



CLARK

REAL ESTATE GROUP

2521 E HIGHWAY 377

GRANBURY, TX 76049

VERSATILE COMMERCIAL PROPERTY



PROPERTY HIGHLIGHTS:

- 9,975 SQ FT BUILDING
- 6.212 ACRES
- ROOM FOR EXPANSION
- EXCELLENT VISIBILITY



SALE PRICE: \$2,950,000

TIM CLARK, CCIM
817.578.0609
TIM@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

This versatile commercial property offers excellent visibility and space along one of Granbury's busiest corridors.

The main building provides 9,975 square feet of heated and cooled space, including two half baths, and is thoughtfully laid out to accommodate a wide range of uses. The front portion measures 93' x 76', while the back portion spans 61.2' x 47.5', giving you flexibility for showroom, office, or retail operations.

Behind the main building, you'll find a 900-square-foot shed, perfect for additional storage or workspace. The property sits on 2.994 acres, offering ample parking and outdoor space, with an additional 3.218-acre vacant lot included, providing room for future expansion, development, or investment opportunities.

Located directly on Hwy 377, this property delivers high traffic counts and unbeatable accessibility. Whether you're looking to expand your existing business or invest in a strategic commercial holding, this property is ready to meet your needs.



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PROPERTY PHOTOS



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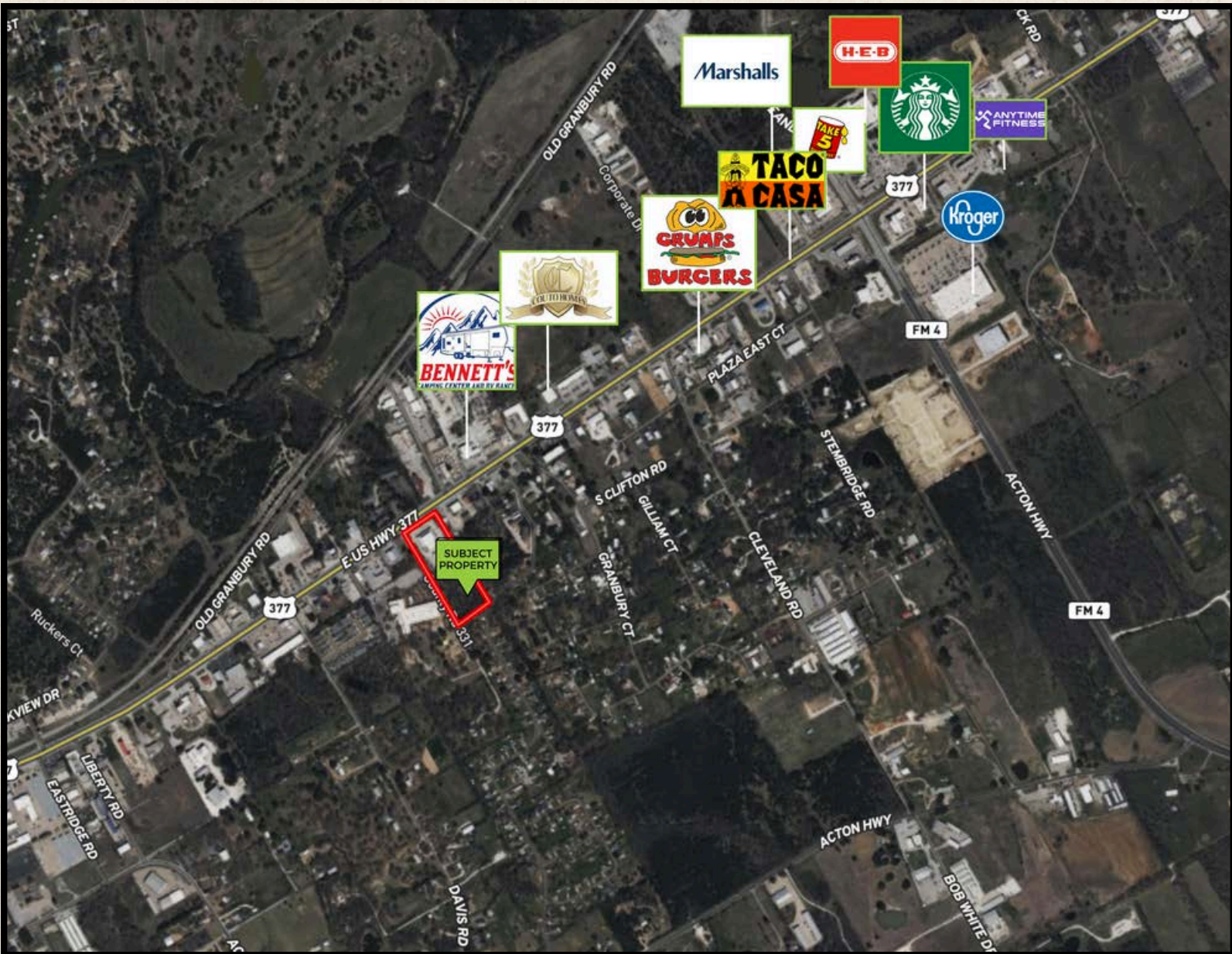
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AERIAL





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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	20,677	41,633	64,055
POPULATION GROWTH	1.32%	1.38%	1.39%
EMPLOYEES	10,415	18,766	21,723
MEDIAN HH INCOME	\$87,438	\$91,898	\$90,044

LOCAL MARKET PROFILE WITHIN 10 MILES OF SITE



128
RESTAURANTS



93
HOSPITALS &
HEALTHCARE FACILITIES



70
SPIRITUAL
CENTERS



30
FOOD &
BEVERAGE



17
SCHOOLS &
PLACES FOR EDUCATION



2
PARKS &
GARDENS



27
AMUSEMENT
DESTINATIONS



2
LIBRARIES



1
PLAYGROUNDS

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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.

2-10-2025



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.

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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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