

# Lake Granbury 26 AC Development Opportunity

FOR SALE

3200 Rhea Ln  
Granbury, TX 76049

**John Torres**  
Preminent CRE Group  
Managing Broker  
(469) 520-1198  
john.torres@precregroup.com



## OFFERING SUMMARY

ADDRESS	3200 Rhea Ln Granbury TX 76049
COUNTY	Hood
PRICE	Call Broker for Pricing
LAND ACRES	26.066
LAND SF	1,135,435
ZONING TYPE	None
# OF PARCELS	3

## PROPERTY DESCRIPTION

This 26.066 AC property is located in an unincorporated area of Hood County just south of Granbury, TX. In addition to the beautiful lake views, the property has 500 feet of lake frontage, enjoys a 600-foot private cove off the lake, and has numerous pine and pecan trees near the lake. Utility services for the property include a private water well, a septic system, electrical service provided by Oncor, natural gas service provided by Atmos Energy, and telecommunications service provided by AT&T.

## DEVELOPMENT OPPORTUNITY

The Granbury area demonstrates strong and consistent demand for outdoor recreation and short-stay travel driven by its proximity to Dallas–Fort Worth and its established reputation as a lakefront destination. The presence of consistent local events, festivals, and tourism activity further reinforces Granbury’s role as a regional destination market and offers an opportunity for a hospitality developer to create a premium waterfront luxury camping resort positioned along Lake Granbury, TX.

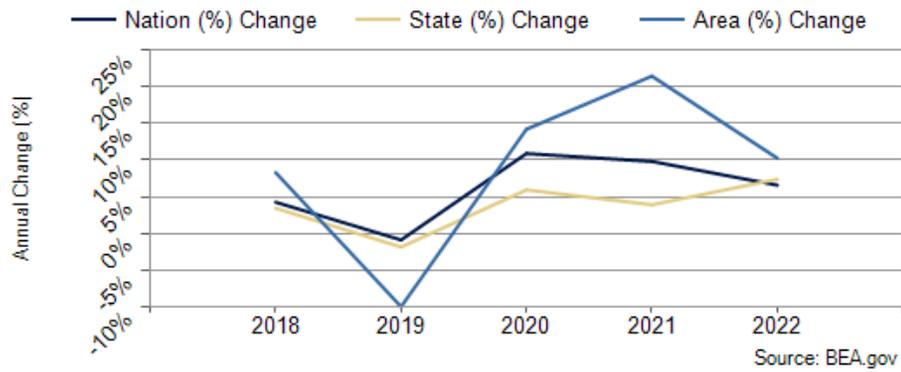
## PROPERTY VIDEO



## PROPERTY HIGHLIGHTS

- Highly favorable geographic location within a 90 minute drive major population centers of Fort Worth, Dallas, Denton and Waco
- 75 minutes from DFW Airport, providing domestic and international connectivity
- Warm summers and mild winters support a long tourism season and supports a wide range of outdoor hospitality uses
- No zoning restrictions on use

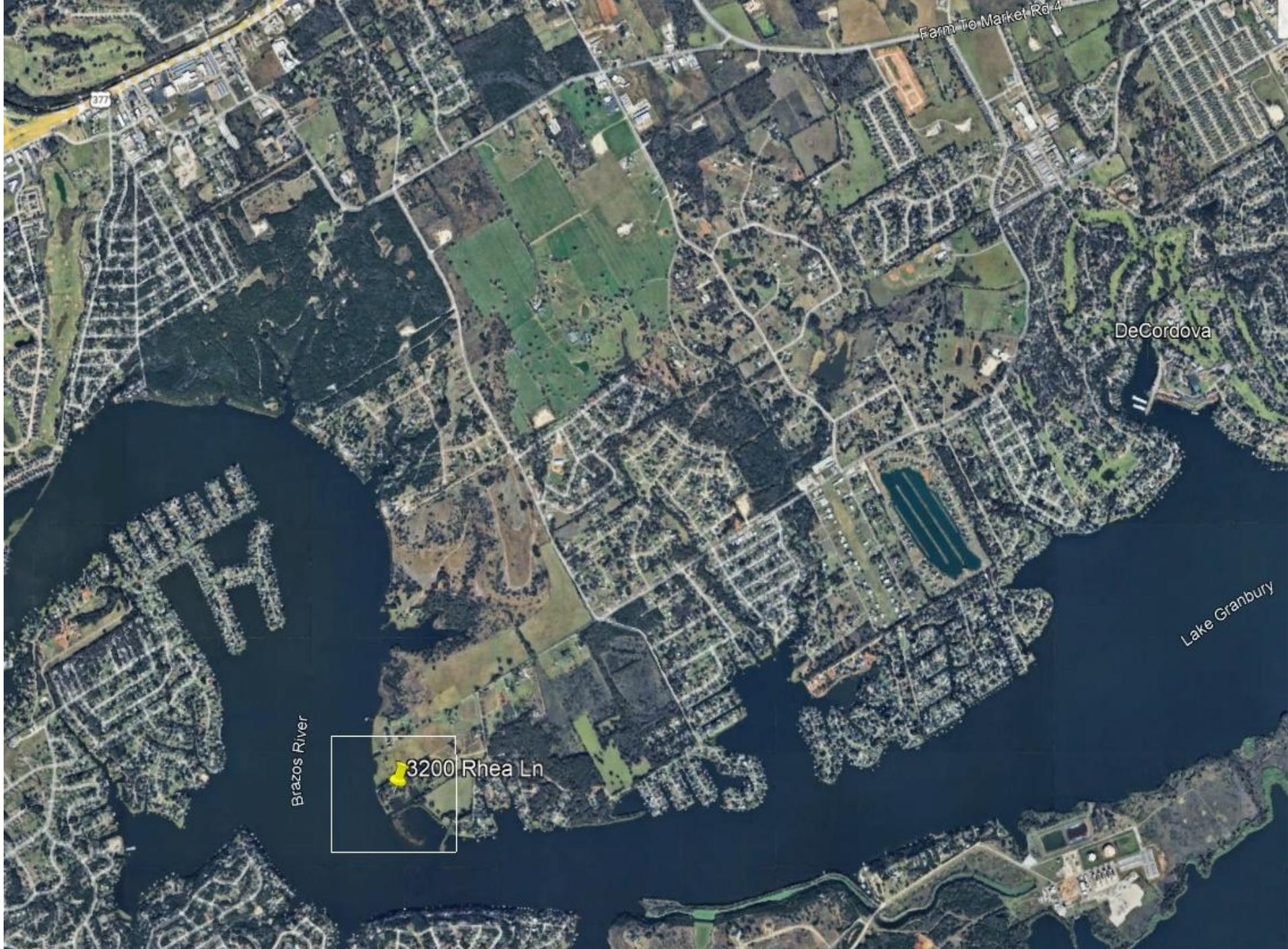
## Hood County GDP Trend



## Largest Employers

Granbury Independent School District	1,469
Lake Granbury Medical	700
Walmart Supercenter	450
Hood County	364
H-E-B	363
City of Granbury	202
Integrity Biochem	190
First National Bank of Granbury	163





1

**Fort Worth**  
38.22 miles | 50.2 minutes

2

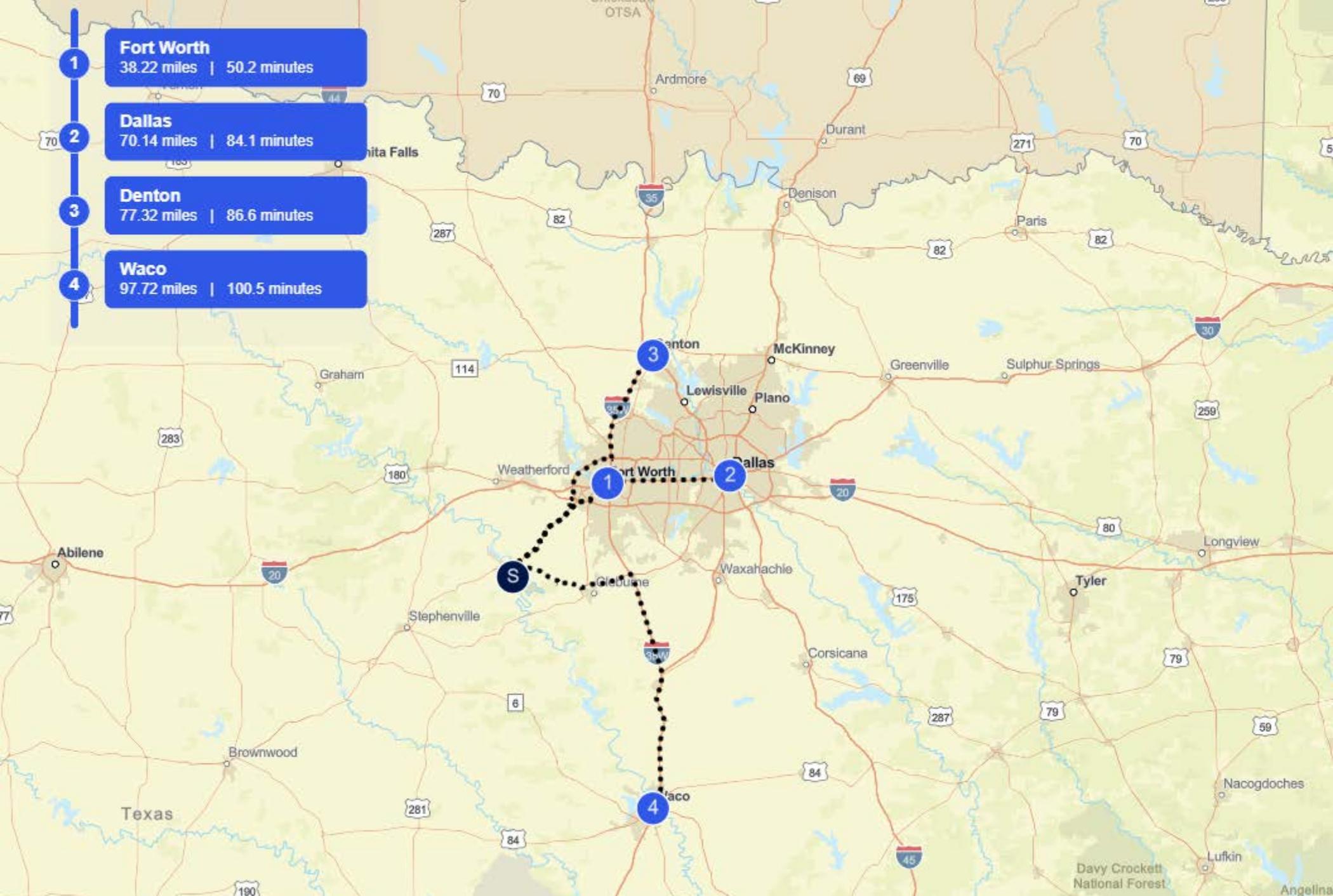
**Dallas**  
70.14 miles | 84.1 minutes

3

**Denton**  
77.32 miles | 86.6 minutes

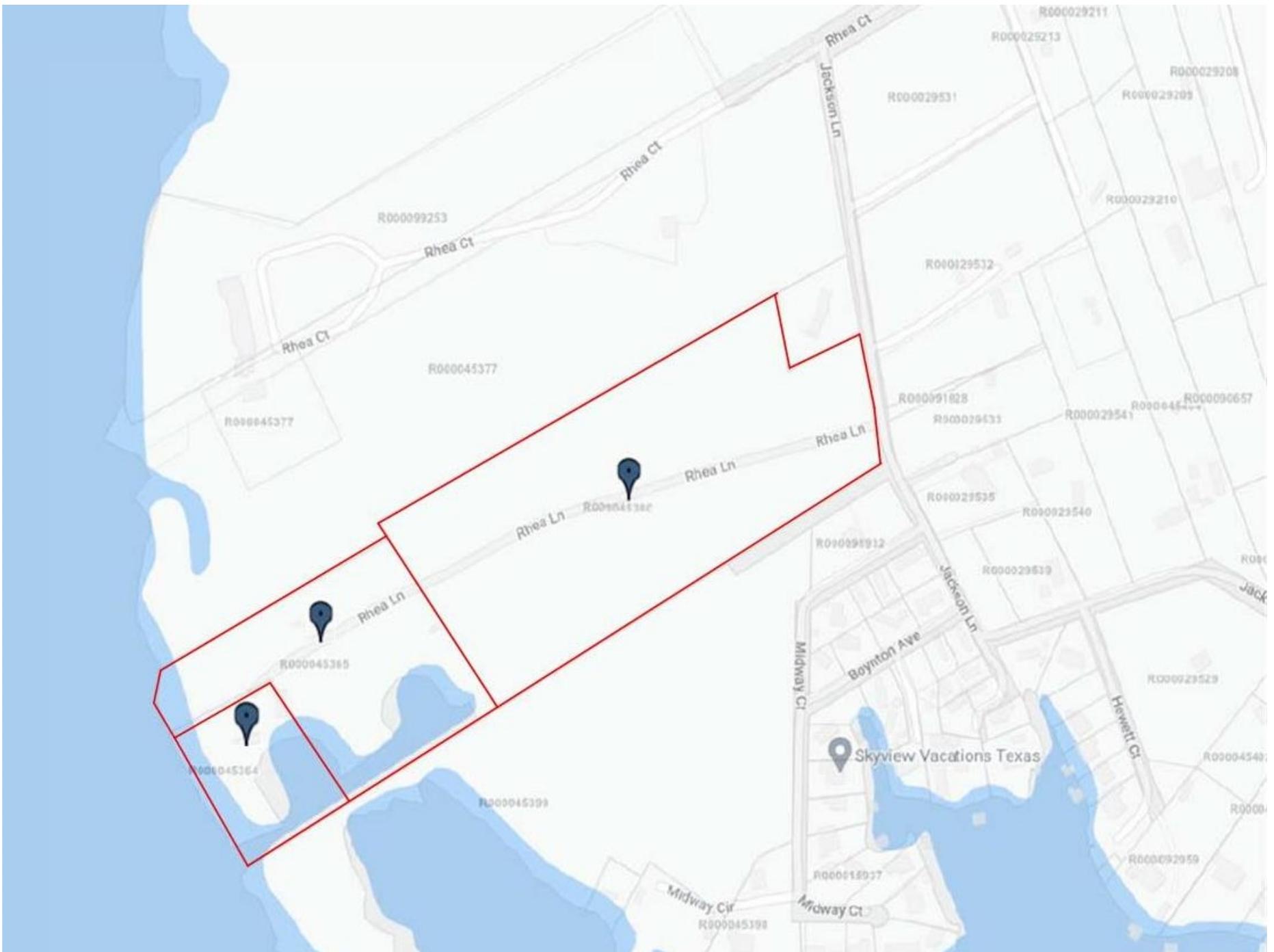
4

**Waco**  
97.72 miles | 100.5 minutes



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(469) 520-1198  
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Preeminent CRE Group  
312 Northwest Highway #125, Grapevine, TX 76051



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 john.torres@precregroup.com

Preminent CRE Group  
 312 Northwest Highway #125, Grapevine, TX 76051







# 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. **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:
  - 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.

<b>Preeminent CRE Group LLC</b>	<b>9013075</b>	<b>john.torres@precregroup.com</b>	<b>(469)520-1198</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John Torres</b>	<b>0686924</b>	<b>john.torres@precregroup.com</b>	<b>(469)520-1198</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Torres</b>	<b>0686924</b>	<b>john.torres@precregroup.com</b>	<b>(469)520-1198</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>John Torres</b>	<b>0686924</b>	<b>john.torres@precregroup.com</b>	<b>(469)520-1198</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

regulated by the Texas Real Estate Commission

information available at [www.trec.texas.gov](http://www.trec.texas.gov)

# Lake Granbury Development Opportunity

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*Exclusively Marketed by:*

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