



# 204 State Highway 171 | 2.94 Acre Lot

AVAILABLE | FOR SALE



204 STATE HIGHWAY 171, GODLEY, TX 76044 | \$2,500,000

**Preston Beaupain**  
Associate





# For Sale – 204 State Highway 171, Godley, TX 76044



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the sought-after Godley area! This expansive property, located at 204 State Highway 171, boasts an enviable location in a rapidly developing region. With a strategic position in the heart of Godley, this parcel offers immense potential for a wide range of development projects. The versatile land presents an exceptional canvas for realizing various ventures, from commercial to residential endeavors. Benefit from the proximity to major transportation routes and the growing appeal of the Godley area, making this property an ideal choice for your investment portfolio. Don't miss out on this chance to secure a valuable piece of real estate in this thriving market.

### PROPERTY HIGHLIGHTS

- HWY 171 Frontage in Rapidly Growing South Fort Worth Market
- Neighboring Chicken Express Lot breaking ground Q1 2026
- Partially built access driveway allows for open-ended development potential
- Zoned Retail in Developer-friendly city

### OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	2.94 Acres

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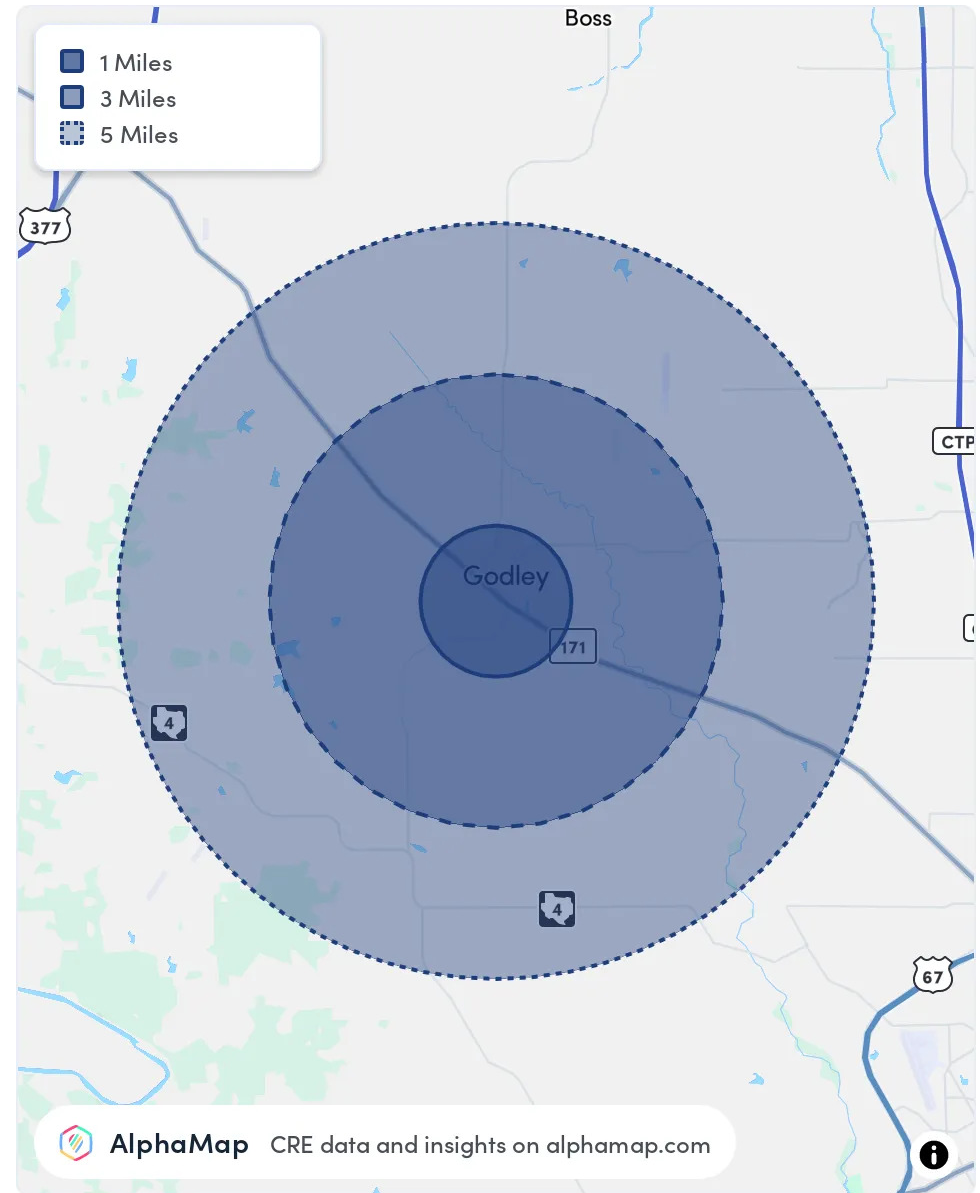
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,729	4,092	9,526
Average Age	37	38	37
Average Age (Male)	37	38	37
Average Age (Female)	38	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	601	1,429	3,163
Persons per HH	2.9	2.9	3
Average HH Income	\$118,604	\$116,153	\$101,589
Average House Value	\$397,041	\$396,790	\$349,303
Per Capita Income	\$40,897	\$40,052	\$33,863

*Map and demographics data derived from AlphaMap*

VEHICLES PER DAY
12,021 VPD on State Hwy 171



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## Information About Brokerage Services

2-10-2025



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

**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 on 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. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on 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 on. 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 on 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 on 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 on 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.

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