

NE LOOP 567

Prime Commercial Development Opportunity on NE Loop 567

BILL FORD
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MORRIS DUREE
817-475-7020

Investment Summary:

2301 NE Loop 567, Granbury, TX 76048

2301 NE Loop 567 presents a rare 5.5-acre development opportunity in a highly strategic location near the heart of Granbury. Positioned along NE Loop 567 with strong visibility and accessibility, the property offers investors and developers the opportunity to capitalize on one of Granbury's most desirable growth corridors. The tract is identified as R12 Light Commercial Mixed Use and offers potential for a variety of development concepts, including retail, office, multifamily, hospitality, mixed-use, senior living, or high-end residential development, subject to applicable approvals and verification. Its proximity to the historic Granbury Square, medical services, restaurants, shopping, recreation, and Lake Granbury adds to the site's long-term appeal. With limited larger development tracts available near central Granbury, this property offers flexibility, visibility, and significant upside for an investor or developer seeking a well-positioned North Texas opportunity.

Selling Points:

Strategic Granbury Location: Positioned along NE Loop 567 near the heart of Granbury, providing convenient access to downtown, Lake Granbury, retail, dining, recreation, and essential services

±5.5 Acres of Development Potential: A sizable tract that gives developers the land area and flexibility to explore a variety of commercial or residential development concepts.

Mixed Use Development Potential: The property is identified with R12 Light Commercial Mixed Use zoning/proposed commercial use, creating potential for retail, office, multifamily, hospitality, storefront, and mixed-use concepts, subject to city approvals and verification.

High Visibility & Accessibility: Located along NE Loop 567 in an established Granbury corridor, offering strong exposure and convenient access for future customers, tenants, residents, or visitors.

Proximity to Downtown Granbury: Located just minutes from the historic Granbury Square and surrounded by established attractions, restaurants, lodging, recreation, and community amenities.

Limited Land Availability: Larger tracts in close proximity to central Granbury can be difficult to find, giving this property additional appeal for developers looking for scale and location in the same investment.





NE LOOP 567



Lake Granbury

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Granbury Fire
Training Field

NE LOOP 567

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NE LOOP 567
(MAJOR THOROUGHFARE)

RENDITION ONLY

LOCAL ATTRACTIONS

Historic Granbury Square — ±2.0 miles

Lake Granbury — ±2.0 miles

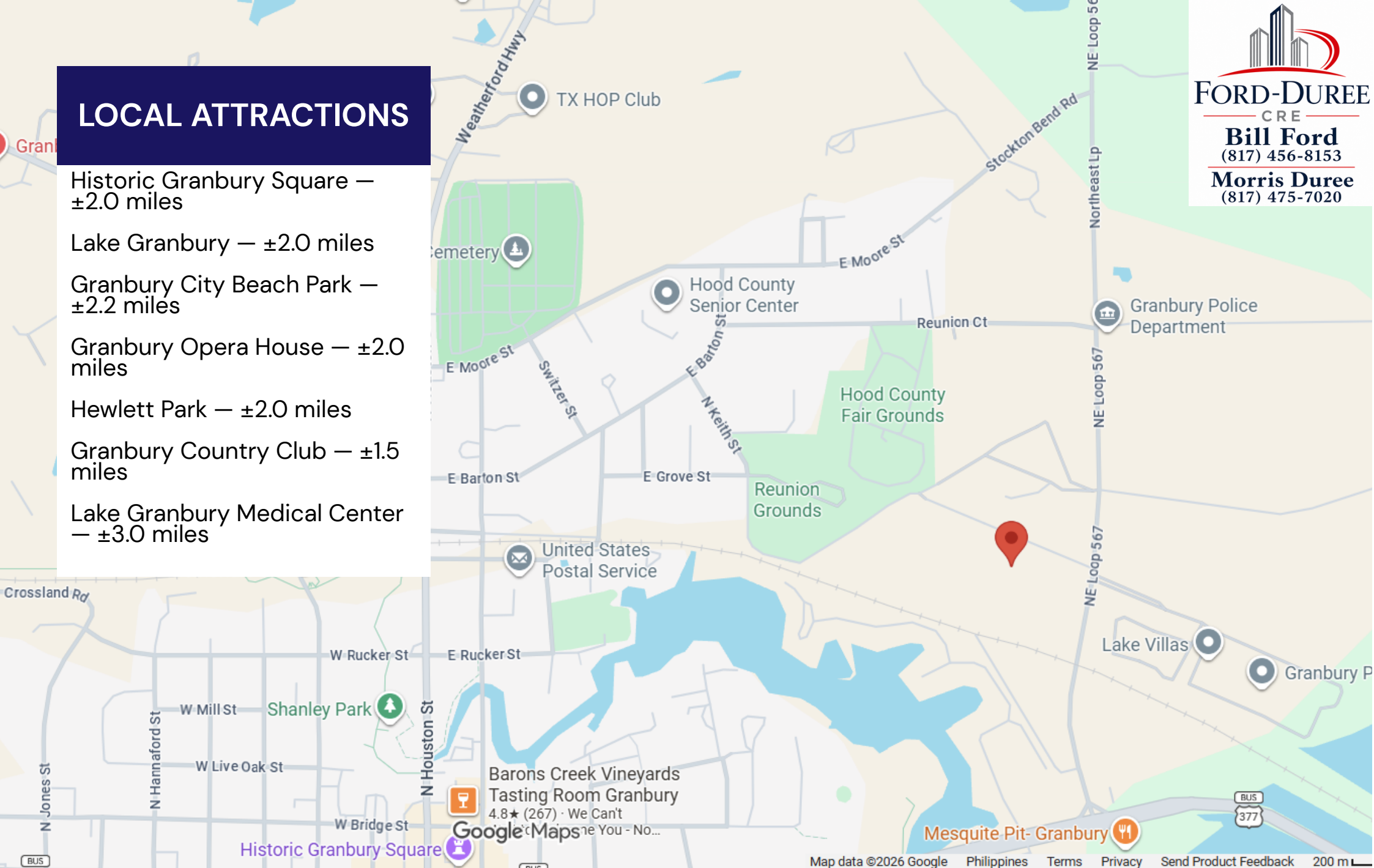
Granbury City Beach Park — ±2.2 miles

Granbury Opera House — ±2.0 miles

Hewlett Park — ±2.0 miles

Granbury Country Club — ±1.5 miles

Lake Granbury Medical Center — ±3.0 miles



TRAFFIC & ACCESSIBILITY STATISTICS

High-Visibility Location

Located directly along NE Loop 567, a major north-south roadway serving Granbury and connecting surrounding residential and commercial areas. The property is marketed as a high-traffic, high-visibility development opportunity.

Regional Reach

Well positioned to serve Granbury, Hood County, and surrounding North Texas communities, making the site attractive for commercial, residential, hospitality, and mixed-use development.

Established Commercial Corridor

NE Loop 567 provides direct access to an established portion of Granbury with nearby commercial, governmental, residential, and community services.

US 377 Connectivity

Convenient access to US Highway 377, providing connectivity through Granbury and toward surrounding communities and the broader North Texas market. The City of Granbury identifies both US 377 and Loop 567 as major roadways within the city.

Downtown Accessibility

Located approximately 2 miles from the Historic Granbury Square, placing future development within convenient reach of Granbury's established downtown business, dining, entertainment, and tourism district.

Historic Granbury Square

Barons Creek Vineyards
Tasting Room Granbury
4.8★ (267) · We Can't
Google Maps

Mesquite Pit- Granbury

Map data ©2026 Google Philippines Terms Privacy Send Product Feedback

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Why Granbury? Small-Town Character with Growing Opportunity



Granbury offers investors a compelling combination of small-town character, regional accessibility, and continued development. Located southwest of the DFW Metroplex, the community serves as a growing regional hub for Hood County and surrounding areas while attracting residents, businesses, and visitors drawn to its historic downtown, Lake Granbury, recreation, and quality-of-life amenities. With a diverse mix of residential, commercial, healthcare, retail, and tourism activity, Granbury continues to create opportunities for investors and developers seeking markets with room for long-term growth.

Granbury's appeal extends beyond its local market. Its location provides access to major transportation routes connecting the community with Fort Worth and other North Texas population centers, while its established tourism and lake-oriented lifestyle continue to support demand for businesses, services, housing, and hospitality. For investors, this combination of population growth, limited land availability near established areas, and ongoing commercial development creates an environment where well-positioned properties can offer multiple paths to value creation. At 2301 NE Loop 567, the opportunity is amplified by the property's size, visibility, accessibility, and proximity to the Historic Granbury Square, making it a strong candidate for investors and developers looking to participate in Granbury's next phase of growth.

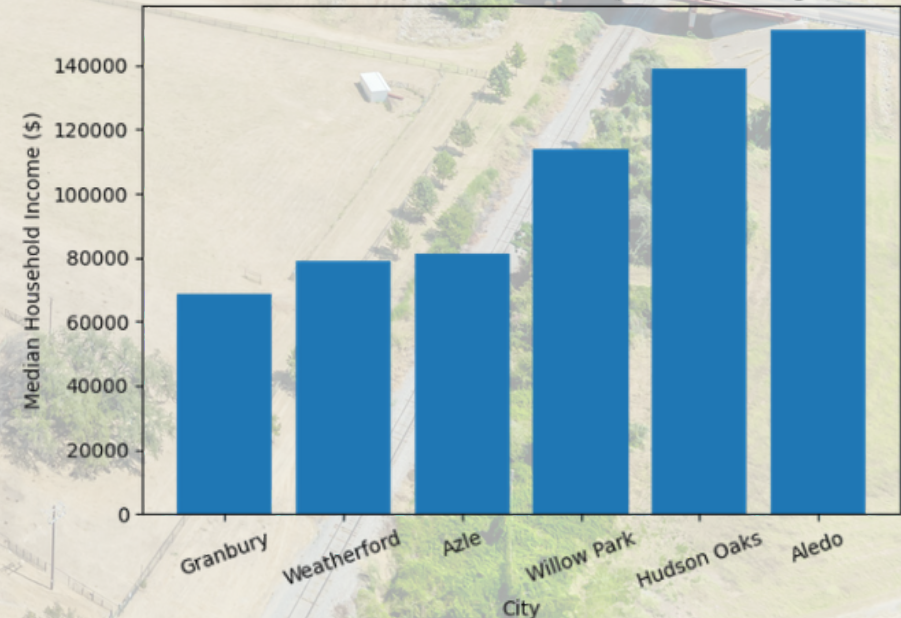
Population:

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 city 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:

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations

Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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

AS AGENT FOR OWNER (SELLER) AND/OR AGENT: The broker becomes the 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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Ford Duree CRE	9015488	info@granburyrealty.com	817-219-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Pamila Johnson	488009	info@granburyrealty.com	979-777-3559
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Morris Duree/ William Ford	723813/827317	morris@granburyrealty.com	(817) 475-7020
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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