



5.25 AC LAND

5800 E Highway 377, Granbury, TX 76049

TABLE OF CONTENTS

- + INVESTMENT SUMMARY
- + LAND OVERVIEW
- + ZONING MAP
- + TXDOT EXPANSION PLAN
- + DEMOGRAPHICS
- + AREA OVERVIEW
- + AERIAL MAP
- + RETAIL MAP
- + RETAIL MAP
- + RETAIL MAP
- + PROPERTY PHOTO
- + PROPERTY PHOTOS
- + DISCLAIMER
- + INFORMATION ABOUT
BROKERAGE SERVICES
- + BACK PAGE



TREVOR SHORT
Associate Director
480.685.1343
t.short@trinityreis.com

INVESTMENT SUMMARY

HIGHLIGHTS

- + 5.25 AC Land Located in Granbury, TX
- + 3,232 SF Industrial Building Situated on the Property
- + Excellent Visibility Along E US Hwy 377 With an Impressive 41,264 Vehicles Passing by the Property Daily
- + 21,000+ Residents and a Rapidly Growing Population Rate of 37.40% Growth (2010-2024) Within 5 Miles of Subject Property
- + Affluent 5-Mile Community Surrounding Subject Property With \$121K+ Average Household Income
- + Subject Property is Just 32 Miles From Downtown Fort Worth, With an MSA Population of 6.6M+
- + Industrial Outdoor Storage (IOS) Opportunity

EXCLUSIVELY MARKETING BY



TREVOR SHORT
Associate Director
480.685.1343
t.short@trinityreis.com

TOTAL PRICE | \$650,000

PROPERTY DETAILS

Address	5800 E Highway 377
City, ST	Granbury, TX
Land Price	\$400,000
Land Area	5.25 AC
Land Price (PSF)	\$1.75/SF
Building Price	\$250,000
Building SF	3,232 SF
Building Price (PSF)	\$77.35/SF
Total Sale Price	\$650,000
County	Hood
MSA	Dallas-Fort Worth



LAND OVERVIEW



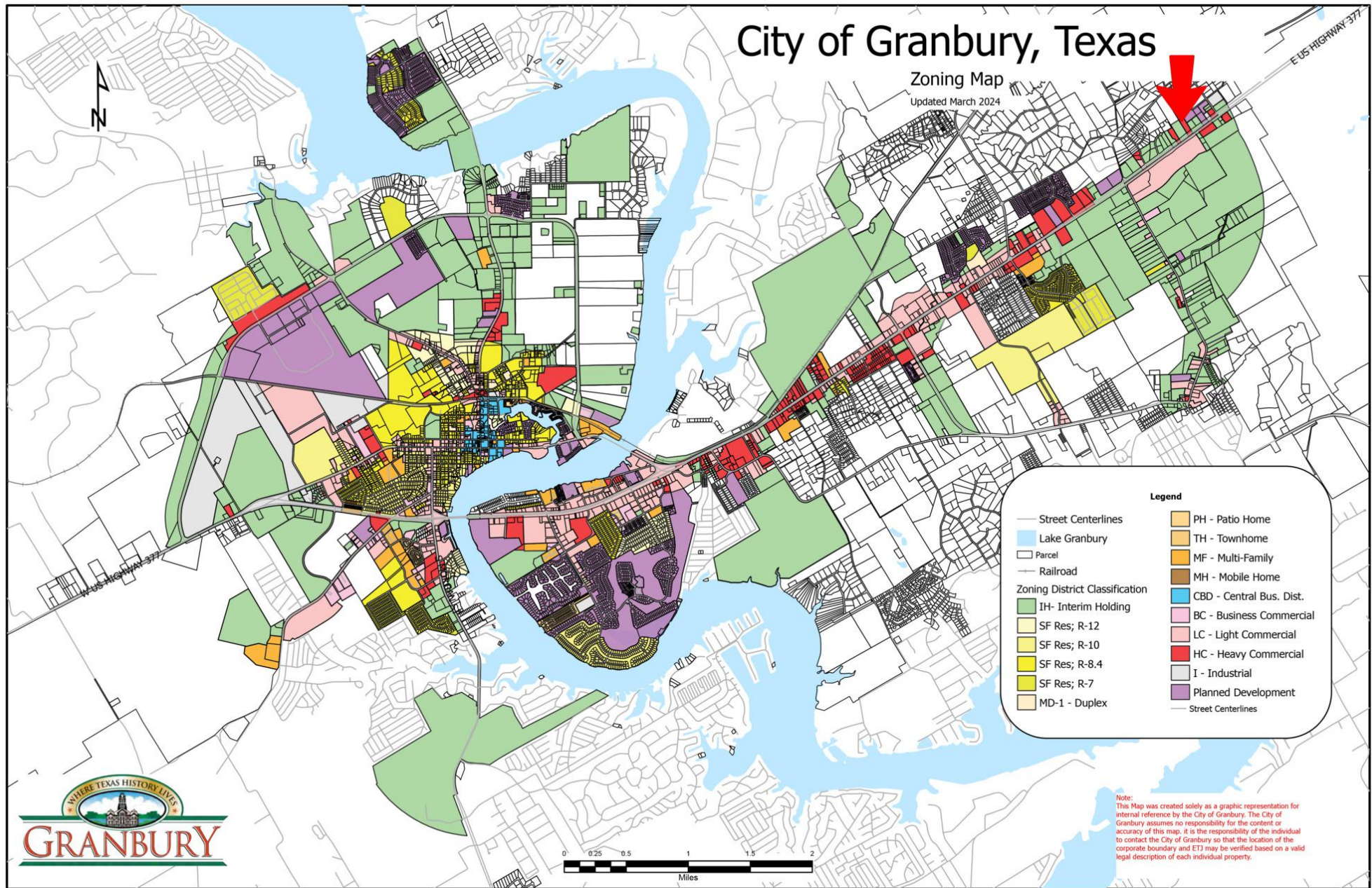
TRACT 1

Acreage	3.5 AC
Location	377 Frontage, Within City Limits
Zoned	Heavy Commercial
Utilities	Well & Septic (Neither Used for 10 Yrs), Electric at Site
Year Built	2004
Building	3,232 SF Metal Building
	10' Clear, 15.5' Tall, 3 Grade LVL Bay Doors 1(8x12), 2(8x10), Office
Parking	Gravel lot and Drive

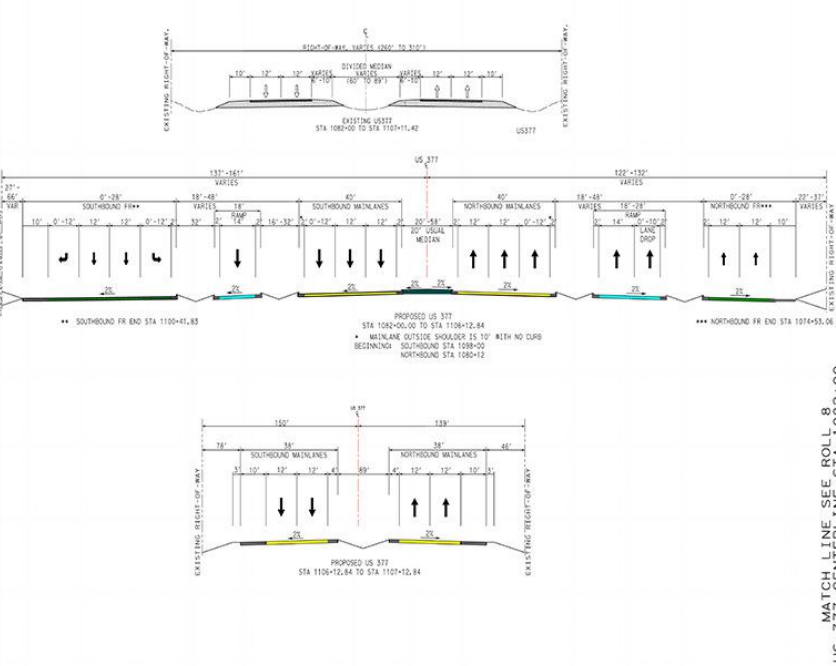
TRACT 2

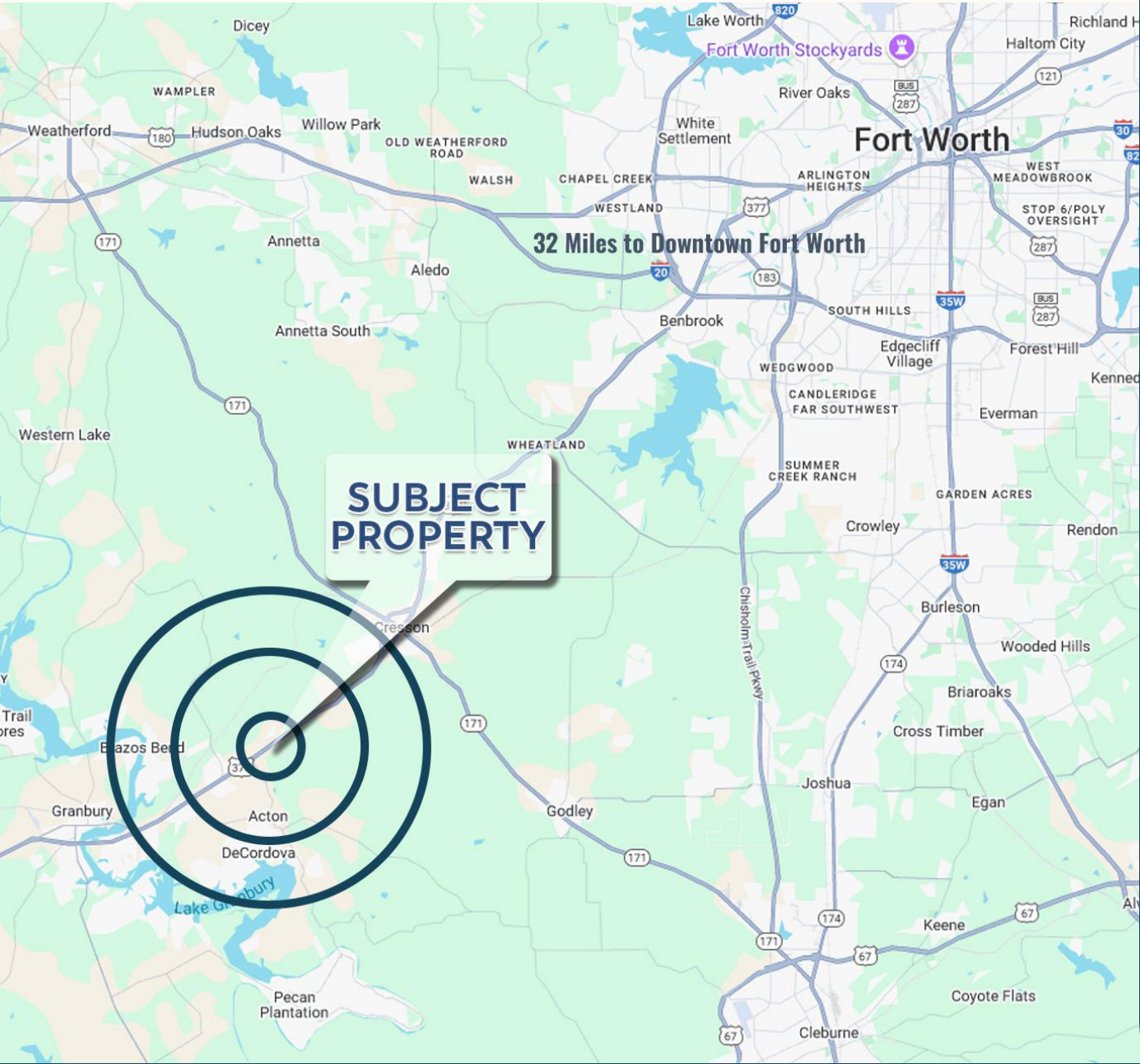
Acreage	1.74 AC
Location	ETJ
Zoned	Vacant Land
Easements	30' Electrical Easement Between the two Tracts
	10' Easement Roughly all the way Around
Parking	Gravel lot

ZONING MAP



TXDOT EXPANSION PLAN





GRANBURY

Granbury, the county seat of Hood County, is a picturesque city located within the DFW metropolitan statistical area, just 38 miles southwest of Fort Worth via US-377 route.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	593	3,917	15,308
2024 ESTIMATED	985	6,015	21,033
2029 PROJECTED	1,175	6,674	22,733

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2024	66.10%	53.56%	37.40%
2024 - 2029	19.29%	10.96%	8.08%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$84,260	\$78,656	\$96,204
Average	\$98,801	\$99,233	\$121,658

AREA OVERVIEW



GRANBURY, TX

Granbury is the county seat of Hood County, Texas. Granbury is located 35 miles southwest of Fort Worth. The city was voted USA Today's Best Historic Small Town in America in 2019 and 2020. This small town is rich in unique culture, deep Texas history, and southern hospitality. With the expansion of the Brazos River in 1969, Lake Granbury was formed entertaining locals & visitors alike.

ECONOMY

Business growth in Granbury has been strong over the last few years with nearly 1,300 businesses employing 2,500 workers in the retail trade industry. The city boasts of a 318-acre Commerce Centre with city utilities and is conveniently located adjacent to the Granbury Regional Airport.

CULTURE

Granbury's Cultural District is Texas' first downtown square on the National Historic Register. The city conducts a Gallery Night and Art Walk every last Saturday of each month. You can also watch Broadway-style shows at the restored 1886 Granbury Opera House or musicians performing on the New Granbury Live stage.

ATTRACTIONS

While exploring the historic Granbury Square, you can catch a movie at the nearby Brazos Drive-In Theater. It is one of the few remaining drive-ins in Texas. Spend a day on Granbury City Beach Park perfect for swimming, picnicking, and sunset watching. Another spot to put on the list is the famous craft brewery Revolver Brewing on Saturdays.



POPULATION GROWTH

19.77% (2020-2023)



TOTAL POPULATION

13,148



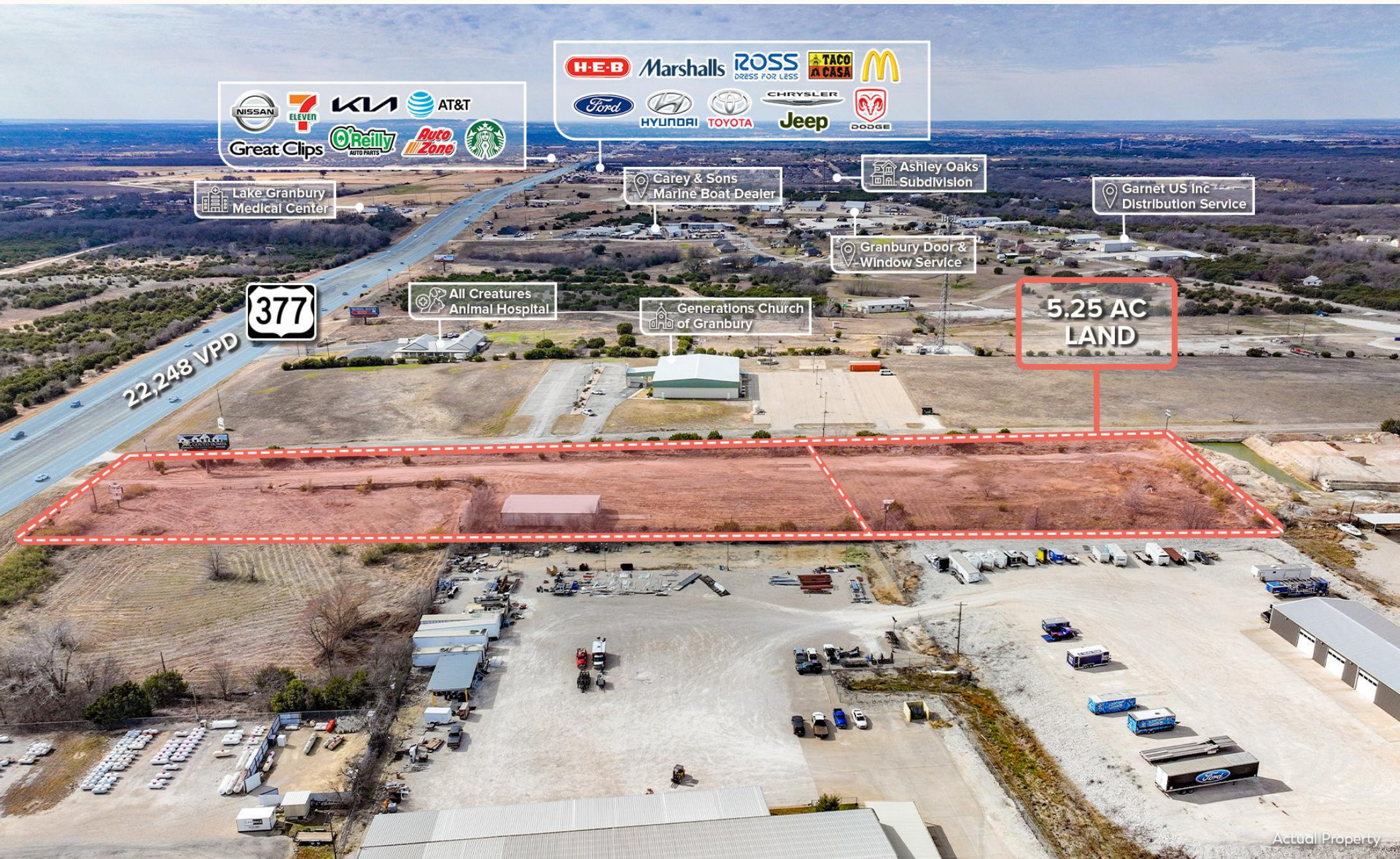
AVERAGE HOUSEHOLD INCOME

\$96,807

AERIAL MAP



RETAIL MAP



RETAIL MAP



Actual Property

RETAIL MAP



Actual Property

PROPERTY PHOTO



PROPERTY PHOTOS



DISCLAIMER

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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.

For More Information



TREVOR SHORT
Associate Director
480.685.1343
t.short@trinityreis.com

