



INDUSTRIAL FOR LEASE

105 SUNSET ACRES CT | GRANBURY, TX 76048



PROPERTY HIGHLIGHTS

Functional industrial site offering a mix of clear-span warehouse, existing office build-out, and specialized improvements across multiple buildings. The property is equipped with grade-level loading, overhead cranes, and covered outside storage, providing flexibility for a wide range of industrial users. Situated on approximately 6.77 acres, the site offers some yard space, ample parking, and some room for outdoor operations or equipment storage. Located along US Hwy 377 in Granbury, the property provides convenient access to the broader DFW market while maintaining the operational flexibility of being outside city limits. Ideal for contractors, fabrication, service-based users, or light manufacturing operations seeking affordable space with functionality already in place.

PRICE

\$6.00/ SF / YR + NNN
(\$1.59/SF)

SIZE

BLDG F +/- 3,538 SF
BLDG H & I +/- 6,200 SF
BLDG K +/- 6,486 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

BLAKE KELLY

blake@stagcre.com | (940) 400 -STAG

PHOTOS

105 SUNSET ACRES CT | GRANBURY, TX 76048



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SITE

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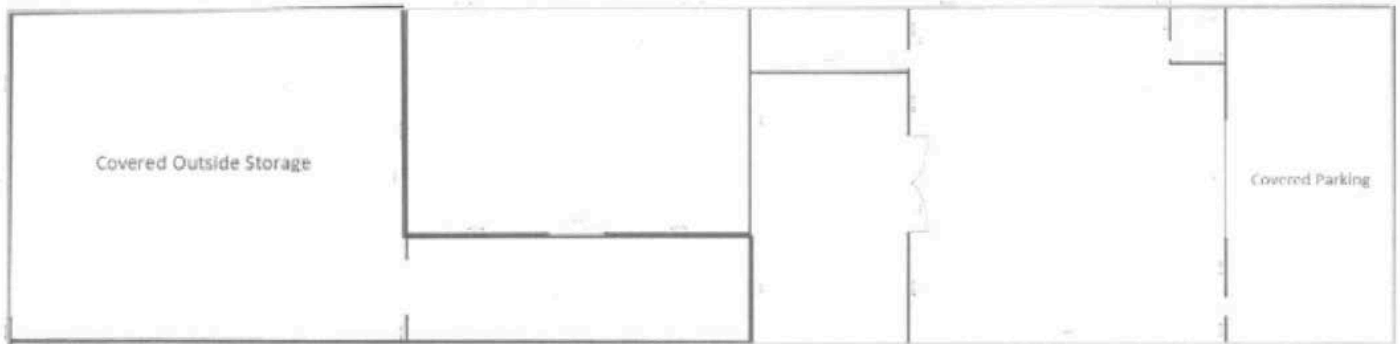
blake@stagcre.com | (940) 400-STAG

FLOORPLANS

105 SUNSET ACRES CT | GRANBURY, TX 76048



BUILDING K



BUILDING F



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FLOORPLANS

105 SUNSET ACRES CT | GRANBURY, TX 76048



BUILDING I



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PROPERTY SUMMARY

PROPERTY:	Sunset Acres Industrial
LOCATION:	105 Sunset Acres Ct, Granbury, TX 76048 – Hood County
POTENTIAL USE:	Commercial Industrial Warehouse Automotive
ZONING:	None – Outside of City Limits
AVAILABILITY:	<u>Building F - +/- 3,538 SF</u> - Restroom, Office, two (1) 12' x 12' OHD, Covered Outside Storage, 1-Ton Crane, Reinforced Walls in Warehouse <u>Building H & I - +/- 6,200 SF</u> - Restroom, Office, Two (2) 14' x 14' OHD, (2) 9'x10' OHD, Covered Outside Storage, 1-Ton Crane <u>Building K - +/- 6,486 SF</u> - Restroom, (2) 14' x 14' OHD, Covered Outside Storage, Paint Booth, 1-Ton Crane
UTILITIES:	To Property – Tenant Expense
PARKING:	Ample
SIGNAGE:	Signage Available. All signage will be per city ordinances and Landlords approval.
RATE:	\$6.00 / SF / Yr + NNN (\$1.59/SF)
TERMS:	Negotiable

COMMENTS:	Functional industrial site offering a mix of clear-span warehouse, existing office build-out, and specialized improvements across multiple buildings. The property is equipped with grade-level loading, overhead cranes, and covered outside storage, providing flexibility for a wide range of industrial users. Situated on approximately 6.77 acres, the site offers some yard space, ample parking, and some room for outdoor operations or equipment storage. Located along US Hwy 377 in Granbury, the property provides convenient access to the broader DFW market while maintaining the operational flexibility of being outside city limits. Ideal for contractors, fabrication, service-based users, or light manufacturing operations seeking affordable space with functionality already in place.
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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.

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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date