

OLD GRANBURY ROAD

HWY 377

**3 ACRE COMMERCIAL PAD SITE ON GRANBURY RD**

BILL FORD  
817-456-8153

MORRIS DUREE  
817-475-7020

# Investment Summary:

2440 East US Hwy 377, Granbury, TX 76049

The approximately 3-acre commercial development site near Old Granbury Road in Granbury, TX presents an outstanding opportunity for developers, owner-users, and investors seeking a well-positioned property in one of Hood County's fastest-growing commercial markets. Located just off US Highway 377, the site offers convenient access to Granbury's primary retail corridor while providing a flexible setting for a variety of commercial uses, including office, medical, flex space, warehouse, contractor services, or mixed-use development, subject to applicable zoning and city approvals. Surrounded by expanding residential neighborhoods, established businesses, and major retailers such as HEB, Kroger, and Texas Roadhouse, the property benefits from the area's continued population growth and increasing commercial investment. With its strategic location, development flexibility, and proximity to one of Granbury's busiest corridors, this property represents an exceptional opportunity to capitalize on the region's long-term economic growth and expanding business community.

## Selling Points:

**Strategic Commercial Location** – Situated near Old Granbury Road with convenient access to US Highway 377, providing excellent connectivity to Granbury's primary commercial corridor.

**Flexible 3 Acre Development Site** – Approximately 3 acres offering ample space for office, medical, flex, warehouse, contractor services, or mixed-use development.

**Near Major Retail Destinations** – Located just minutes from HEB, Kroger, Texas Roadhouse, and other established retailers, benefiting from the area's strong commercial activity.

**Heavy Commercial Zoning** – Supports a wide range of commercial development opportunities, subject to applicable zoning and city approvals.

**Growing Granbury Market** – Positioned within one of Hood County's fastest-growing areas, surrounded by expanding residential communities and continued business investment.

**Excellent Long-Term Investment Opportunity** – A well-located commercial site offering strong development potential in a market with increasing demand for commercial land.



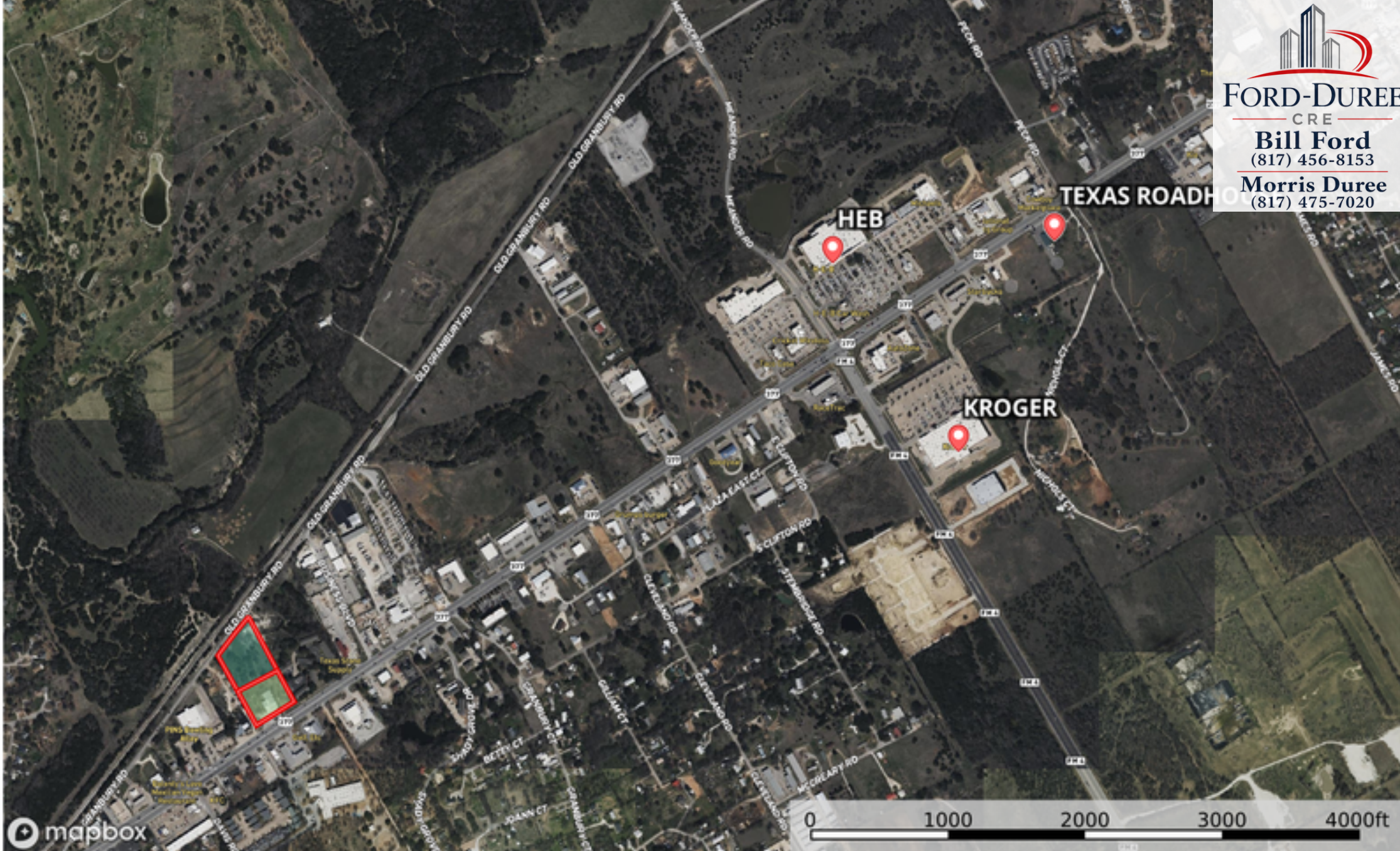
BILL FORD  
817-456-8153

MORRIS DUREE  
817-475-7020

OLD GRANBURY RD

Approximately  
3 acres

HWY 377



Approximately  
3 acres

Approximately  
2 acres

RETAIL | RESTAURANT | WAREHOUSE



BILL FORD  
817-456-8153

MORRIS DUREE  
817-475-7020

## LOCAL PROXIMITY ATTRACTIONS

Granbury Historic Square ~2.5 miles

Lake Granbury ~3.5 miles

Granbury Opera House ~2.5 miles

Granbury City Park ~3 miles

Granbury Premium Outlets &  
Shopping ~ 5 miles

Hood County Airport (GDJ) ~6 miles

Local Schools & Amenities ~2-5 miles

Texas Roadhouse and Academy ~2  
miles

# TRAFFIC AND ACCESSIBILITY STATISTICS

## Flexible Access Points

Multiple ingress and egress options support a wide range of commercial uses, from retail to industrial.

## Dual Frontage & Visibility

Direct access from both Highway 377 and Old Granbury Rd allows for easy entry, exit, and strong traffic circulation.

## Car-Friendly Location

Ideal for drive-by traffic and customer convenience, with easy navigation and minimal congestion barriers.

## Regional Connectivity

Convenient access to Granbury and a direct route to Fort Worth, connecting the property to the broader DFW market.

## Strategic Retail Corridor

Located near major shopping destinations, benefiting from steady consumer traffic and strong surrounding retail activity.

## Average Daily Traffic (ADT): ~40,000+ vehicles/day

This is considered very high traffic volume for a secondary highway corridor, making it ideal for retail, service, or high-visibility commercial uses.



# Where Opportunity Meets Small Town Charm!

Granbury, TX, located in scenic Hood County, is a vibrant community known for its rich history and small-town charm. The Granbury Historic Square serves as the heart of the city, featuring boutique shops, local restaurants, and regular cultural events that attract both residents and tourists. This lively atmosphere makes Granbury a destination, creating foot traffic and visibility for local businesses.

Just minutes from the property, Lake Granbury offers boating, fishing, and lakeside dining, enhancing the city's appeal for families, residents, and visitors. Granbury also provides parks, schools, and community amenities, creating a high quality of life while supporting a growing local economy. This combination of lifestyle and recreation strengthens the potential for commercial ventures that cater to both locals and tourists.

With its Light Commercial zoning, the property at 2440 East US Hwy 377 offers a flexible space for retail, office, or service-oriented businesses. Granbury's steady economic growth, expanding small business community, and thriving tourism market provide a strong foundation for investors and entrepreneurs seeking a strategic foothold in North Texas. Its location, visibility, and market potential make it an ideal site to capitalize on Granbury's unique blend of historic charm and modern opportunity.

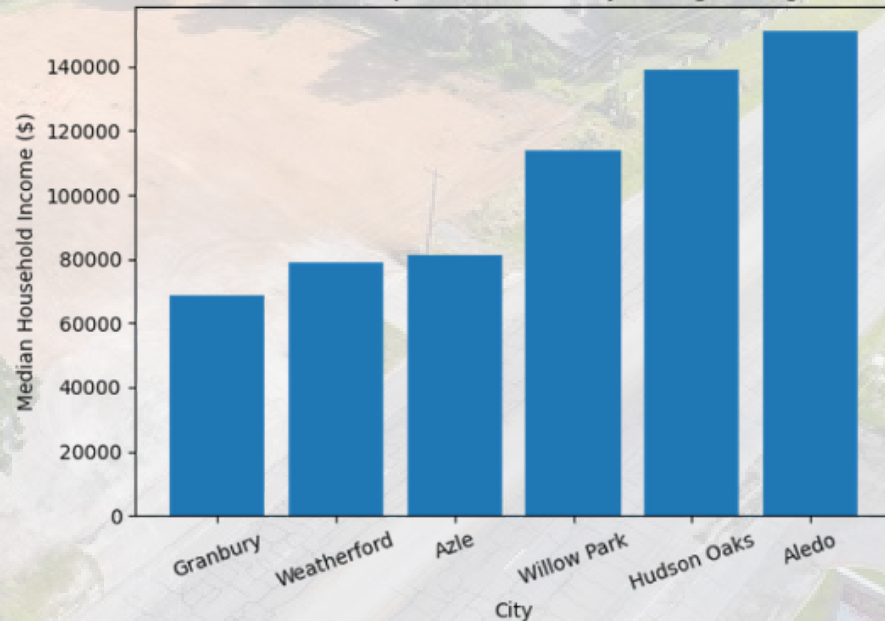
## Population:

The broader Granbury area has a growing population, with estimates around ~12,900–13,200+ residents (2024-2025)

## Median Age:

The median age in Granbury is about 50 years, which reflects a relatively mature population compared with state and national averages.

Median Household Income Comparison - Granbury & Neighboring Cities (2025 Est.)



Source: U.S. Census Bureau, American Community Survey (ACS) 2023 5-Year Estimates and regional demographic projections.

## DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required **Hood County**.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

### EXCLUSIVELY LISTED BY:

**BILL FORD**  
817-456-8153  
bill@billanddanielleford.com

**MORRIS DUREE**  
817-475-7020  
morris@granburyrealty.com

### PREFERRED TITLE COMPANY

Baker Firm – Weatherford  
JJenny Bisceglia  
830-931-4845  
jbisceglia@fidelity-usa.com



# Information About Brokerage Services

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

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and
- present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. negotiable. An owner's agent fees are not set by law and are fully

## AS AGENT FOR BUYER/TENANT

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                       |                |                                  |                     |
|-----------------------------------------------------------------------|----------------|----------------------------------|---------------------|
| <b>Ford - Duree CRE</b>                                               | <b>9015488</b> | <b>info@granburyrealty.com</b>   | <b>817-219-2220</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                            | Phone               |
| <b>Pamila Johnson</b>                                                 | <b>488009</b>  | <b>pam@granburyrealty.com</b>    | <b>979-777-3559</b> |
| Designated Broker of Firm                                             | License No.    | Email                            | Phone               |
| <b>Morris Duree</b>                                                   | <b>723813</b>  | <b>morris@granburyrealty.com</b> | <b>817-475-7020</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                            | Phone               |
| <b>Morris Duree</b>                                                   | <b>723813</b>  | <b>morris@granburyrealty.com</b> | <b>817-475-7020</b> |
| Sales Agent/Associate's Name                                          | License No.    | Email                            | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date