

# Land ★ SALE

LanCarteCRE.com

3623 US-67 GLEN ROSE, TX 76077

8 ACRES - HIGHLY MOTIVATED SELLER



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E HWY 67 & 3605 GLEN ROSE, TX 76077

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## PROPERTY FEATURES

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- Total Land Area: 8 Acres - Not Divisible
- Zoning: ETJ
- Proposed Use: Flex warehouse, storage, light-industrial, construction or any commercial use
- Frontage Rd: HWY 67
- Traffic Counts: 30,000 VPD
- Highly Motivated Seller

## SALES PRICE

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## CONTACT BROKER

## LOCATION OVERVIEW

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Located on E Highway 67, this shovel-ready property presents a terrific opportunity for development. Known for its scenic beauty and rich history, Glen Rose offers a unique blend of small-town tranquility and convenient access to urban amenities. Positioned just southwest of Fort Worth, Glen Rose provides an ideal balance of rural serenity and accessibility.

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AERIAL



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## NOTABLE TENANTS - RESTAURANTS

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- Hammond's BBQ
- Cha-Chi's Beehive Cafe
- Riverhouse Grill
- Snyder's Tavern on the River

## NOTABLE TENANTS - ENTERTAINMENT

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- Dinosaur Valley State Park
- Big Rocks Park
- Fossil Rim Wildlife Center
- Squaw Valley Golf Course

## DEMOGRAPHICS - 5 MILE RADIUS

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- Median Age: 42.4
- Total Population: 23,755
- Total Households: 9,228
- Median Household Income: \$65,139
- Total Employees: 2,868

## CITY OF GLEN ROSE, TX

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Glen Rose, nestled in Somervell County, Texas, is a picturesque city with a population of 2,659 as of 2020. Covering 3.92 square miles, it's strategically located near the junction of U.S. Highway 67 and State Highway 144, about 52 miles southwest of Fort Worth. Known as the "Dinosaur Capital of Texas," the city boasts the Texas Amphitheatre, known for its play "The Promise in Glen Rose," and is served by the Glen Rose Independent School District. Economically, Glen Rose is proactive, using tools like "380 Agreements" to stimulate local business and commercial activity.

The city's dedication to nature and recreation is evident in its numerous parks and natural attractions, including the Fossil Rim Wildlife Center, Dinosaur Valley State Park, Big Rocks Park, and Wheeler Branch Park. These sites provide a variety of outdoor activities and contribute to Glen Rose's appeal as a destination for both residents and visitors seeking a blend of cultural heritage, community spirit, and natural beauty.



# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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