



LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

6975 State Highway 71

Garwood, TX 77442



LOCKWOOD REALTY GROUP



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore an outstanding investment opportunity in the Garwood area with this prime property located at 6975 State Highway 71, Garwood, TX 77442. Boasting 115.538 acres, this expansive parcel offers a strategic location with convenient access to major highways, making it perfect for a wide range of development possibilities. Its vast size provides a flexible space for agricultural ventures or potential future development.

Situated next to the Martin Marietta mining fields, the property enjoys added commercial value and unique business potential. With its high visibility and accessibility from State Highway 71, this location is ideal for industrial, agricultural, or other investment uses, offering limitless growth opportunities.

Positioned in a thriving, fast-growing area, this property presents promising potential for forward-thinking investors. Don't miss out on securing this substantial asset for your investment portfolio!

OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	115.538 Acres

PROPERTY HIGHLIGHTS

- Strategic location with easy access to major highways
- Generous land area for versatile development opportunities
- Ideal for agricultural pursuits or potential future development
- Prime investment opportunity in a thriving and dynamic area
- Perfect canvas for creating a diverse range of ventures



PROPERTY PHOTOS



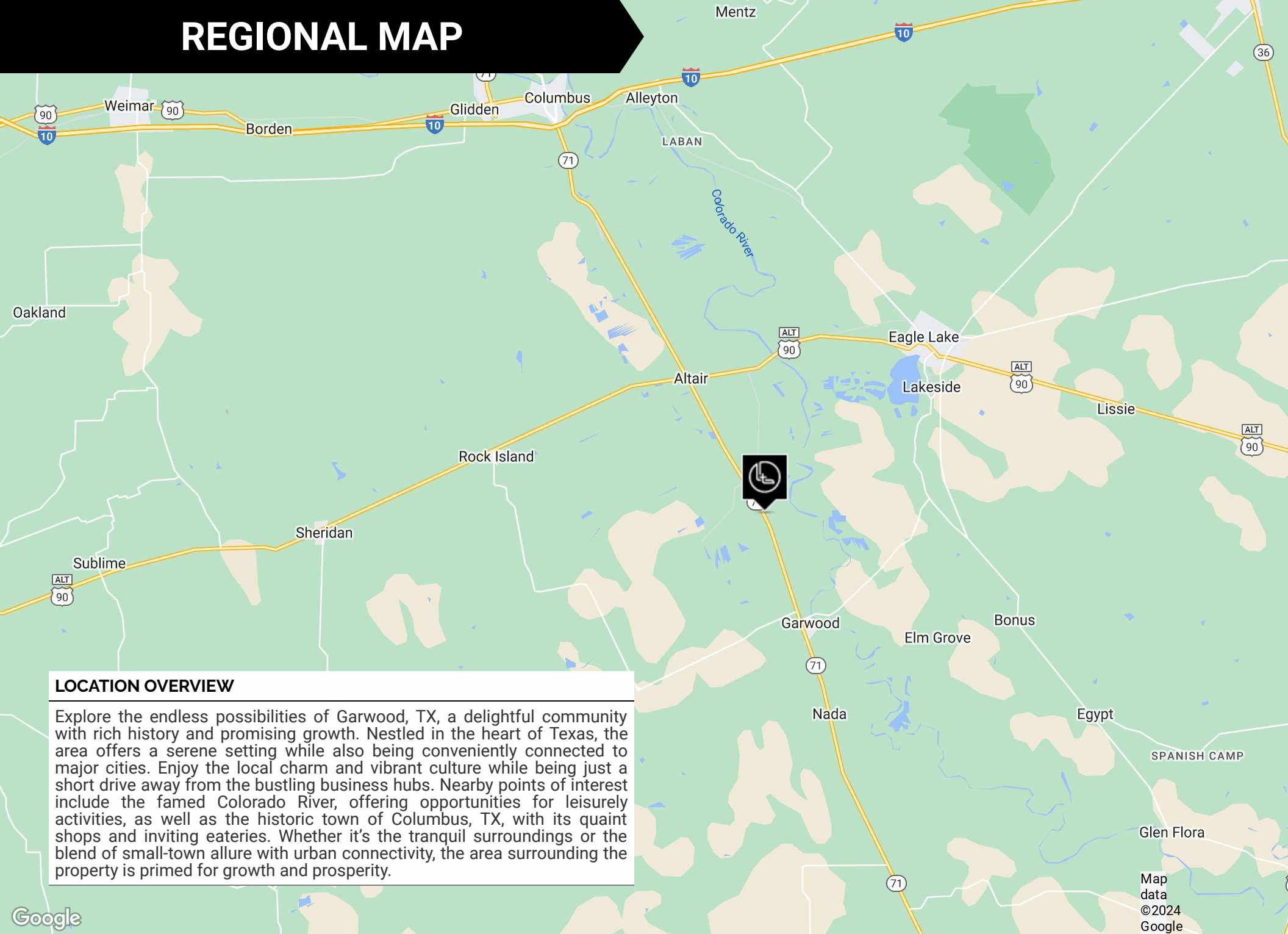
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP



LOCATION OVERVIEW

Explore the endless possibilities of Garwood, TX, a delightful community with rich history and promising growth. Nestled in the heart of Texas, the area offers a serene setting while also being conveniently connected to major cities. Enjoy the local charm and vibrant culture while being just a short drive away from the bustling business hubs. Nearby points of interest include the famed Colorado River, offering opportunities for leisurely activities, as well as the historic town of Columbus, TX, with its quaint shops and inviting eateries. Whether it's the tranquil surroundings or the blend of small-town allure with urban connectivity, the area surrounding the property is primed for growth and prosperity.

Map data ©2024 Google



LOCATION MAP



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS

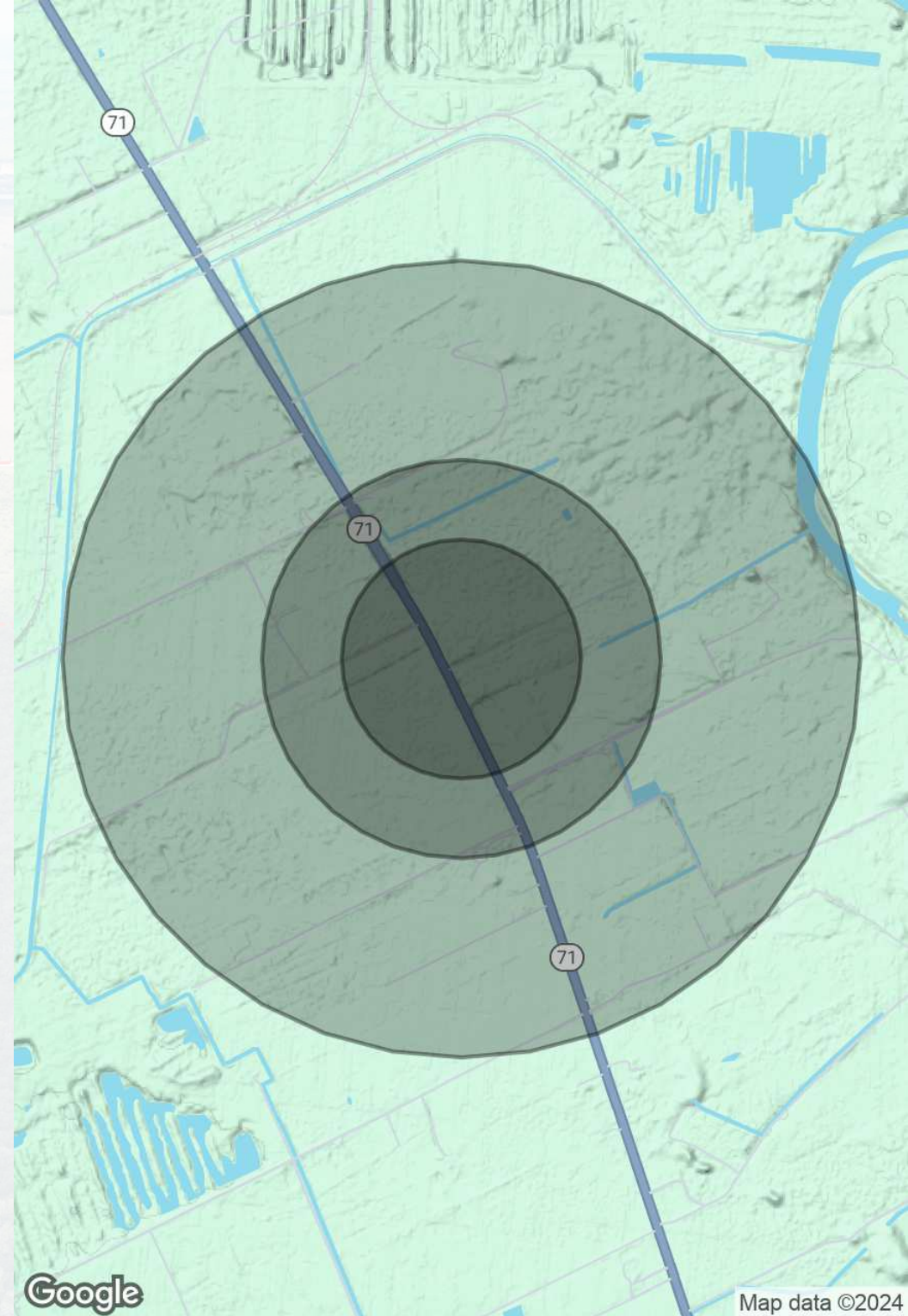
Section 3

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	3	15
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	1	5
# of Persons per HH		3	3
Average HH Income	\$66,379	\$66,379	\$66,391
Average House Value	\$210,797	\$210,797	\$210,841

Demographics data derived from AlphaMap



Map data ©2024



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