



# TREMENDOUS DEVELOPMENT OPPORTUNITY - 1,674+/- ACRES

7700 Old Granbury Rd. – Cresson, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

Williamstrew<sup>☆</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Tremendous development opportunity located in the heart of the westward movement. This hard to find 1,674 plus or minus acre parcel is prime for a mixed use development and is located only 30 miles from downtown Fort Worth, Texas. Cresson is a rapidly growing area due to its convenient location to Fort Worth via Highway 377, a new loop and ease of railroad accessibility. This tract features rolling terrain and scattered hardwoods providing perfect settings for residential development. 1,300 feet of road frontage and being located less than 1.5 miles from the new loop makes accessibility extremely easy. Over two miles of Atchison, Topeka and Santa Fe rail frontage make the industrial opportunities endless.

## LOCATION

CITY	Cresson
County	Hood
Schools	Granbury ISD

Driving Directions      From Hwy 171, go west on Hwy 377. Right on Old Granbury Rd.

## OFFER SUMMARY

List Price	\$30,976,807
Lot Size	1,674.422 acres
Utilities	Electric Available, Private Sewer, Septic, Well

## HIGHLIGHTS

- MIXED USE DEVELOPMENT
- RAILROAD ACCESSIBILITY
- 1,300 FT OF ROAD FRONTAGE
- NO RESTRICTIONS
- 30 MILES FROM DOWNTOWN FT. WORTH
- AG EXEMPT

## LISTING PRESENTED BY:



**PROPERTY WEBSITE LINK:**  
**[stephenreichgroup.com/20123229](http://stephenreichgroup.com/20123229)**



**STEPHEN REICH**  
**817-597-8884**

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**TAMMY ROKUS**  
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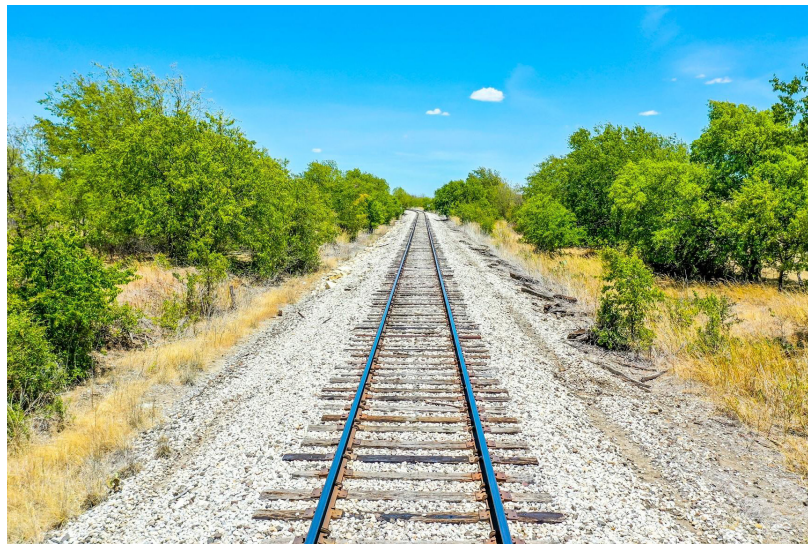


**PARKER COUNTY OFFICE**  
**400 Shops Boulevard, Ste. 200**  
**Willow Park, TX 76087**

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**



# PROPERTY PHOTOS



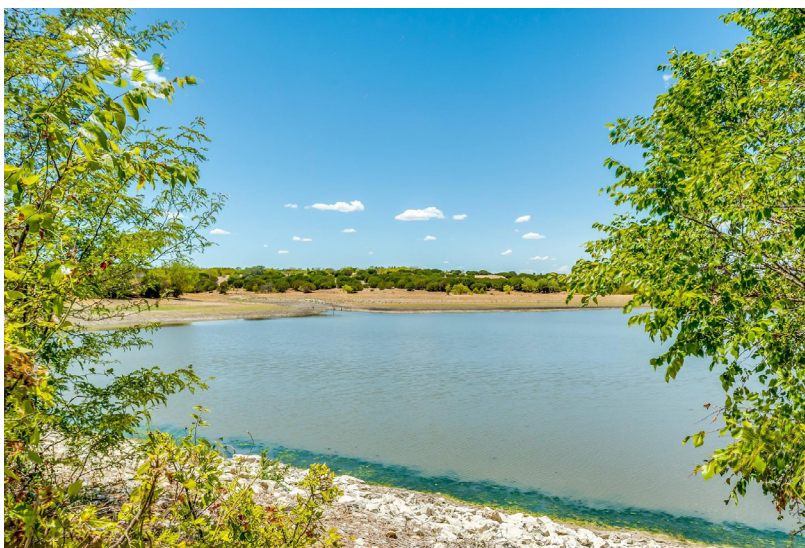
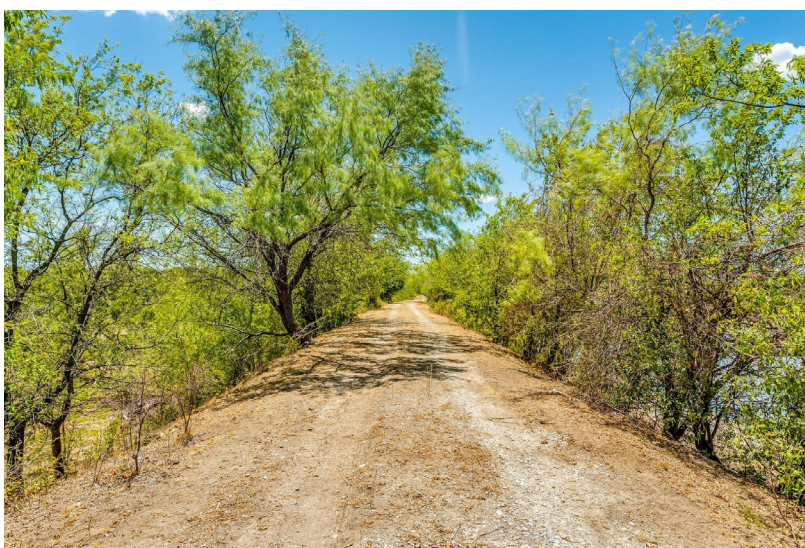
STEPHEN REICH – 817.597.8884  
TAMMY ROKUS – 817.694.8019



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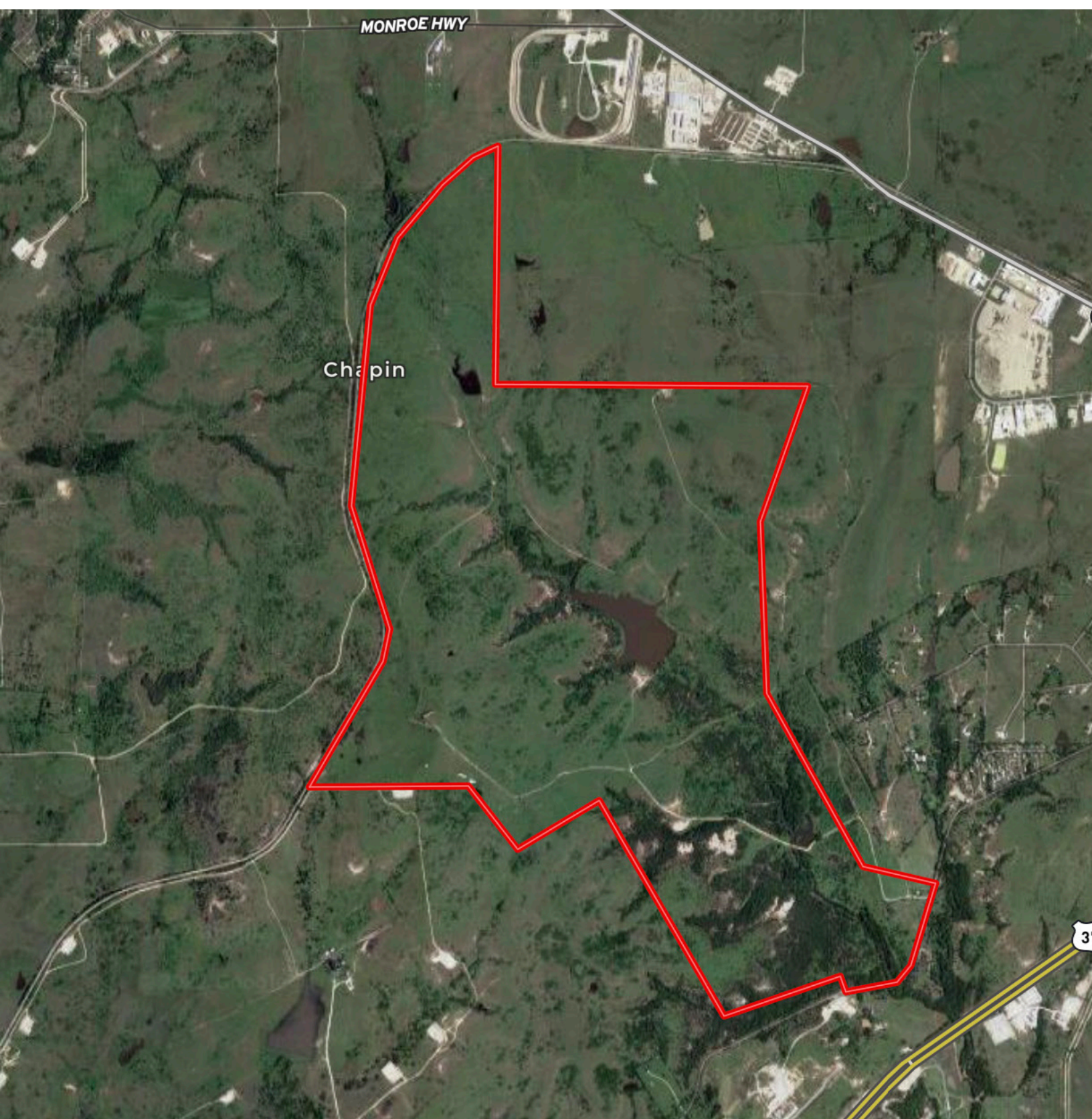


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# AERIAL MAP



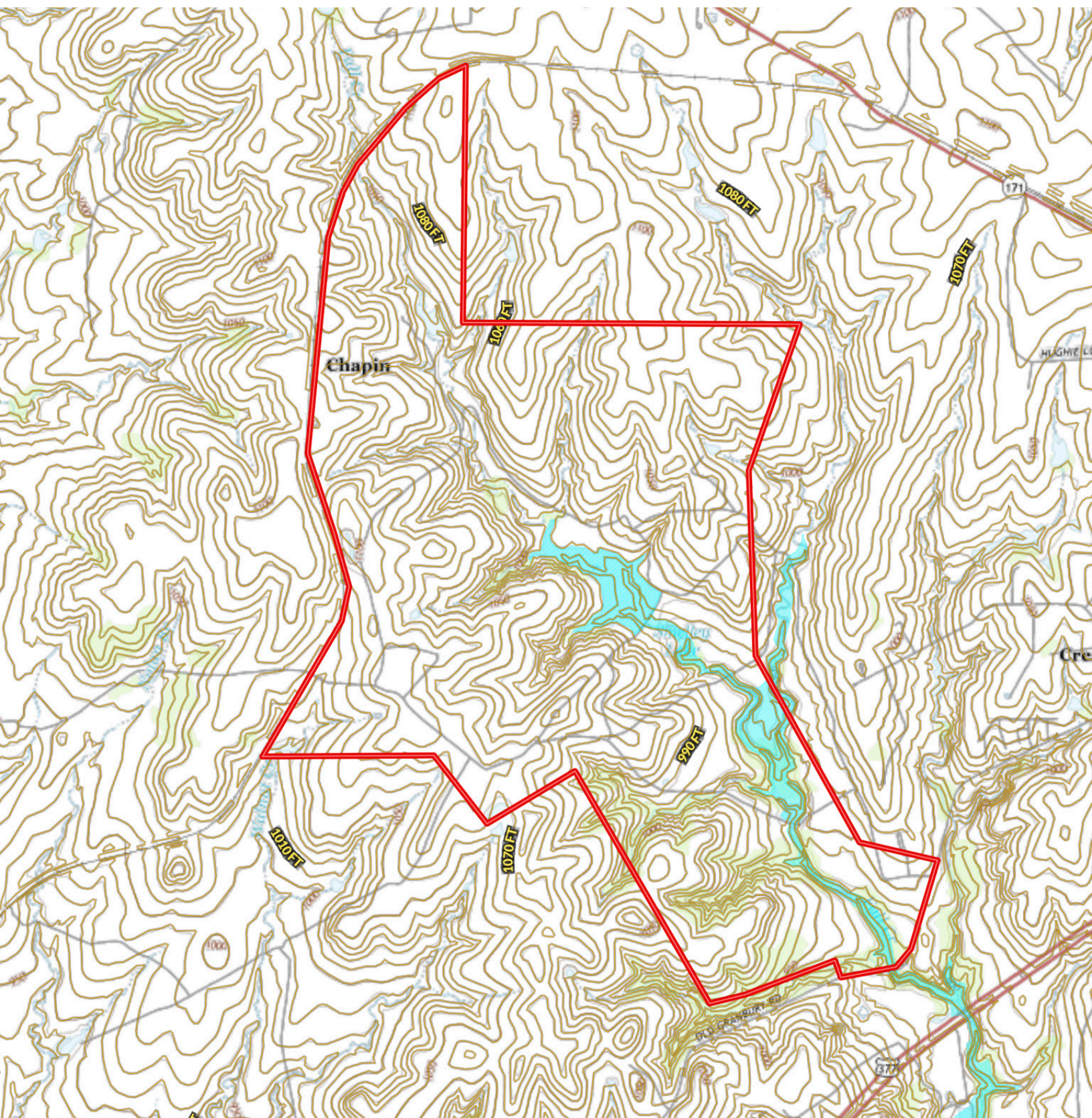
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# CONTOUR LINES & FLOODPLAIN



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# STATE OF TEXAS WELL REPORT

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## WELL REPORT

#188548

## DRILLING START DATE

8/29/2006

## BOREHOLE:

Depth 30 ft.

Diameter 11 in.

## WATER LEVEL BELLOW SURFACE

620 ft.

## WELL TESTS

Yield: 60 GPM

## COMPANY INFORMATION

Associated Services