



Rock Creek Ranch
Mixed Use Development

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Population
1,028,117



TARLETON STATE UNIVERSITY
Member of The Texas A&M University System

Rock Creek Ranch Data Center Campus
1.5M SF

Rock Creek Ranch
Mixed Use
Commercial Development

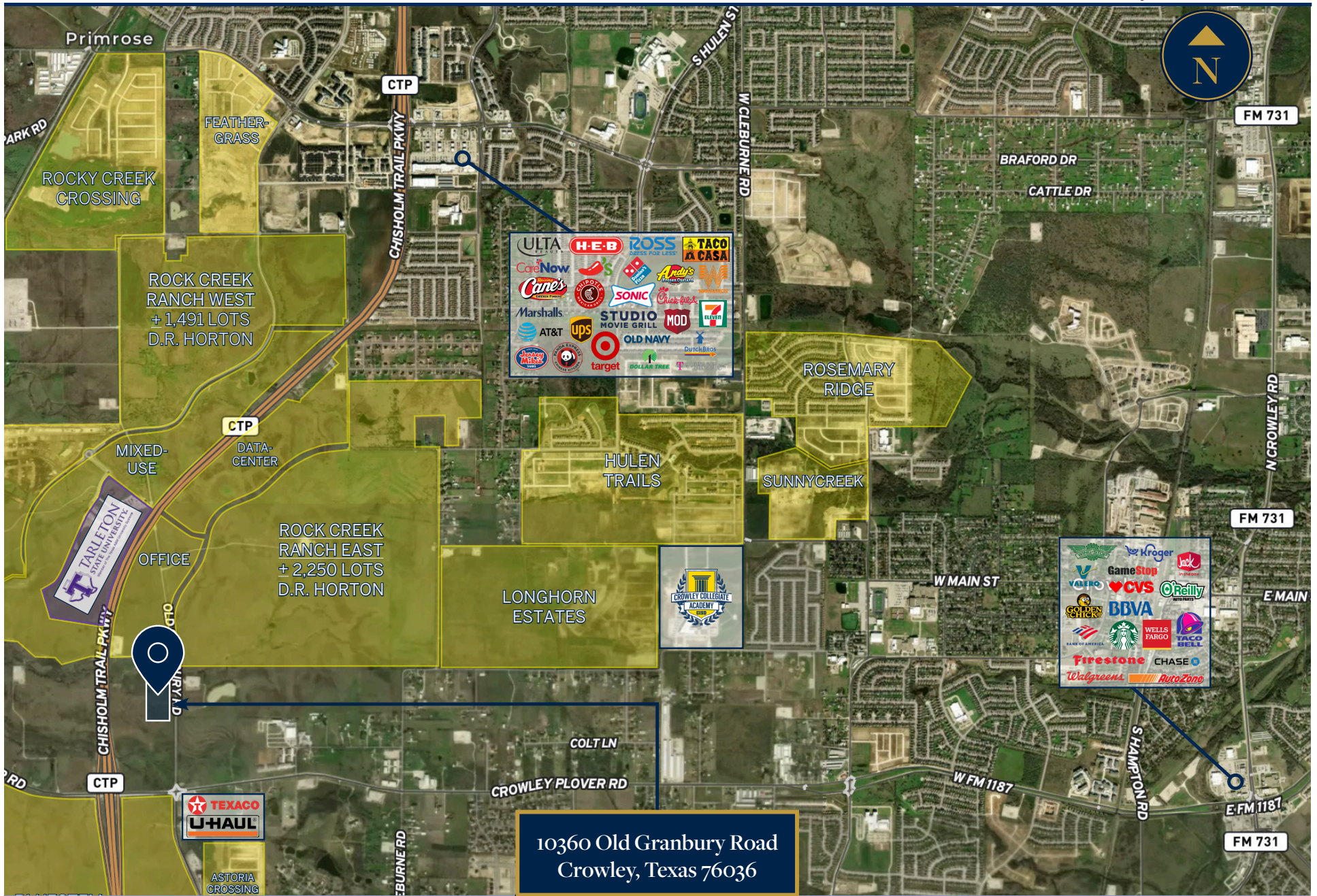
Rock Creek Ranch
DR Horton ± 2,250 SF Homes



Chisholm Trail Parkway
24,598 VPD

10360 Old Granbury Rd
±13.49 AC

Old Granbury Rd
806 FT



10360 Old Granbury Road
Crowley, Texas 76036



Location

10360 Old Granbury Rd
Tarrant County, TX 76036

Property Size

± 13.49 Acres

Zoning

Fort Worth ETJ

Frontage

806 ft on Old Granbury Rd

Traffic Counts

24,598 VPD Chisholm Trail Parkway
11,117 VPD FM 1187
6,828 VPD Old Granbury Rd.

Asking Price

Upon Request

By the Numbers

Median Household Income

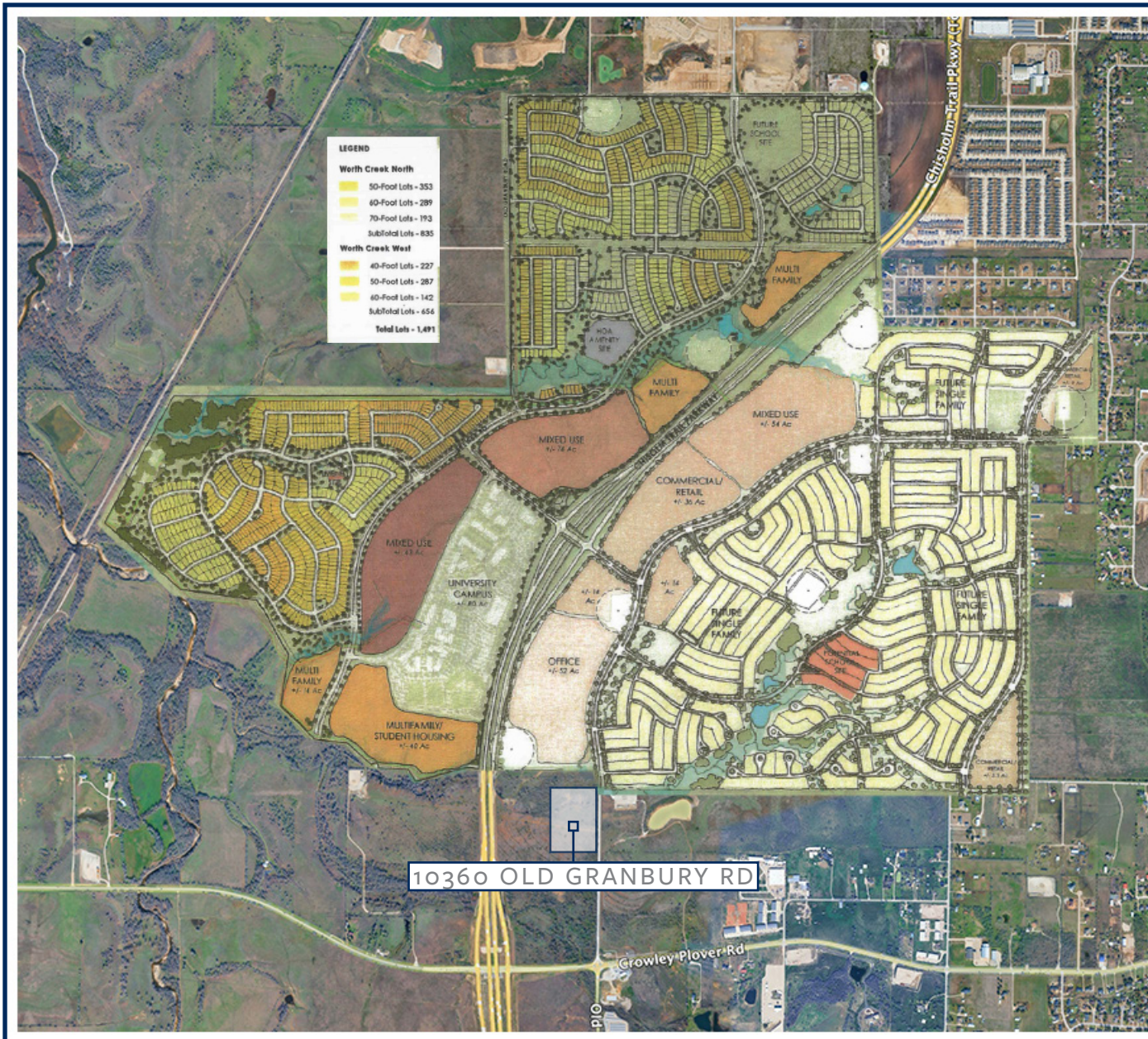
1-Mile	3-Miles	5-Miles
\$120,833	\$121,296	\$100,931

Population

1-Mile	3-Miles	5-Miles
1,311	9,882	30,354

Highlights

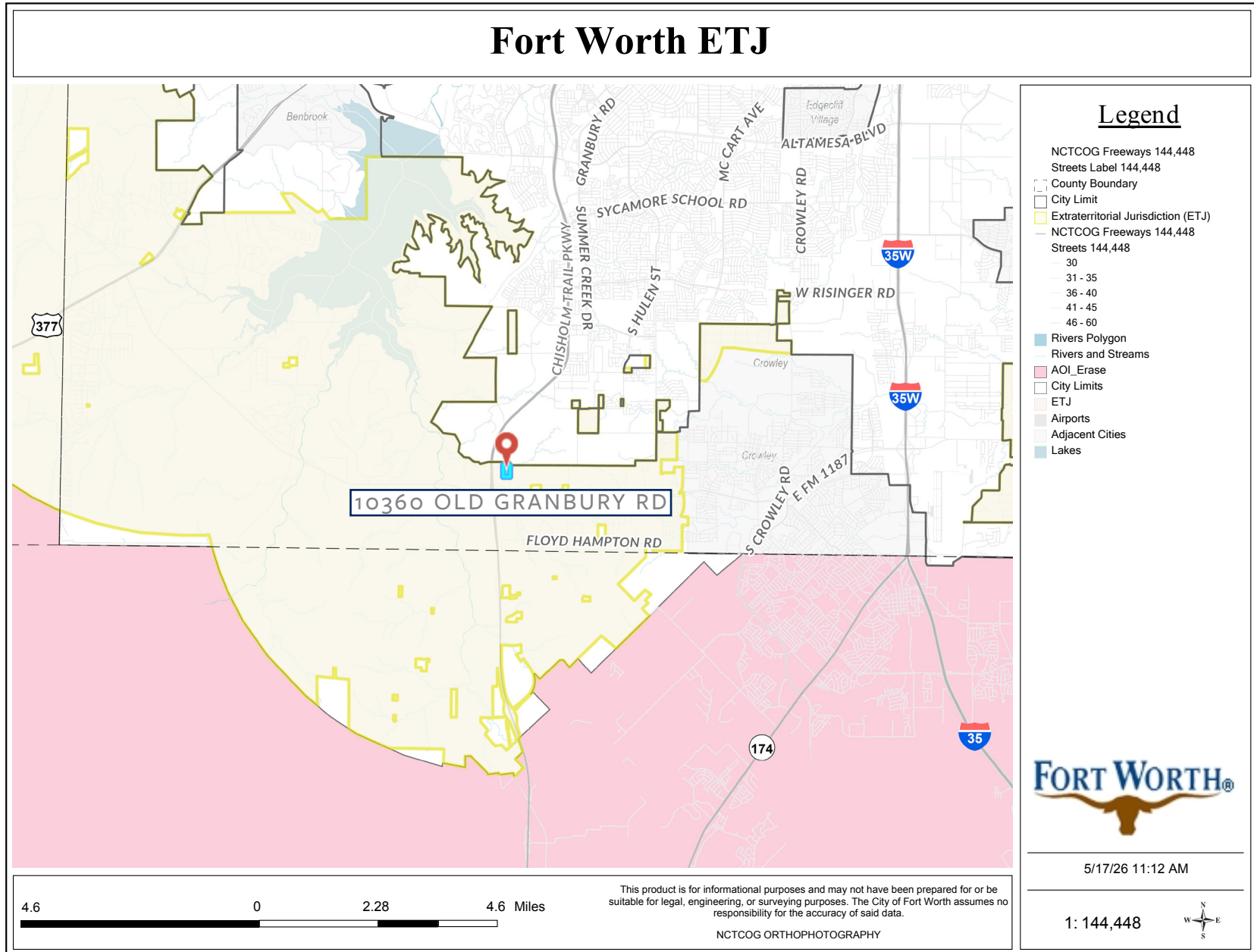
- ±13.49 Acres of development land in the path of growth along Chisholm Trail Parkway corridor
- Directly impacted by 3 Major Roadway projects :
 - \$250M Chisholm Trail Parkway widening from FM 1187 to US 67
 - \$85M FM 1187 widening to 4 lanes
 - Tarleton State Parkway Exit and Overpass
- Located within 1 Mile of
 - Tarleton State University- Fort Worth Campus
 - Approved 1.5 M Sf Data Center Campus
 - Rock Creek Ranch : 1,700 Acre Mixed Use District

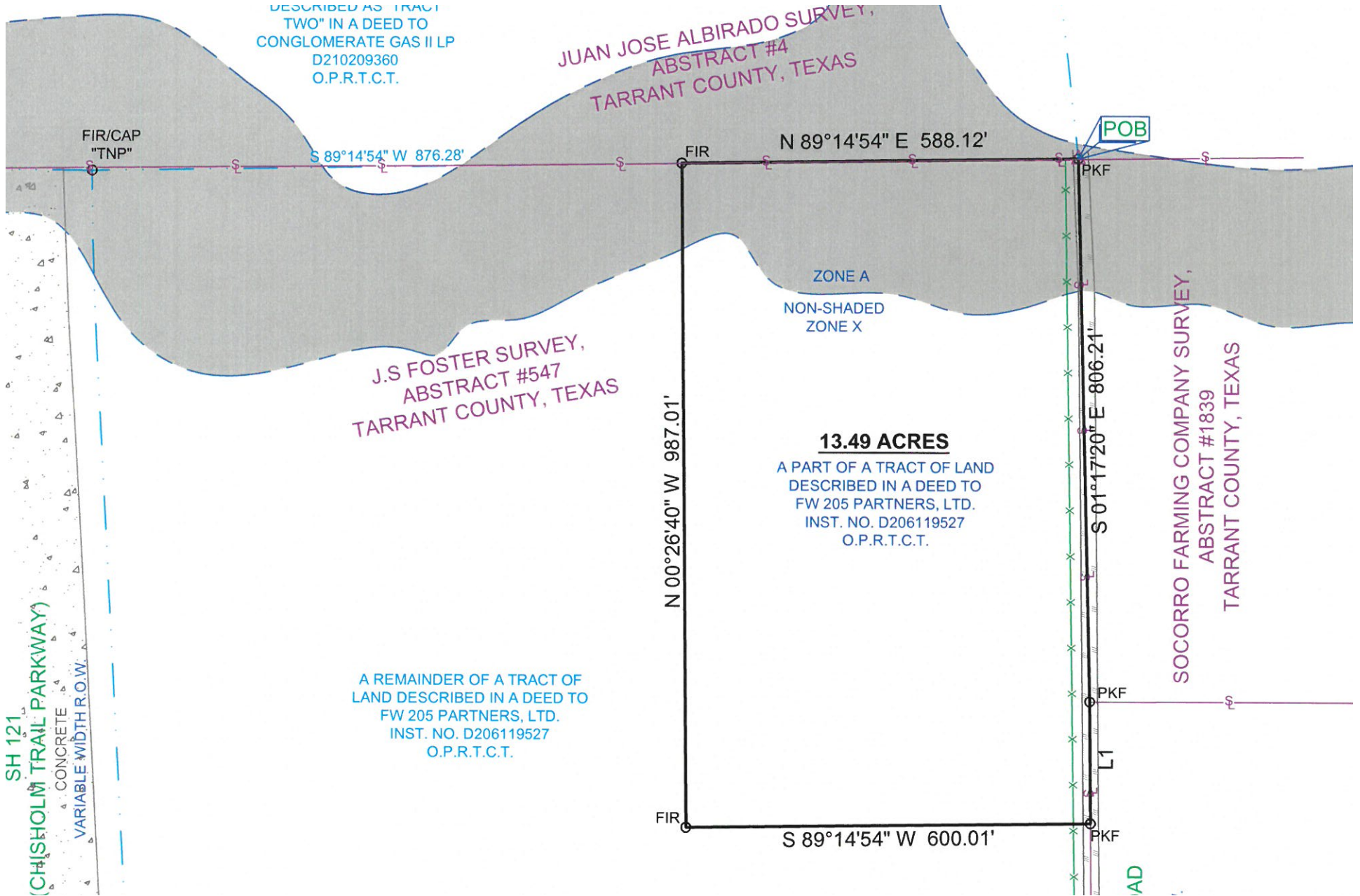


Rock Creek Ranch

Development Mix

Single Family Residential	1,0261 Acres
High Density Multifamily	129.9 Acres
General Commercial	172.3 Acres
Neighborhood Commercial	44 Acres
Intensive Commercial	82.1 Acres
High Intensity Mixed use	58.2 Acres
Community Facilities	88 Acres
School	16.6 Acres







SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/17/2026 at 2:30 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels.



Chisholm Trail Parkway & 1187 Crowley Plover



1187 from Old Granbury Rd to Chisholm Trail Parkway



Northwest Towards Tarleton State over Old Granbury Rd



Looking West over Old Granbury Rd towards CTP Toll

Boundary Lines Approximate



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