



2550 W US Highway 377

2550 W US Highway 377, Granbury, TX 76048



Crystal Blake

The Blake Team | Keller Williams Realty
1099 Waters Edge Dr. Suite 100, Granbury, TX 76048
crystal@blake-team.com
(682) 500-0456



2550 W US Highway 377

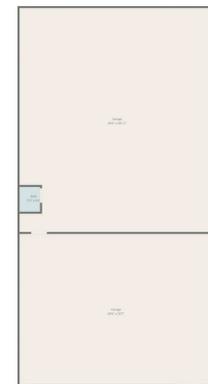
\$1,750,000

Prime US-377 frontage offering excellent visibility, traffic counts, and direct commercial access into Granbury's highest-growth corridor. The site includes ± 5,000 SF of heated, cooled and insulated warehouse-shop, separate conditioned office space with full upstairs living quarters, allowing both user occupancy and tenant income. Granbury is among the fastest-expanding areas in North Texas, capturing Fort Worth push-west demand, job growth, and residential absorption. This corridor supports service industrial, flex, trades, automotive, fabrication, logistics, distribution, and contractor HQ operations. The property sits minutes from the newly expanded Granbury Regional Airport, featuring a 5,200' runway, new terminal building, increased fuel and hangar capacity, and growing corporate jet activity. Regional infrastructure planning continues along US-377 widening, supporting freight movement and business attraction....

- Heavy Traffic
- Renovated Office, 5000+sf warehouse /shop, full apartment, Highway frontage, Single business or multi tenant opportunity

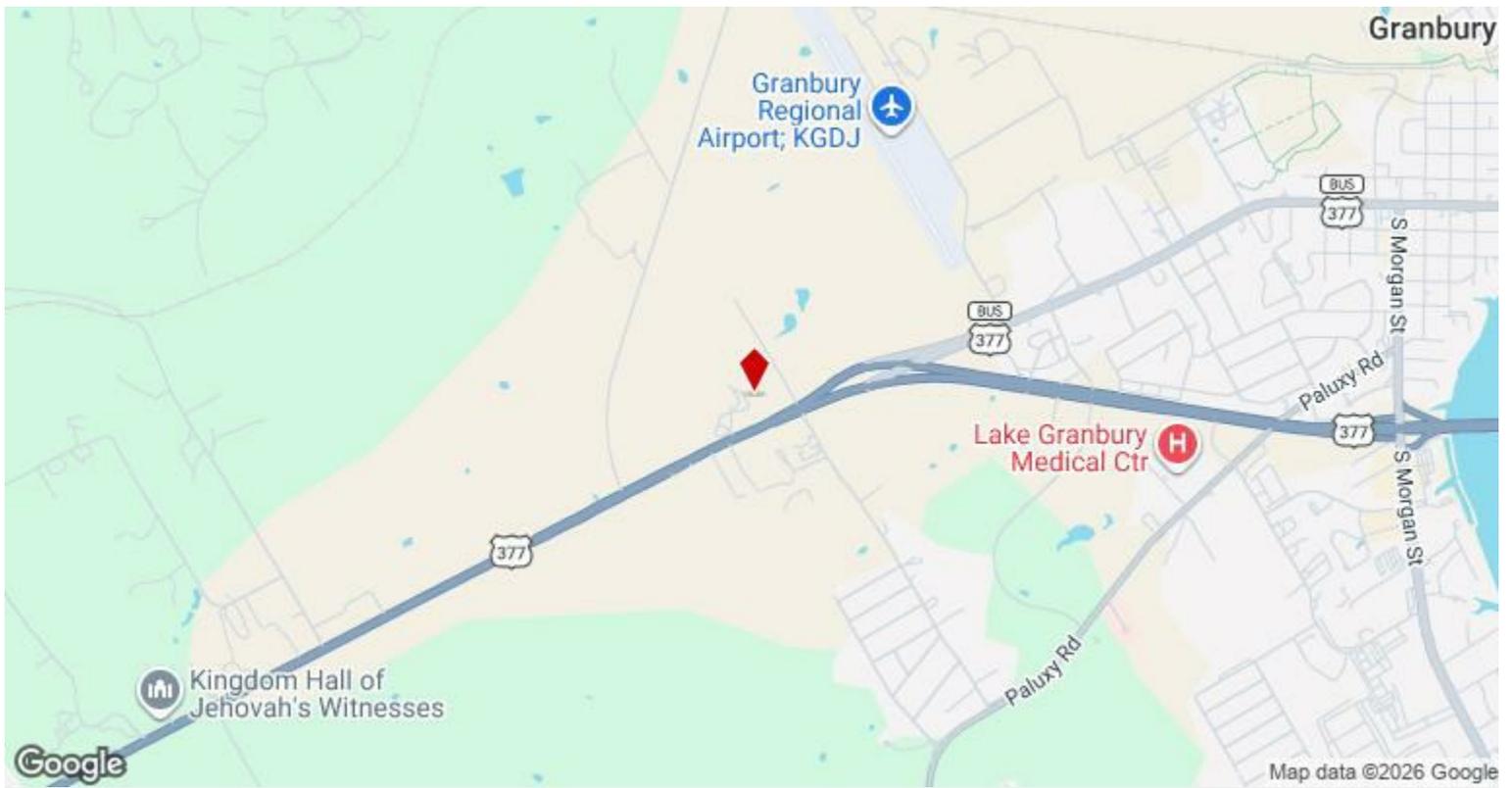


TOTAL: 2184 sq. ft.
1st floor: 1043 sq. ft., 2nd floor: 34 sq. ft., 3rd floor: 1107 sq. ft.
EXCLUDED AREAS: STORAGE: 64 sq. ft., GARAGE: 4826 sq. ft., WALLS: 319 sq. ft.



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| | |
|-----------------------------------|------------------|
| Price: | \$1,750,000 |
| Property Type: | Flex |
| Building Class: | C |
| Sale Type: | Owner User |
| Lot Size: | 2.80 AC |
| Gross Building Area: | 7,400 SF |
| Rentable Building Area: | 7,400 SF |
| No. Stories: | 2 |
| Year Built: | 2001 |
| Tenancy: | Single |
| Clear Ceiling Height: | 12 FT |
| No. Drive In / Grade-Level Doors: | 5 |
| Zoning Description: | HC |
| APN / Parcel ID: | 17840.001.0001.0 |



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Property Photos



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Measurements Deemed Highly Reliable, But Not Guaranteed. Measurements Are For Marketing Purposes Only.



Building Photo

Property Photos



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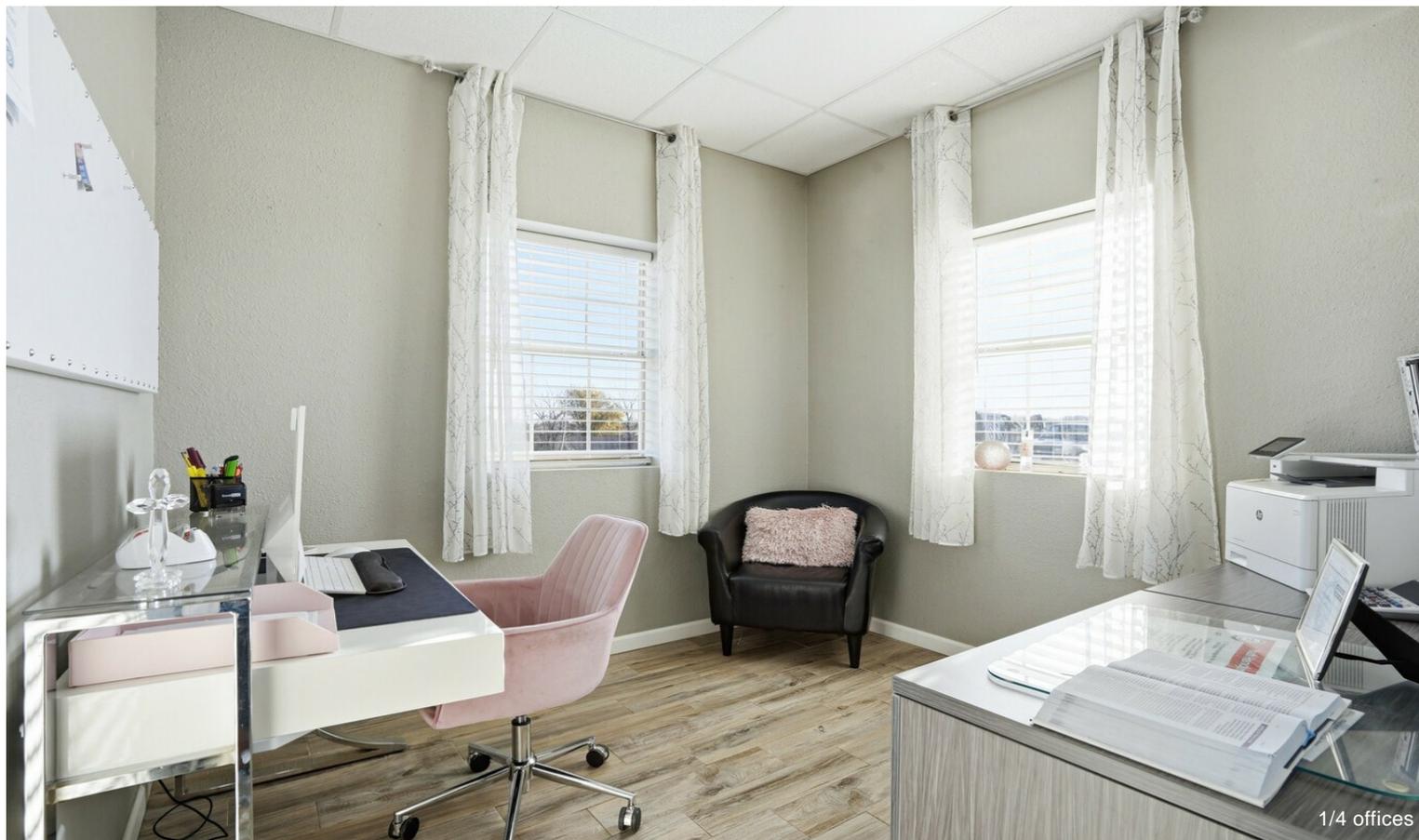


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Property Photos

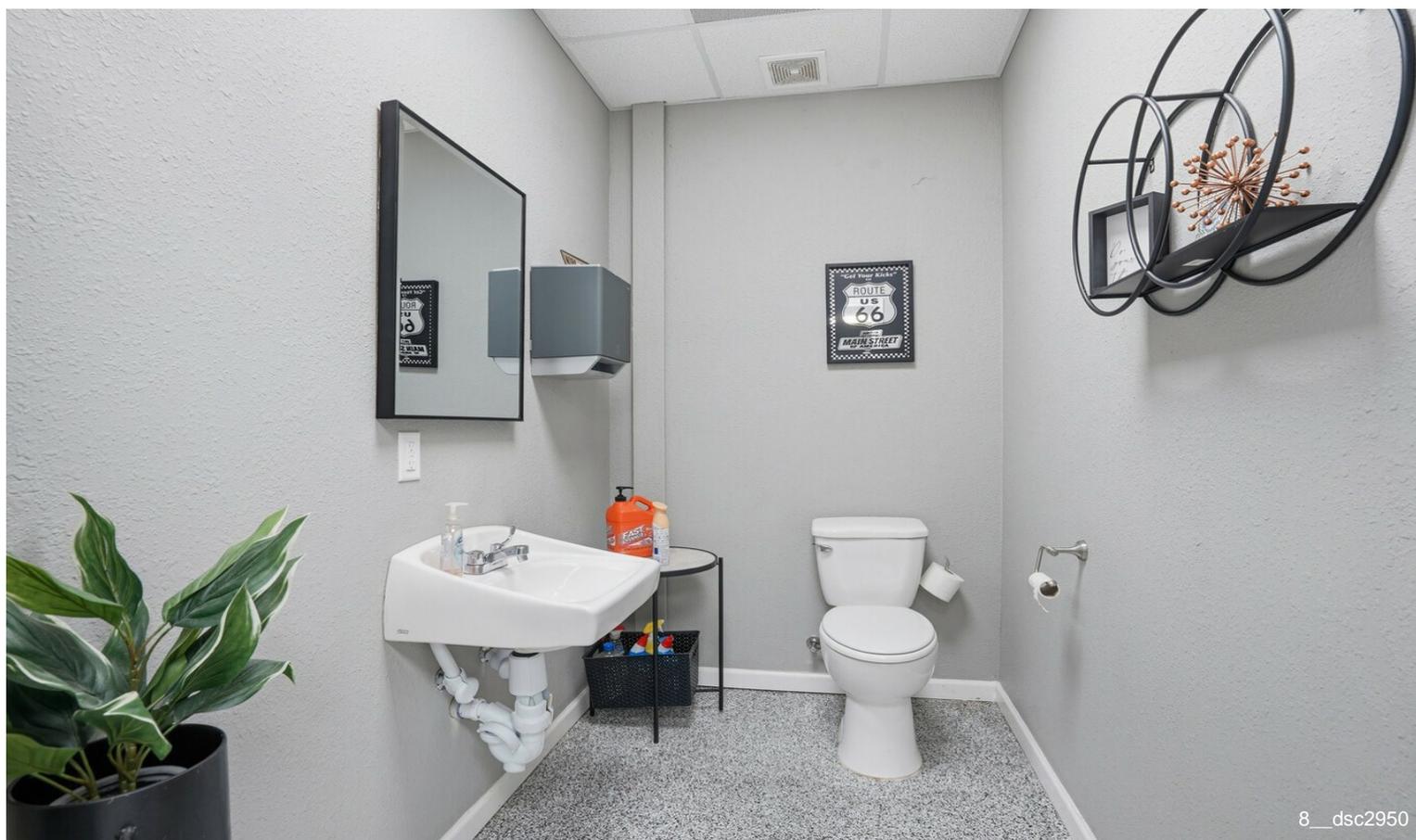


Main Lobby

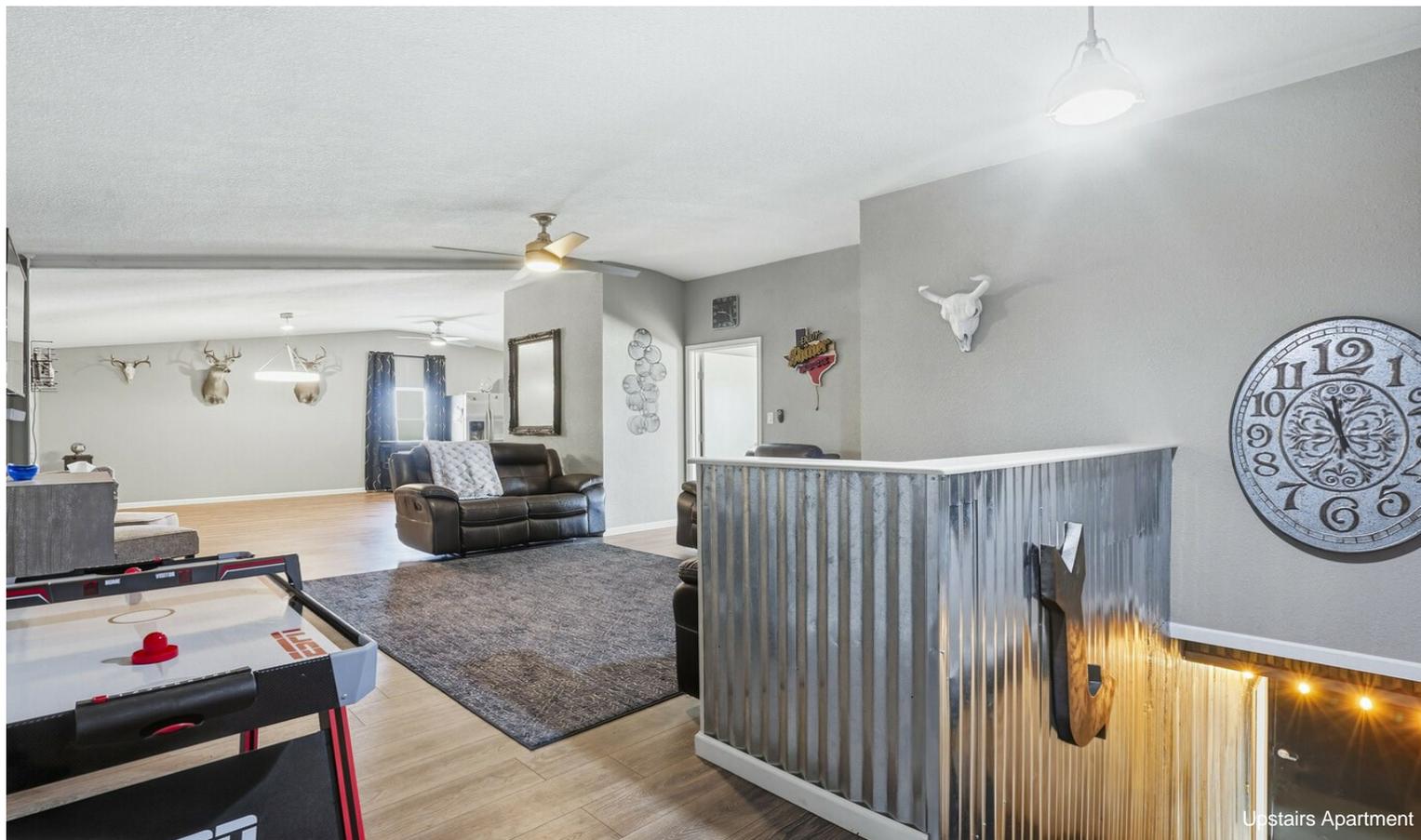


1/4 offices

Property Photos



Property Photos



Property Photos



Upstairs Apartment



Shop

Property Photos



Shop



Aerial towards airport

Property Photos



Aerial towards Granbury