEY FACTS

- Located just west of the DFW Metroplex
- Lower property taxes than many urban counties
- Growing infrastructure and retail without losing its rural charm
- Strong appreciation in home values, making it a smart investment

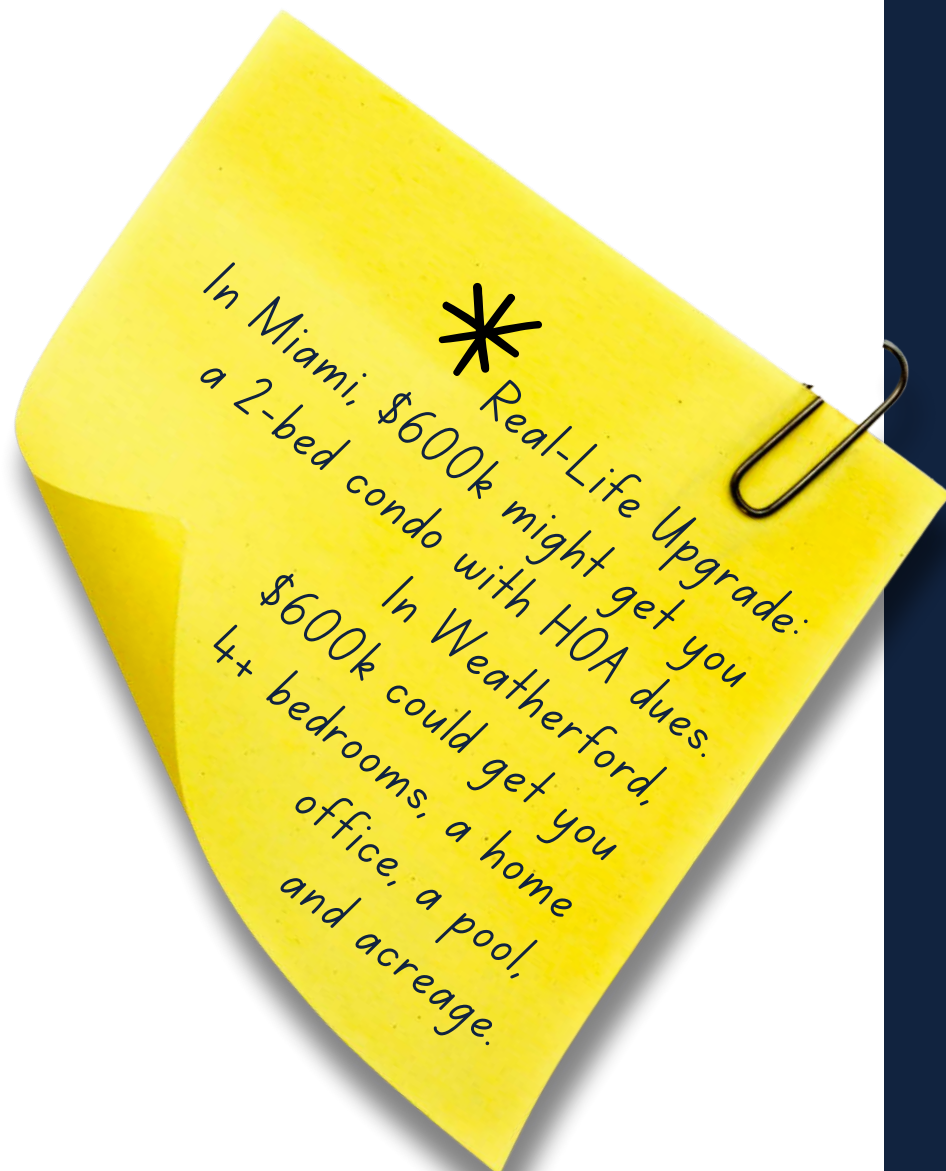
YOU WON'T JUST LIVE HERE.

YOU'LL BELONG HERE

about Parker County

NEIGHBORHOODS

The county includes cities like Weatherford, Aledo, Willow Park, Hudson Oaks, and Springtown—each with their own personality and perks.



SEE HOW MUCH MORE YOUR MONEY CAN BUY IN TEXAS

WEATHERFORD, TX VS US AVERAGE

- Overall cost of living: ~12% lower
- Housing: ~28–29%
 - Average rent (approx.): \$1,546/m
 - Average home price: \$354,970
- Utilities - 2–3% lower
- Groceries (Food) - 1–3% lower
- Healthcare - 2–4% lower
- Transportation - 5% lower
- Goods & Services - 10% lower

 In NYC, \$850k gets you a 1-bed walk-up with a view of an alley.

 In Parker County, it builds a 5-bed custom home on 2 acres in a gated community, excellent schools views of the horizon.

Sources:
1PayScale - Cost of Living Calculator: Weatherford, TX - <https://www.payscale.com/cost-of-living-calculator/Texas-Weatherford>
2MyLifeElsewhere - <https://www.mylifeelsewhere.com/cost-of-living/united-states/weatherford-c60223>
3RentCafe - Cost of Living Calculator: Weatherford, TX <https://www.rentcafe.com/cost-of-living-calculator/us/tx/weatherford>

NEIGHBORHOOD SPOTLIGHT: ALEDO, TEXAS

Upscale Living in a Tight-Knit Community

If you're searching for a town that blends luxury, lifestyle, and legacy, Aledo delivers. Located just 30 minutes west of Fort Worth, Aledo is known for its top-tier school district, scenic master-planned communities, and small-town warmth wrapped in modern appeal.

“IT'S NOT JUST A TOWN
—IT'S A LIFESTYLE.
ALEDO IS WHERE YOUR
FAMILY CAN
GROW, THRIVE, AND
FEEL PART OF
SOMETHING SPECIAL.”

☀️ Why Families Flock to Aledo

- Aledo ISD: Award-winning academics, state-champion athletics, and high college readiness.
- Community First: From Friday night lights to seasonal festivals—this town shows up for each other.
- Custom Living: Build your dream home on land or move into a turnkey masterpiece.
- Close to Everything: Downtown Fort Worth, shopping, and dining are just minutes away.
- Strong Property Values: Homes in Aledo hold their value—and then some

🔑 Key Facts

- Population: 3,761
- Location: 19 miles from Downtown Fort Worth
- Current Mayor: Kit Marshall
- Link to city website: <https://www.aledo-texas.com/>
- Aledo ISD school district has consistently been recognized in the North Texas for excellence

SUMMIT RANCH

SUMMITRANCHTX.COM

READY-TO-BUILD LAND IN ALEDO—
YOUR DREAM HOME STARTS HERE

2-4 ACRE LOTS

ALEDO ISD | PRIVATE WELLS | GATED
UNDER 30MIN TO FORT WORTH



EXPLORE PARKER COUNTY COMMUNITIES AND

find your perfect match

Brock, TX

Tucked just southwest of Weatherford, Brock is a quiet, unincorporated area known for Brock ISD's academic and athletic excellence, making it a magnet for families. With large lots, horse properties, and new construction opportunities, Brock offers rural living with room to grow—and just enough distance from the bustle to enjoy the stars at night.



Hudson Oaks, TX

Known as the “Crossroads of Parker County,” Hudson Oaks packs a punch for its size. With major retailers, grocery stores, restaurants, and medical facilities all within a few square miles, it's a high-convenience pocket surrounded by natural beauty. The neighborhood is ideal for those who want big-city access with a hometown feel—just minutes from Lake Weatherford and nearby hiking trails.



Springtown, TX

Springtown sits in the northwest corner of Parker County and offers a peaceful, rural lifestyle with the benefit of easy commuting to Fort Worth and surrounding towns. It's known for affordability, space, and small-town values. Popular among those seeking acreage, freedom from HOA restrictions, and a slower pace of life, Springtown still has access to schools, shops, and local events that keep the community tight-knit.



Willow Park, TX

Willow Park offers a balance of convenience and calm, with new master-planned neighborhoods, golf course living, and easy access to I-20. Residents enjoy a growing dining scene, walkable green spaces, and proximity to both Aledo ISD and Weatherford amenities. It's perfect for those who want to be near the action without being in the middle of it.





NEIGHBORHOOD SPOTLIGHT: WEATHERFORD, TX

Texas Charm with Room to Breathe

Welcome to Weatherford, where history meets hospitality and front porches still matter. Just 30 minutes west of Fort Worth, this small-town gem offers scenic living, top-rated schools, and space to stretch out—without giving up convenience.



☀️ Why Residents Love Weatherford

- Low Cost of Living: Affordable real estate, lower taxes, and a solid investment.
- Parks & Outdoor Life: Lake Weatherford, Holland Lake Park, and miles of trails.
- Festivals & Traditions: The Parker County Peach Festival, First Monday Trade Days, and rodeos.
- A+ Schools: Weatherford ISD is known for strong academics, career programs, and community pride.
- Proximity with Peace: All the perks of Fort Worth within reach—but without the traffic and hustle.

🔑 Key Facts

- Population: 29,969
- Location: 30 miles west of Fort Worth
- Weatherford ISD
- Current mayor: Craig Swancy
- <http://www.weatherfordtx.gov/>

*In LA, \$1 million might get you 1,500 sq ft and a small backyard (if you're lucky).

In Weatherford, that same \$1 million could build you a 5-bedroom custom home on 4+ acres, with room for horses, a pool, and panoramic views, in a gated subdivision.

2-4 Acre lots -
Only a few lots remaining!

Looking to build your new home?

Bluebonnet Ridge is a luxury master planned community in Weatherford.

 **Bluebonnet Ridge**
texasbluebonnetridge.com



MEET BROOKE

HELLO! NICE TO MEET YOU!

NOT SURE WHERE TO START?
I CAN HELP.

CONTACT INFO

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Brooke Ladouceur, an active REALTOR® in the Dallas-Fort Worth area, began her career with Worthington Realty & Investments, INC. in 2008. A Weatherford native and TCU graduate. Brooke brings her years of marketing skills to the table with an very active community involvement and people relations. She sells beautiful homes and ranches. Brooke is a codeveloper in Bluebonnet Ridge and new development Summit Ranch and enjoys working with her husband on these new residential communities. She was the 2009 Rookie of the Year at GMWAR!

Brooke has obtained her Broker License. She is married to LP, a 16 year NFL player for the Dallas Cowboys and they have two children. Give Brooke a call.

As a lifelong resident of Weatherford, Texas, I am an expert in the local area,. If you are considering a move to Texas, let me be your personal guide to finding the perfect place to call home. From the bustling metro of Fort Worth to the vast countryside that Parker County has to offer, your new home is waiting!

There so many options for all budgets. Anything from condos to custom built luxury estates, I can expertly quide you through the whole process. Don't wait, Texas is calling your name!

-Brooke

100+ 5-STAR REVIEWS



A GRADUATE OF THE TEXAS
REALTOR LEADERSHIP PROGRAM!
TOP SELLING AGENT 2014 AND
2021, 2023 AND 2024.

we look forward to

WELCOMING YOU HOME



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