

Office Facility | Sale

TVCRE.com

9500 Glascock Drive, Cresson, Texas 76035



Located a tenth of a mile south of Hwy. 171 (Cresson Hwy.) - just west of the intersection of Hwy. 377. Subject property is approximately 15 miles southwest of Benbrook city limits and 10 miles north of Granbury, Texas.

Prepared by:



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Property Overview

- Approx. 60,000 SF one-story facility
- Steel frame with primarily brick exterior
- Pitched metal roof replaced in 2022
- General office finish-out with conventional floor plan
- Foyer, multiple private offices & conference room
- Large meeting rooms & 3 kitchen/break rooms
- Multiple restrooms throughout the building

Property Features

- Concrete parking - parking lot lighting
- 407 parking spaces
- Cell tower on premises
- Fire suppression sprinkler system

Additional Information

- Mineral rights will not convey
- Survey available upon request
- Current MAI Appraisal for \$10,000,000

Property Details

- Land Size: 13.45 Acres (+/-)
- Taxes, 2023: \$127,958 (+/-) (assessed value of \$9,615,650)
- Year Built: 2009 (Per Hood County Appraisal records)
- Zoning: Subject property is zoned Industrial - being part of a large business park referred to as Cresson Crossroads. The development in the immediate vicinity is commercial, single-family residential, office-warehouse or industrial in nature.

Sales Price

\$6,900,000 (\$115.00 PSF)

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Neighborhood Analysis

The subject property is in Hood County, and located approximately half way between South Fort Worth area (Benbrook) and Granbury, Texas.

The population of Cresson is approximately 2,200 residents. Highway 377 is the primary artery that extends through the City of Cresson. Cresson Highway (Highway 171) also provides travel between the cities of Cleburne and Weatherford.

One of the larger developments near Cresson is Motorsport Ranch, a privately operated auto race track facility established in 1996. Cresson Crossroads, where subject property is located, is the largest mixed use subdivision in the area, where numerous lots have been developed with a mixture of commercial, warehouse and industrial buildings. Much of the land around the City of Cresson is undeveloped.

The City of Granbury is experiencing substantial growth and new development over recent years. Due to this growth, traffic on Highway 377 has increased dramatically. The main intersection in Cresson frequently has long traffic lines due to the railroad tracks that block the Highway 377 and Highway 171 intersection. TXDOT has a bypass under construction that will allow traffic on Highway 377 to evade the main intersection in Cresson, which will greatly improve traffic flow in the area.

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INTERIOR



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INTERIOR

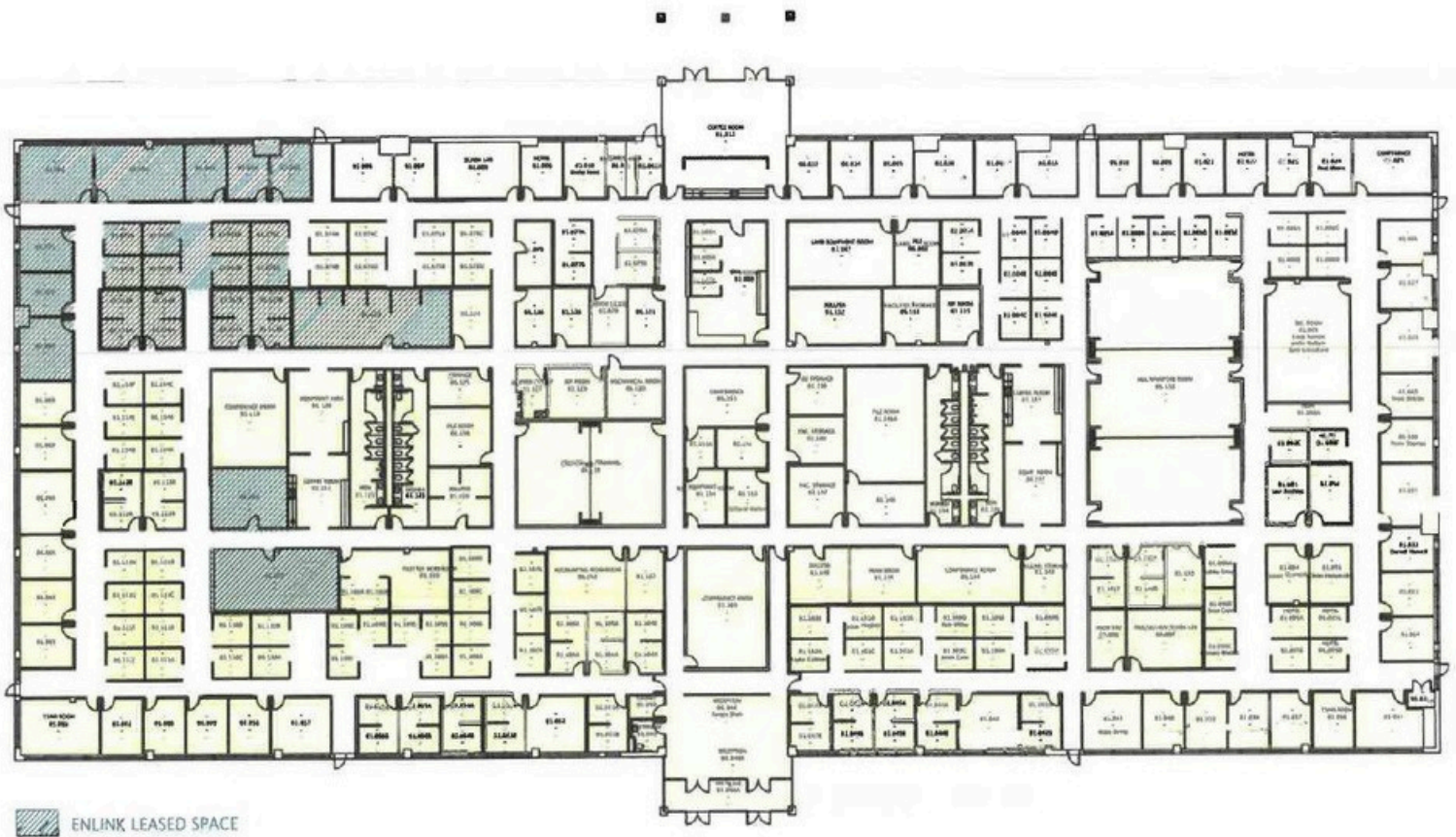


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FLOOR PLAN



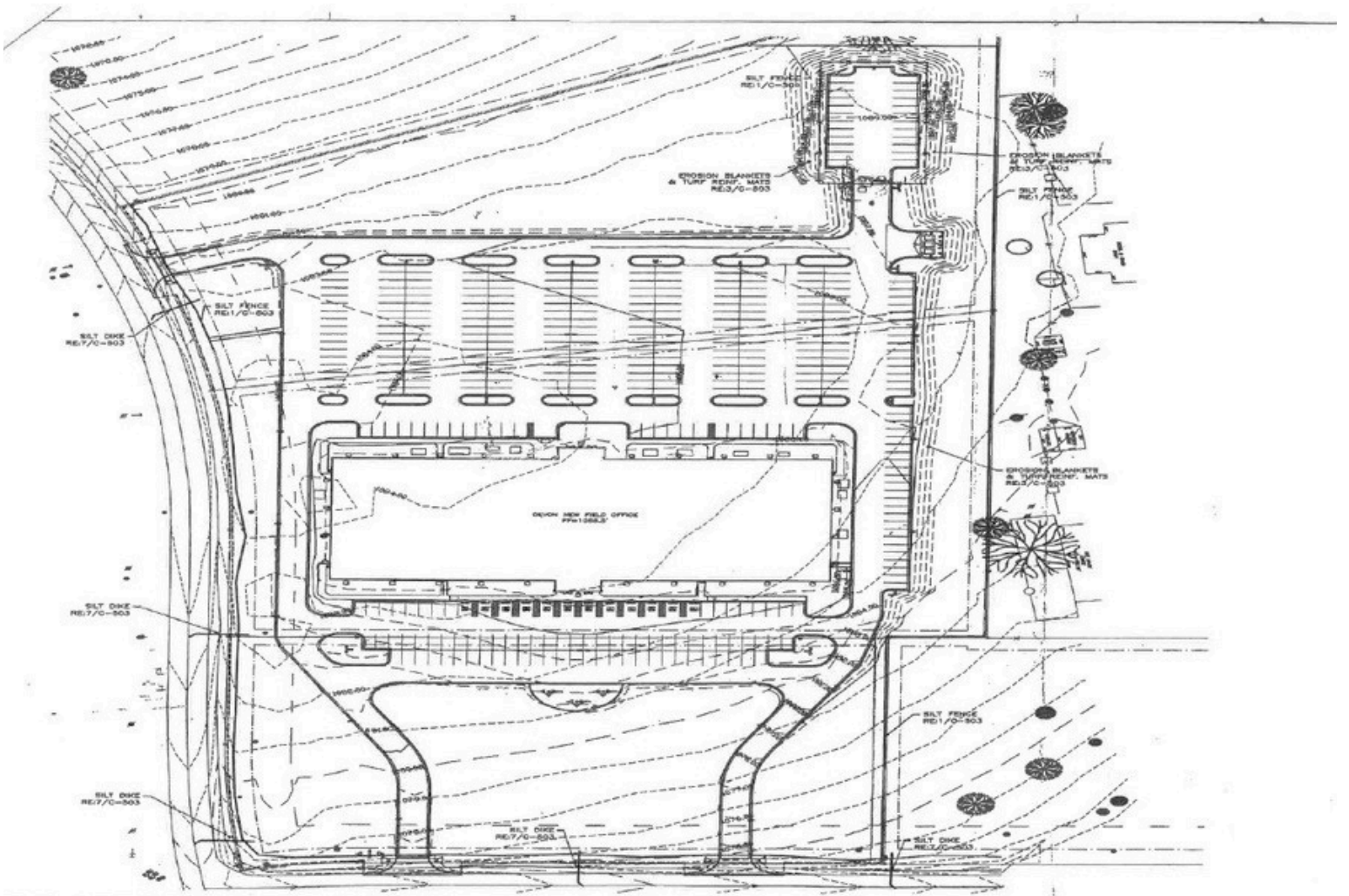
 **CRESSON FIELD OFFICE (CRES4)**
CRESSON, TX NOT TO SCALE

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SITE PLAN

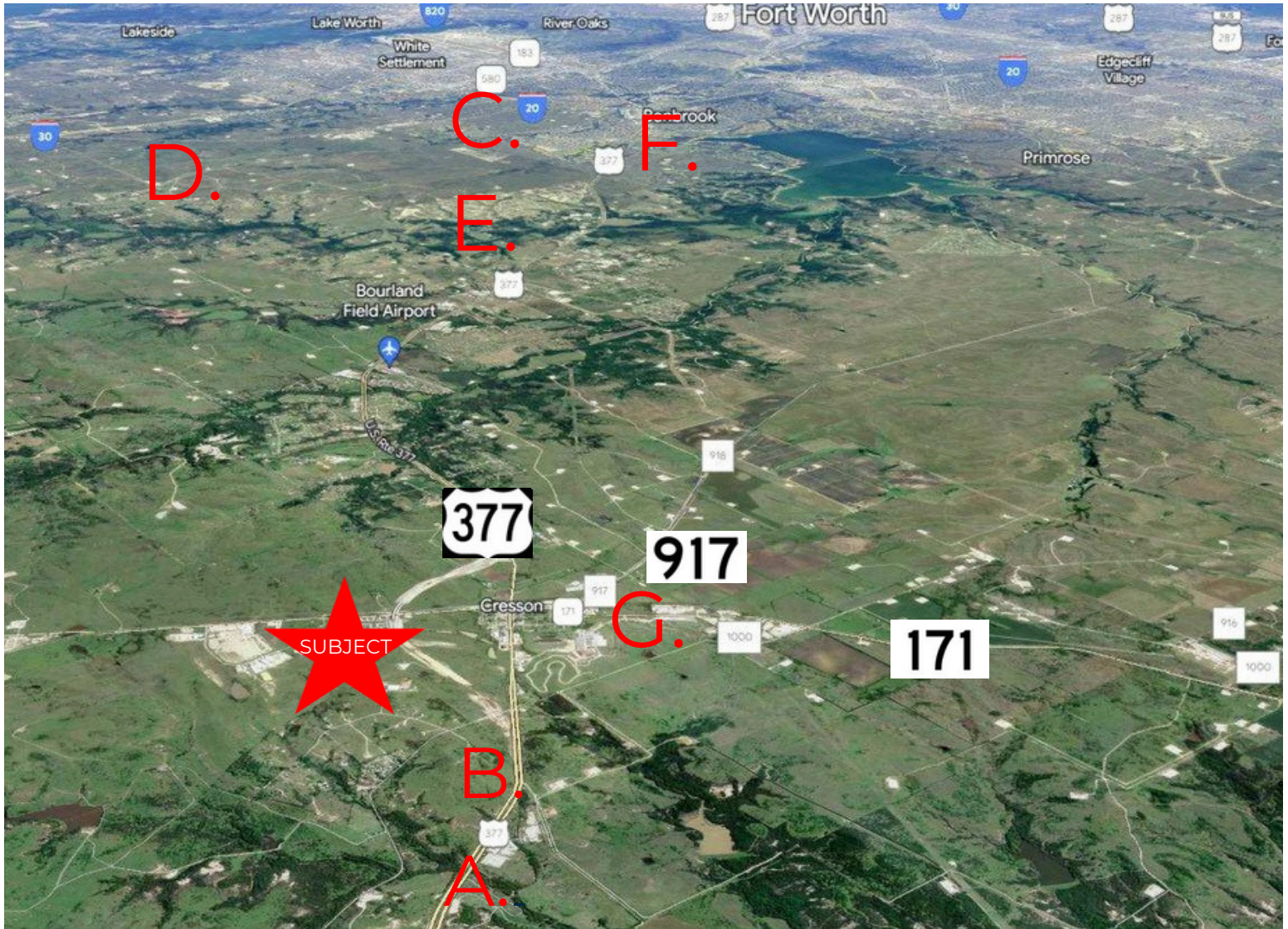


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AREA DEVELOPMENT



A. Puteet Hill - Luxurious gated community with (2) 14 Acre estates with 9 Acre private park and 6 Acre fishing lake

B. Terraza Hills - New luxury gated community in development with (2) 4 Acre lots

C. Brookside - A community of 850 homes being developed by LGI Homes at the intersection of U.S. 377 and State Hwy. 171

D. Bear Creek Ranch - 50 +, 2+ Acre luxury estate lots. Gated community

E. Avanzada Golf and Ranch Club - luxurious gated community with numerous amenities including a championship 18 hole golf course

F. Bella Crossing - Part of 1,000 Acre master planned development G. Motorsport Ranch - a "Country Club" for motoring enthusiasts.

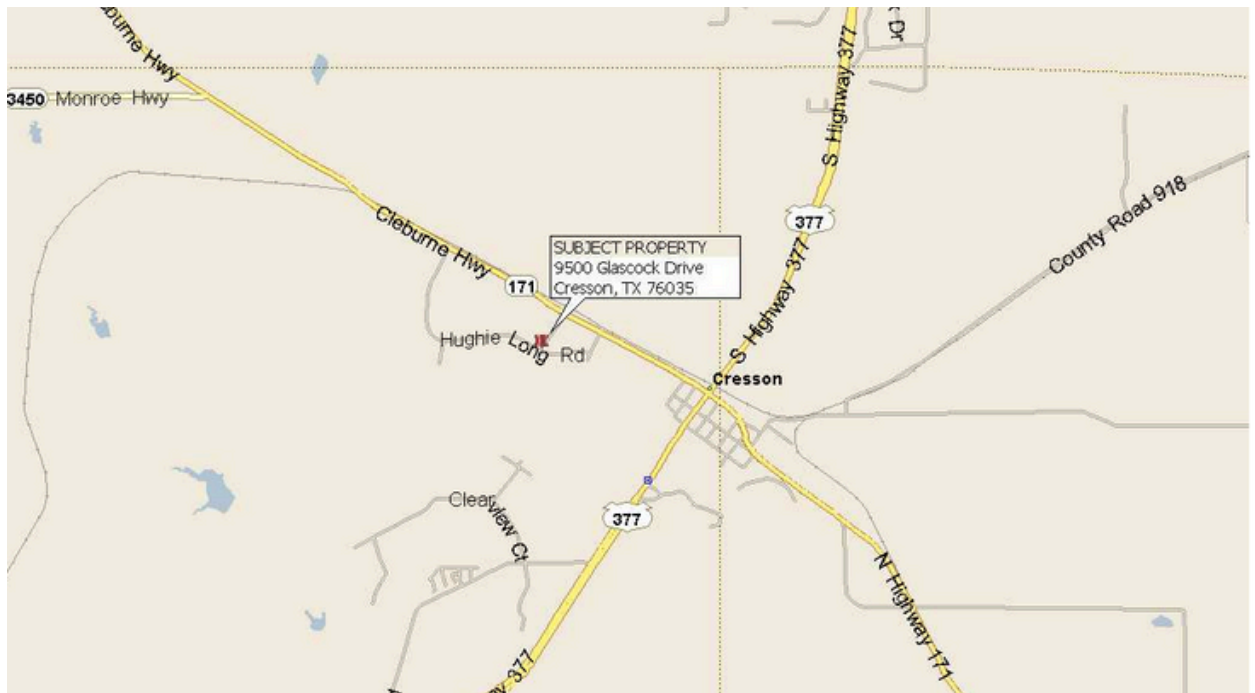
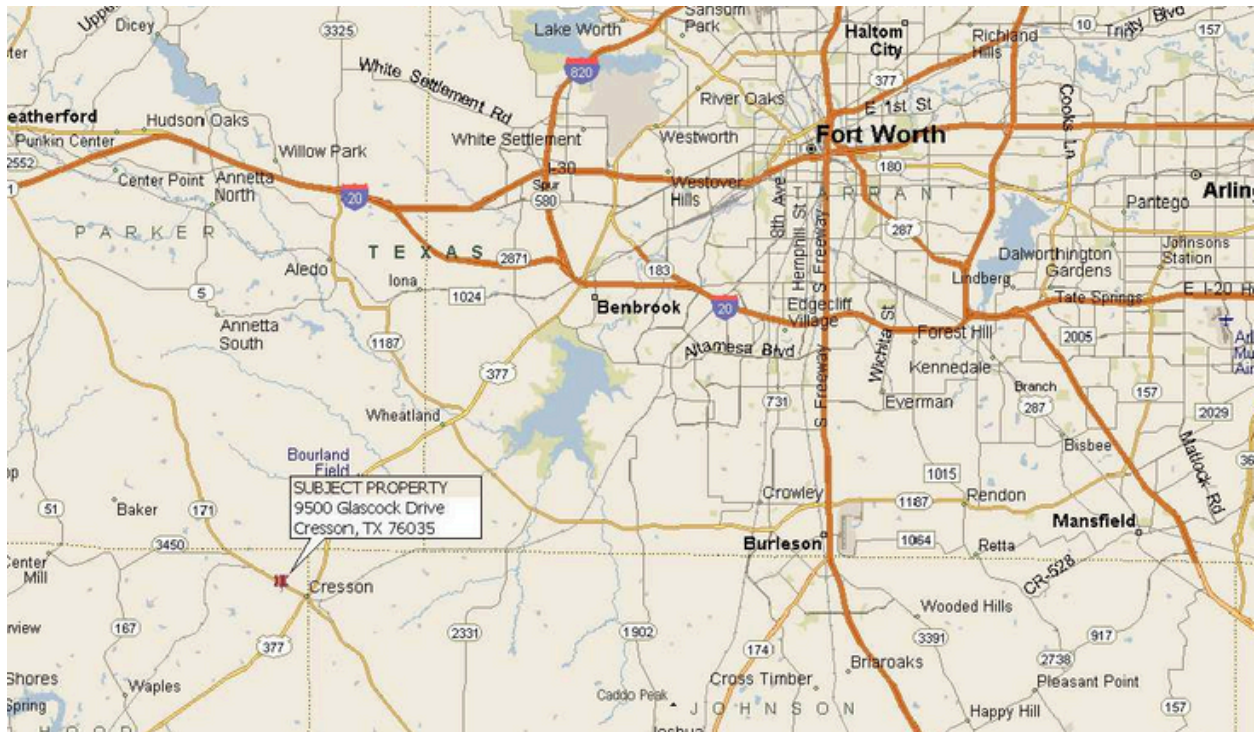
G. Motorsport Ranch - a "Country Club" for motoring enthusiasts.

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LOCATION MAPS





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Nathan Vasseur	588136	nvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Gary Vasseur</u>	<u>158025</u>	<u>gvasseur@tvcre.com</u>	<u>817-335-7575</u>
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