



CLARK
REAL ESTATE GROUP

**1200 CRAWFORD AVE
SUITE #B, #E & #F**

GRANBURY, TX 76048

C O M M E R C I A L

MODERN MEDICAL OFFICE SUITES | FLEXIBLE LEASE OPTIONS AVAILABLE



PROPERTY INFORMATION:

- LEASE TYPE: MODIFIED GROSS
- TERM: 3-5 YEARS DESIRED
- TI ALLOWANCE: AVAILABLE WITH ACCEPTABLE LEASE TERMS & CREDIT
- BUILDING TYPE: MODERN MEDICAL OFFICE BUILDING
- FLEXIBILITY: SUITES CAN BE LEASED INDIVIDUALLY OR COMBINED
- IDEAL FOR: MEDICAL, HEALTHCARE, WELLNESS, OR PROFESSIONAL OFFICE USERS

PRICE/SF \$25



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PROPERTY INFORMATION:

This modern medical office building offers multiple leasing configurations designed to accommodate a wide range of medical, healthcare, wellness, and professional office users. All suites are offered at **\$25 per square foot** on a **Triple Net (NNN) lease, with 3–5 year lease terms preferred**. The landlord is willing to provide a Tenant Improvement (TI) allowance with acceptable lease terms and credit, offering flexibility for both move-in-ready users and those seeking customization.

Suite B consists of approximately **1,800 square feet** and is fully built out for medical use. The space features two restrooms, a waiting room with check-in and check-out, an oversized administrative workspace, three exam rooms, a private doctor's office, break room, storage and supply areas, and a dedicated document/copy room. The layout is designed for efficient patient flow and day-to-day operations, making it ideal for a practice seeking a turnkey solution.

Suite E also offers approximately **1,716 square feet** of finished medical office space. This suite includes two restrooms, a waiting area with check-in and check-out, three exam rooms, a private doctor's office, break room, supply closet, and a document/copy room. Suite E provides immediate functionality for medical users while offering the potential for future expansion.

Suite F is an unfinished shell space totaling approximately **1,349 square feet**, providing an excellent build-to-suit opportunity. This suite is the only shell space currently available in the building and is located adjacent to Suite E. The landlord is willing to provide a TI allowance, allowing a tenant to customize the space to fit their specific operational needs.

Suites E and F may be leased together, creating a combined footprint of approximately **3,065 square feet**. This option allows tenants to occupy a fully built-out medical suite while expanding into adjacent shell space, offering a scalable solution for growing practices. The combination provides immediate usability with the flexibility to design additional exam rooms, offices, or specialty treatment areas as needed.

This property presents a rare opportunity to lease space in a modern medical office building with flexible suite options, expansion potential, and landlord participation in tenant improvements.

LOT SIZE: 1.616 ACRES

ZONING: LIGHT COMMERCIAL

PUBLIC DRIVING DIRECTIONS:

East of Hwy 144 (Morgan St) off Hwy 377. East of Water's Edge Dr. From 377 turn North onto Hill Rd. between Braum's and Walgreens. Then right onto Crawford. Property on the North side on Crawford.

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AREA MAP



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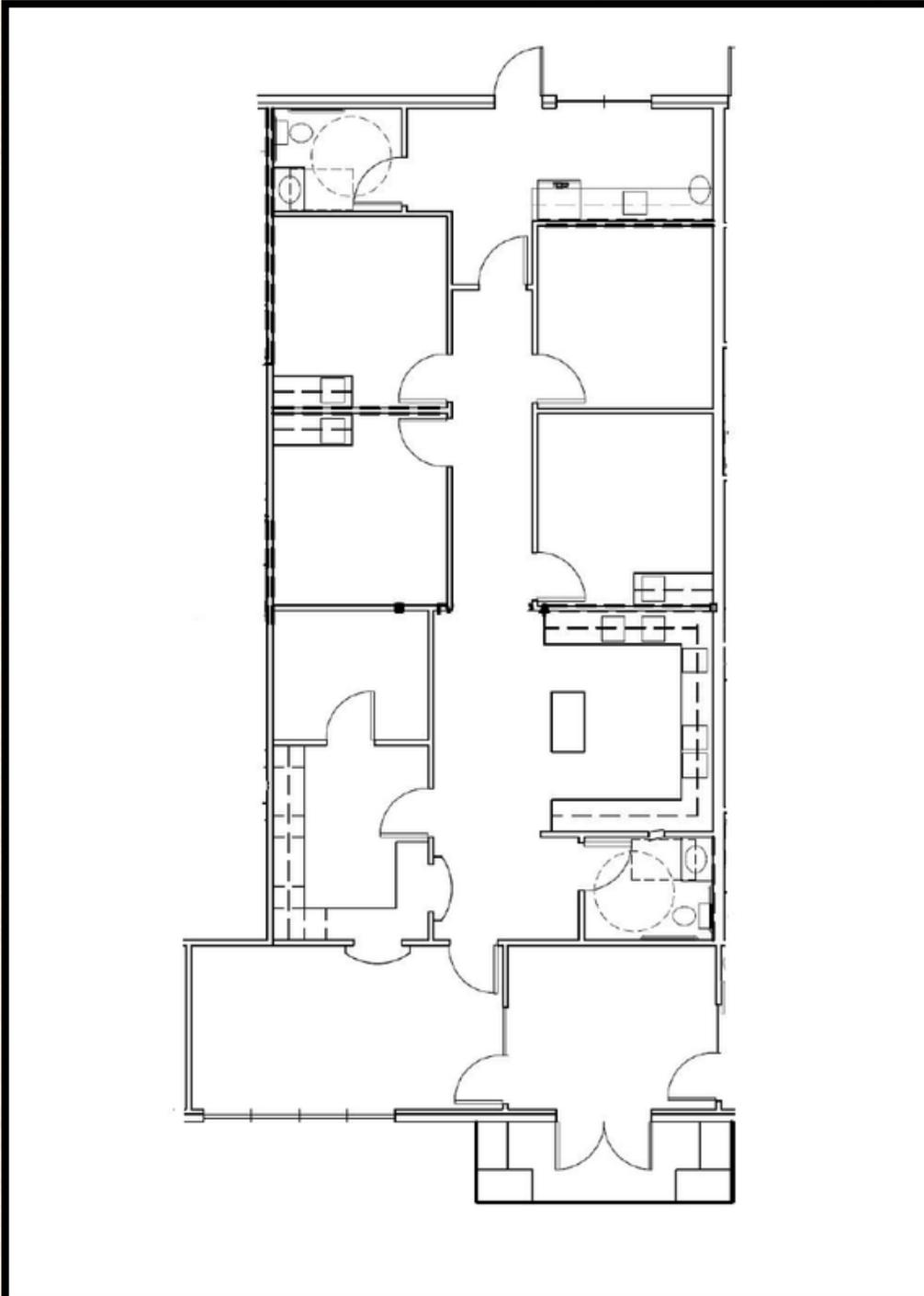
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FLOOR PLAN #B



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PROPERTY PHOTOS SUITE #B



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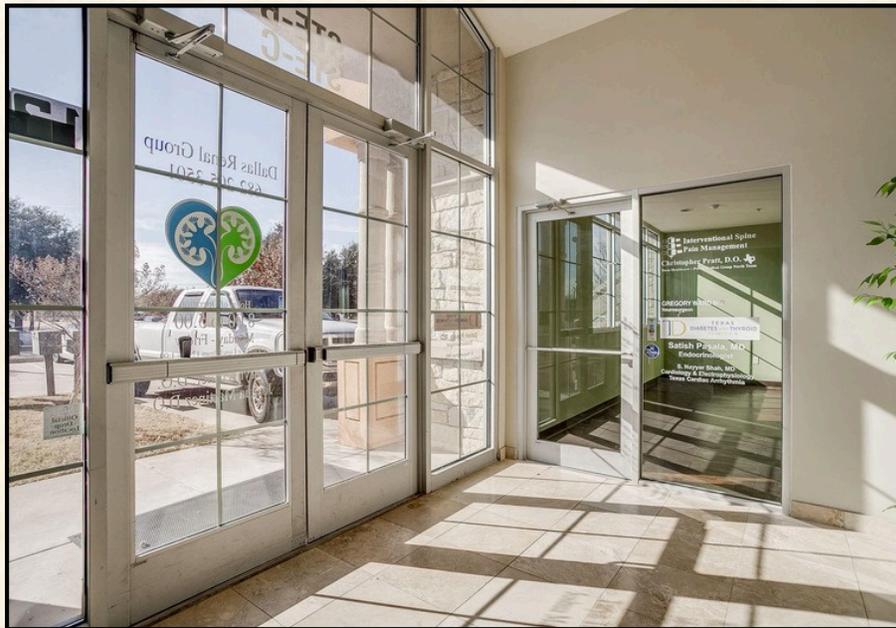
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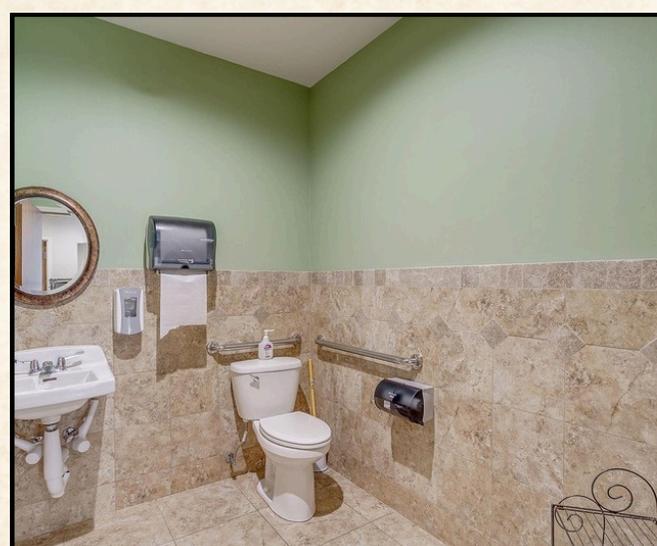
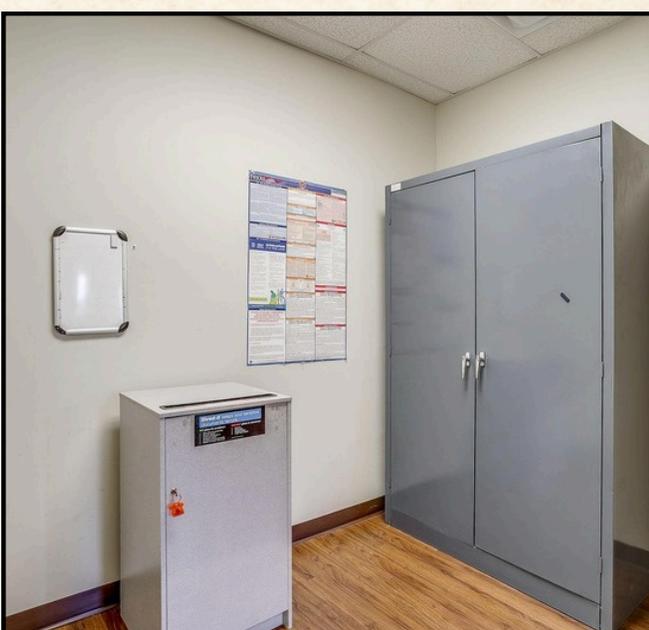
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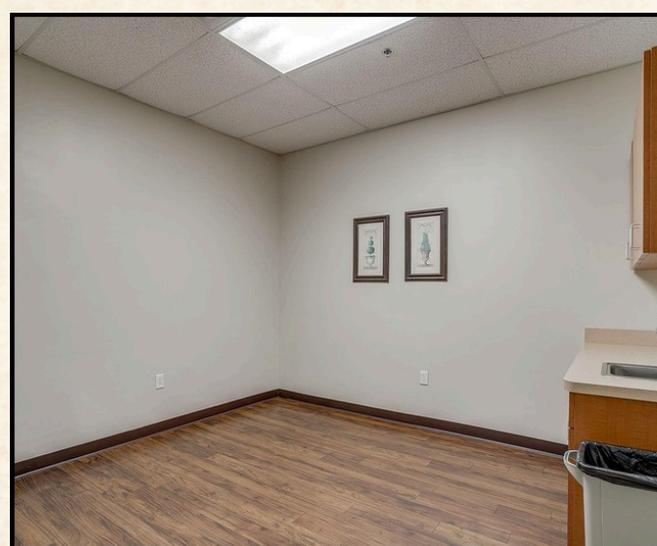
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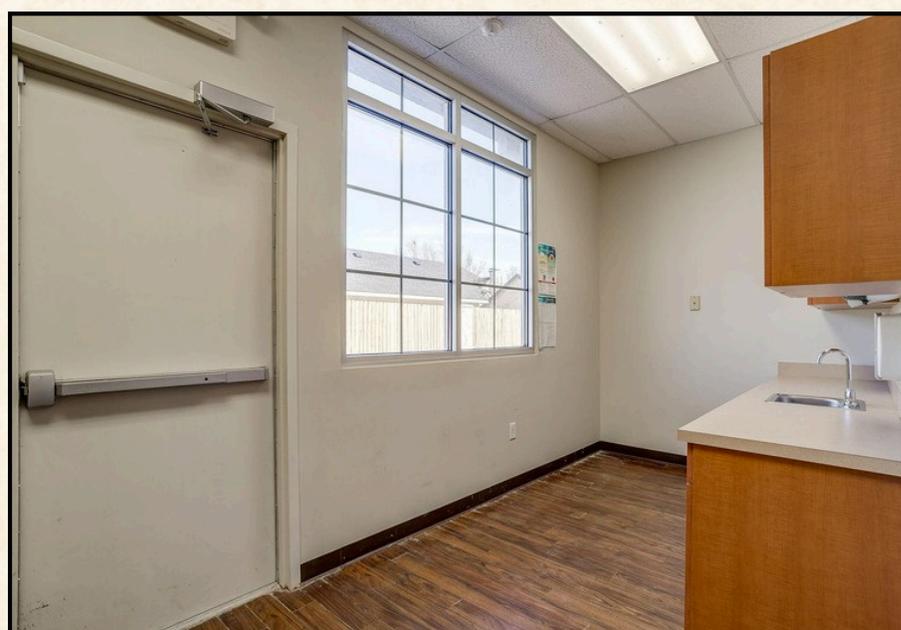
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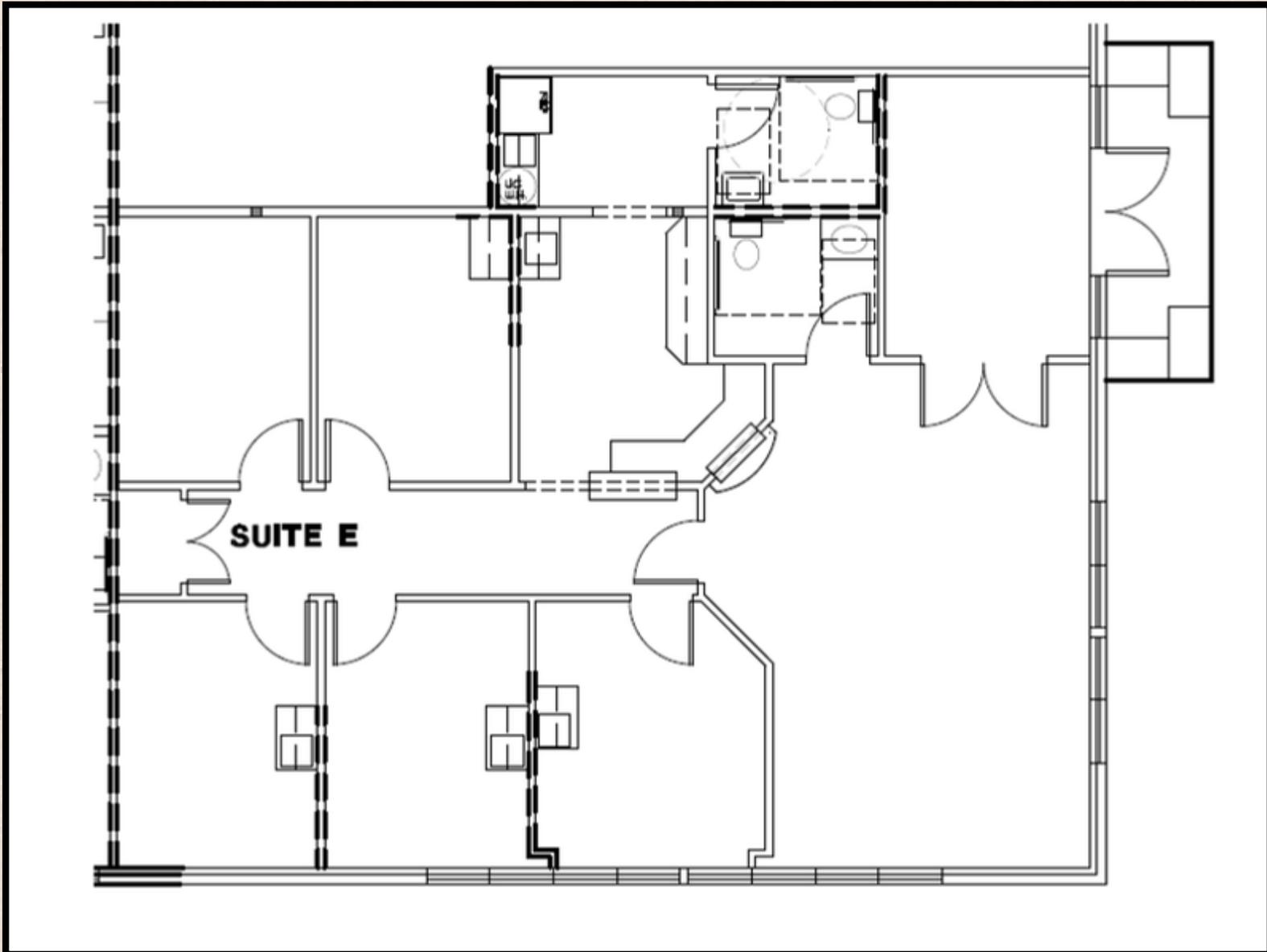
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FLOOR PLAN #E



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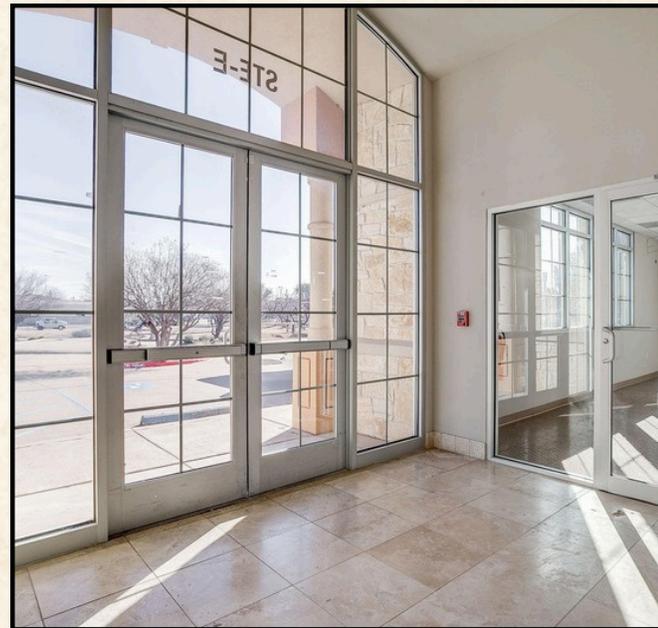
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PROPERTY PHOTOS SUITE #E



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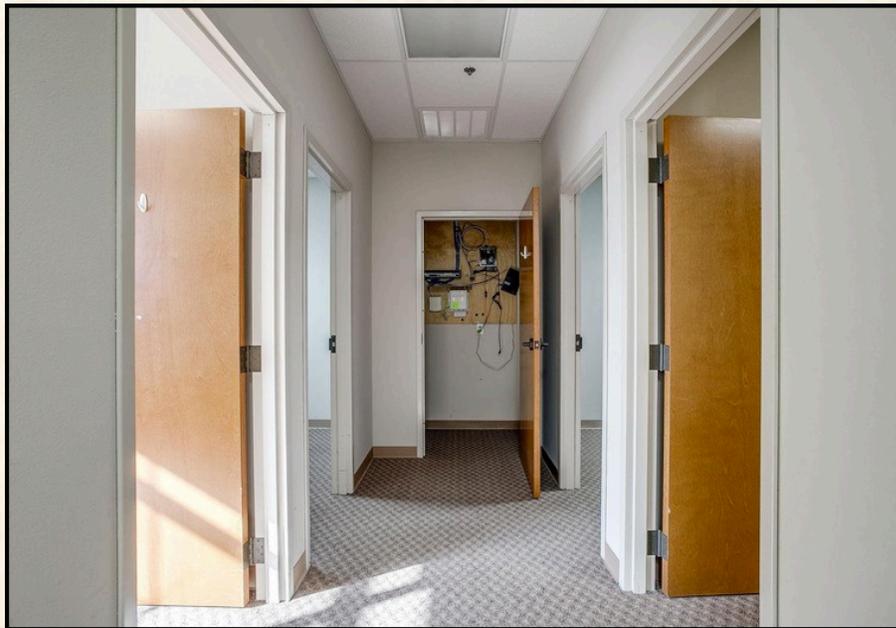
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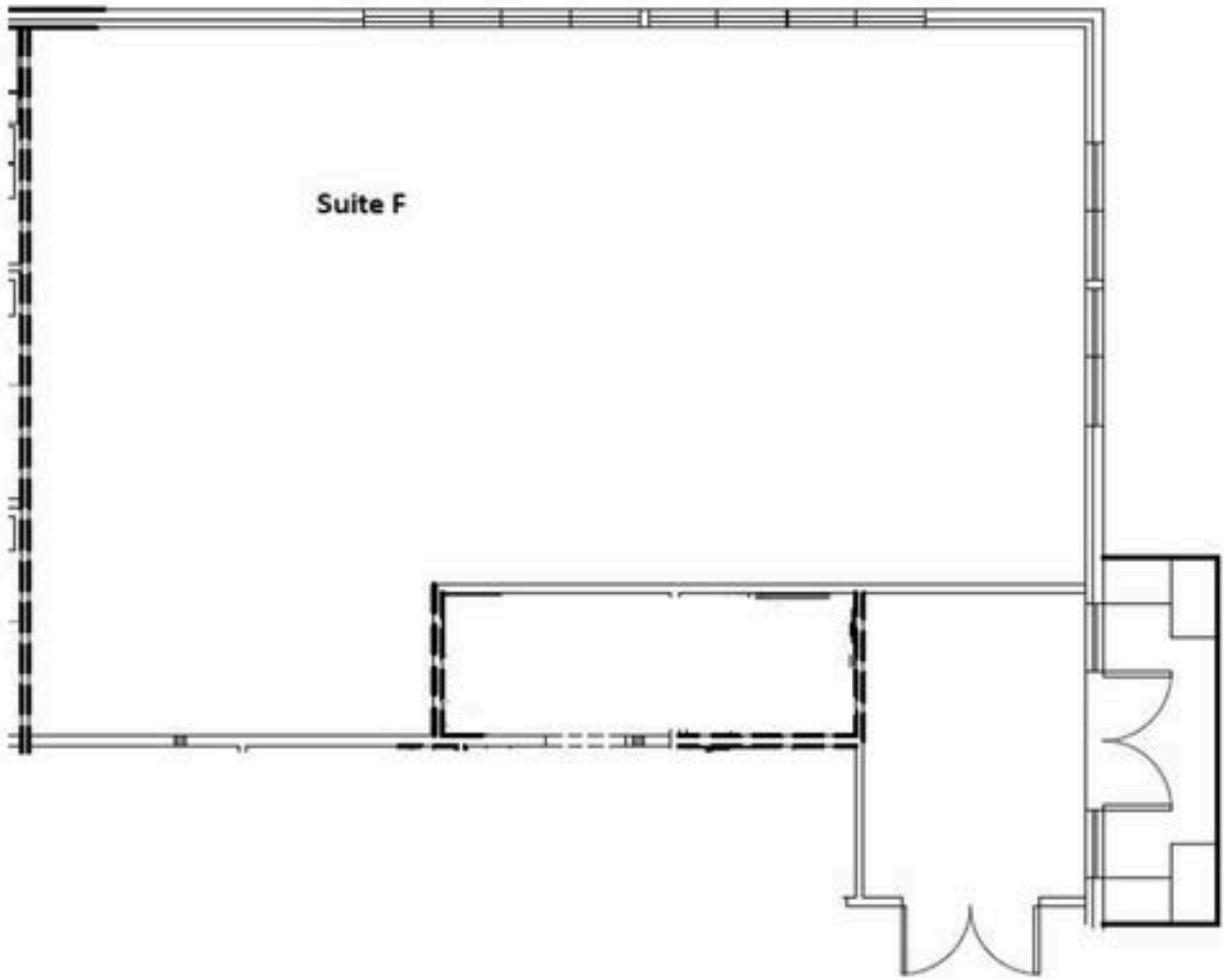
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FLOOR PLAN #F



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PROPERTY PHOTOS SUITE #F



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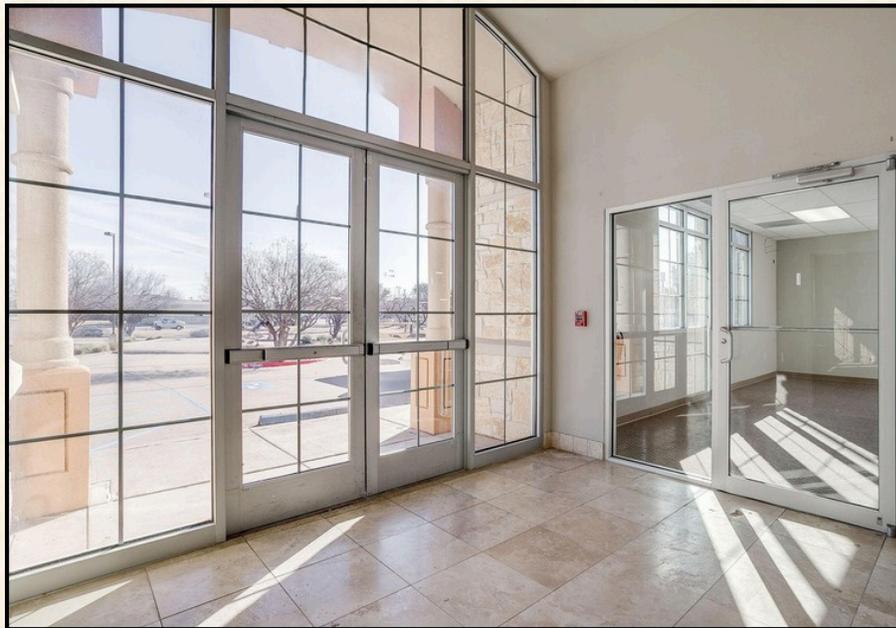
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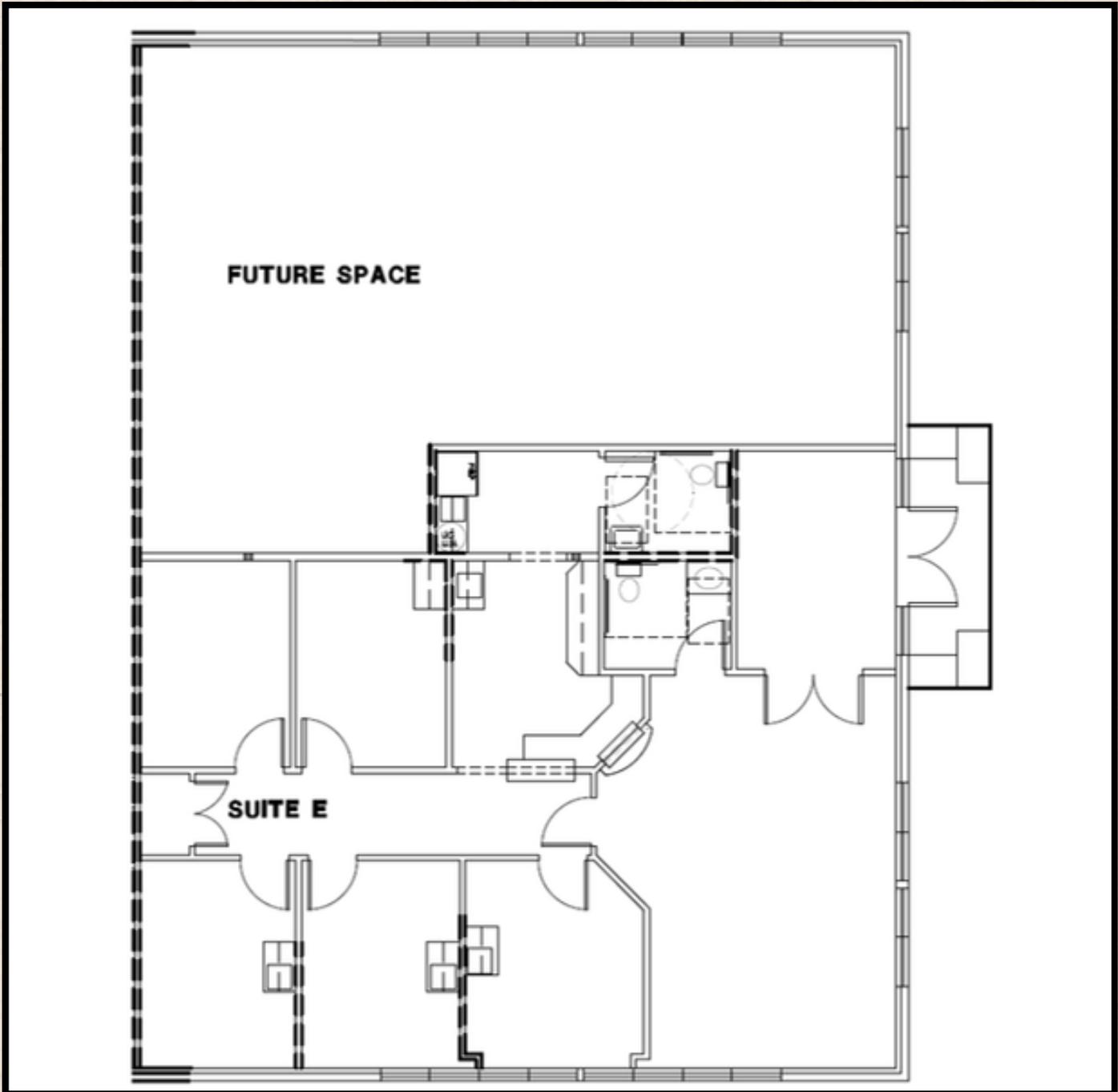
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FLOOR PLAN #E & #F



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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.

| | | | |
|--|----------------|-------------------------|----------------------|
| CLARK REAL ESTATE GROUP | 0590750 | tim@clarkreg.com | (817)458-0402 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Clark Real Estate Group | 0590750 | tim@clarkreg.com | (817)458-0402 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Tim Clark | 0516005 | tim@clarkreg.com | (817)578-0609 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Dan Goad | 0752405 | dan@clarkreg.com | (210)884-3448 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Tim Clark | 0516005 | tim@clarkreg.com | (817)578-0609 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| John McMackin | 0687523 | itm@clarkreg.com | (817)992-4423 |
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