

**ETJ LAND ON GRANBURY TX INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES**

**HWY 377 FRONTAGE AND INDUSTRIAL AVE, 5713 ACTON CIR., GRANBURY TX 76049**



**CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)**



**PANO PHOTO OF THE ETJ INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES**  
**HWY 377 FRONTAGE LOCATED AT EAST US HWY 377 & INDUSTRAIL AVE, GRANBURY TX 76049**

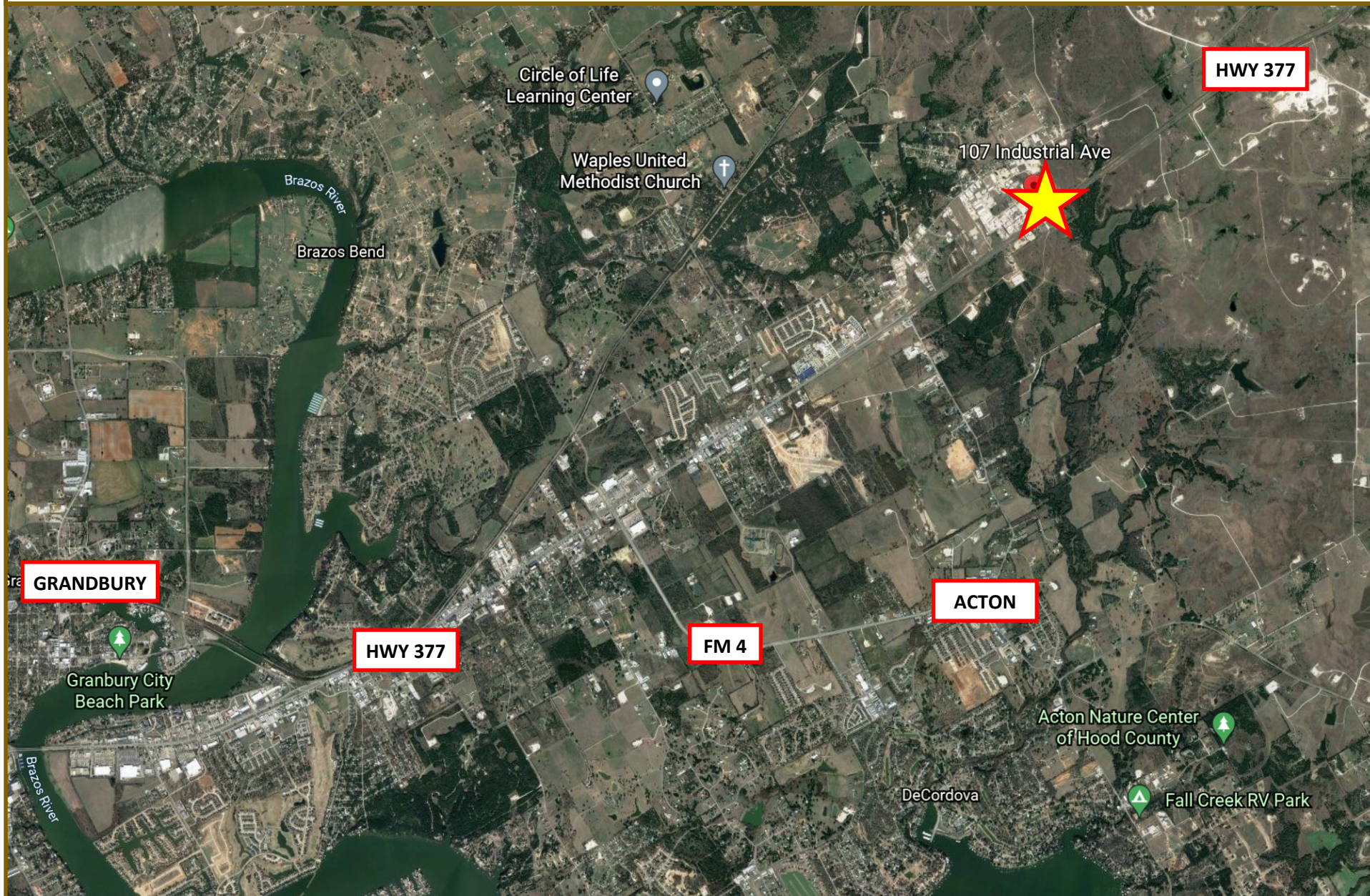


**CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)**



## LARGE AERIAL OF THE INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES

HWY 377 FRONTAGE LOCATED AT EAST US HWY 377 & INDUSTRIAL AVE, GRANBURY TX 76049



CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)



**PHOTO OF THE POND ON THE INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES**  
**HWY 377 FRONTAGE LOCATED AT EAST US HWY 377 & INDUSTRAIL AVE, GRANBURY TX 76049**



**CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)**



**SURVEY OF HWY 377 FRONTAGE AND INDUSTRIAL AVE, 5713 ACTON CIR., GRANBURY TX 76049**

**TRACT J-1**  
7.100 AC

**TRACT J-2**  
CALL: 12.8523 ACRES  
ACTUAL: 12.852 ACRES

**ACTON CIRCLE**  
(50' RIGHT OF WAY)  
N 51°56'36" E 205.12' 1/2" RR. CONT. MON.  
R = 250.00'  
L = 198.75'

**U. S. HIGHWAY NO. 377**

**FIELD NOTES**

**VICINITY MAP**  
LOCATION  
M & M RANCH RD.  
U.S. HWY NO. 377  
F.M. HWY NO. 167

**SURVEY OF HWY 377 FRONTAGE AND INDUSTRIAL AVE, 5713 ACTON CIR., GRANBURY TX 76049**

**TRACT J-1**  
7.100 AC

**TRACT J-2**  
CALL: 12.8523 ACRES  
ACTUAL: 12.852 ACRES

**ACTON CIRCLE**  
(50' RIGHT OF WAY)  
N 51°56'36" E 205.12' 1/2" RR. CONT. MON.  
R = 250.00'  
L = 198.75'

**U. S. HIGHWAY NO. 377**

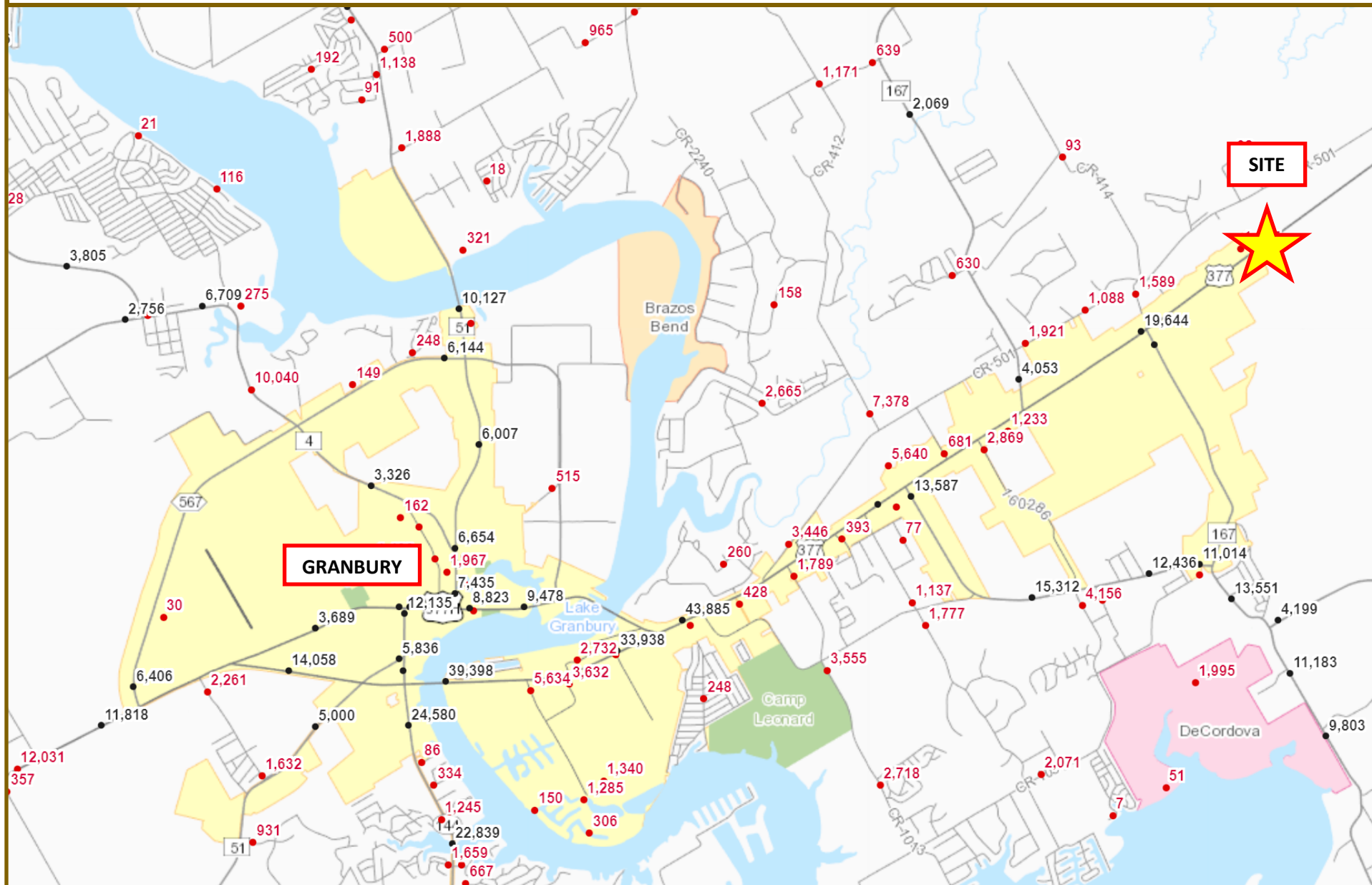
**FIELD NOTES**

**VICINITY MAP**  
M & M RANCH RD.  
U.S. HWY NO. 377  
F.M. HWY NO. 167  
LOCATION

## INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES

## TRAFFIC COUNT FROM TXDOT YEAR 2020

**ETJ GRANBURY ON HWY 377 FRONTAGE AND INDUSTRIAL AVE, GRANBURY TX 76049**



**CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)**

**INDUSTRIAL/COMMERCIAL LAND FOR SALE 12.85 ACRES**

**TRAFFIC COUNT FROM TXDOT YEAR 2020**

**HWY 377 FRONTAGE AND INDUSTRIAL AVE, 5713 ACTON CIR., GRANBURY TX 76049**

+ 12.85 acres of raw land zoned for industrial/commercial use

- Frontage along Highway 377 with + 20,000 Vehicles per day to Granbury/Benbrook-Fort Worth
- In Granbury on Highway 377 through town there are + 44,000 Vehicles per day
- Primed for development with all utilities available to the site
- Gateway to Granbury from Benbrook and Fort Worth
- Growth from Granbury is expanding northeast to access the amenities in Ft. Worth
- Strong demographics with avg. household and per capita incomes above the national average
- Located in one of the top ten retail micro-markets in the U.S.

**CONTACT: MARK FISHER (713) 614-3286 [fisher.jmark@gmail.com](mailto:fisher.jmark@gmail.com)**



BACK OF PARCEL

PHOTO FROM HWY 377

HWY 377



PHOTO FROM ACTON CIR.

HWY 377

POND

BACK OF PARCEL





## 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.

11-2-2015



### 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.

<b>JOHN MARK FISHER</b>	<b>659902</b>	<b>fisher.jmark@gmail.com</b>	<b>713 614 3286</b>
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	