

SALE

5642 Acton Hwy

5642 ACTON HWY

Granbury, TX 76049

PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

NICK HORTON

O: 940.381.2220

nick.horton@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

Strategically positioned in one of Granbury's most vital commercial arteries, this property offers a rare combination of high-volume traffic exposure and flexible Light Commercial (LC) zoning. The site is perfectly situated to capture a massive customer base, sitting on a primary commuter route where FM 167 (Acton Hwy) boasts a robust traffic count of 18,200 vehicles per day, further bolstered by the nearby Hwy 4 with an additional 15,000 vehicles per day. This location serves as the commercial heart for the affluent and expanding residential communities of Acton, Pecan Plantation, and DeCordova Bend. Under its LC designation, the property is purpose-built for neighborhood-serving retail, professional medical or dental clinics, and office suites, aligning perfectly with the City of Granbury's long-term growth plan for this high-demand corridor.

PROPERTY HIGHLIGHTS

- Zoned LC
- Prime location in Granbury
- Ideal for commercial development
- Flexible investment opportunity
- Highly sought-after area

OFFERING SUMMARY

SALE PRICE:	\$400,000
LOT SIZE:	187,375 SF
PRICE PER SQUARE FOOT:	\$2.13

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SVN | VERUS COMMERCIAL 2

ADDITIONAL PHOTOS



BRYSON HUDGENS
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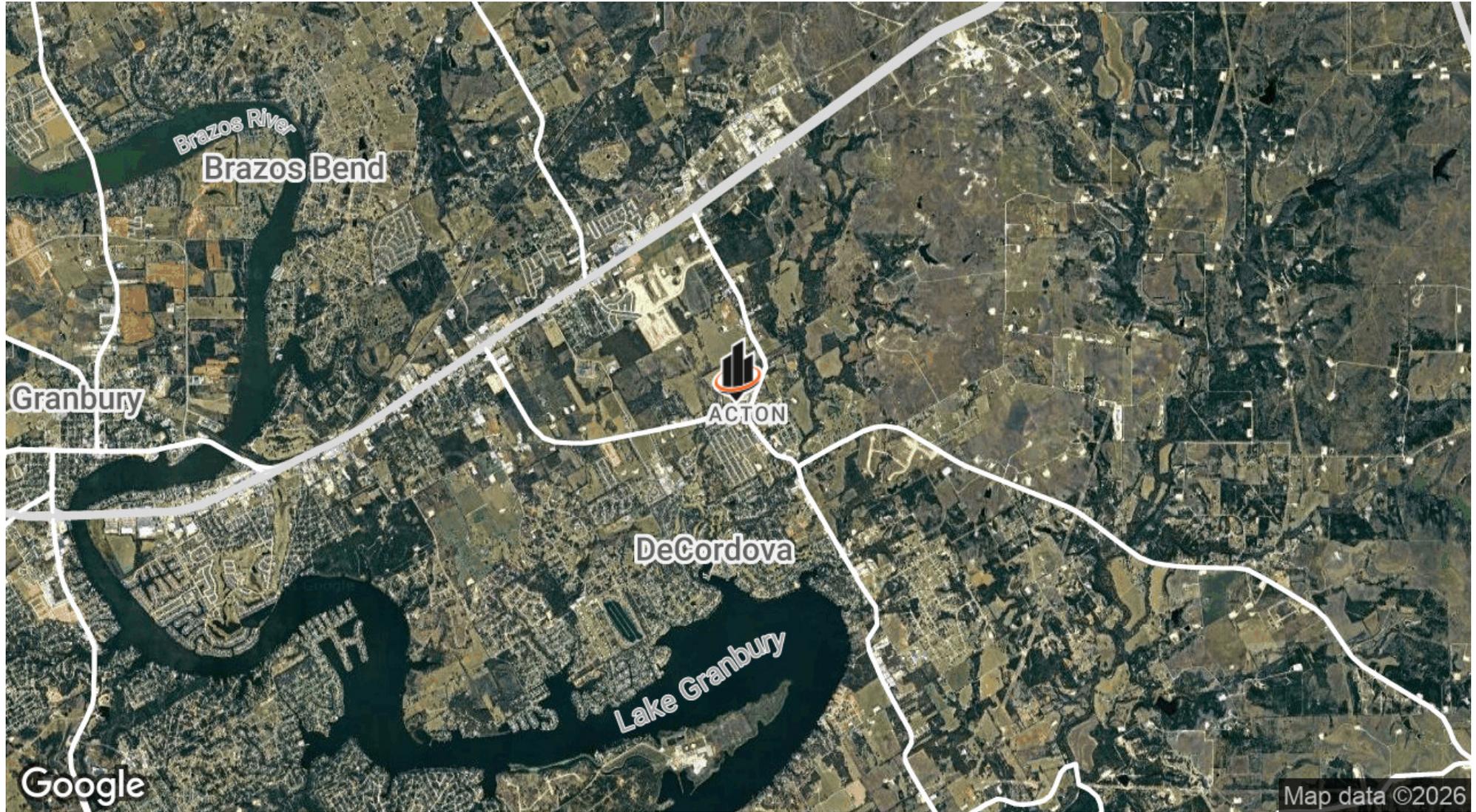
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

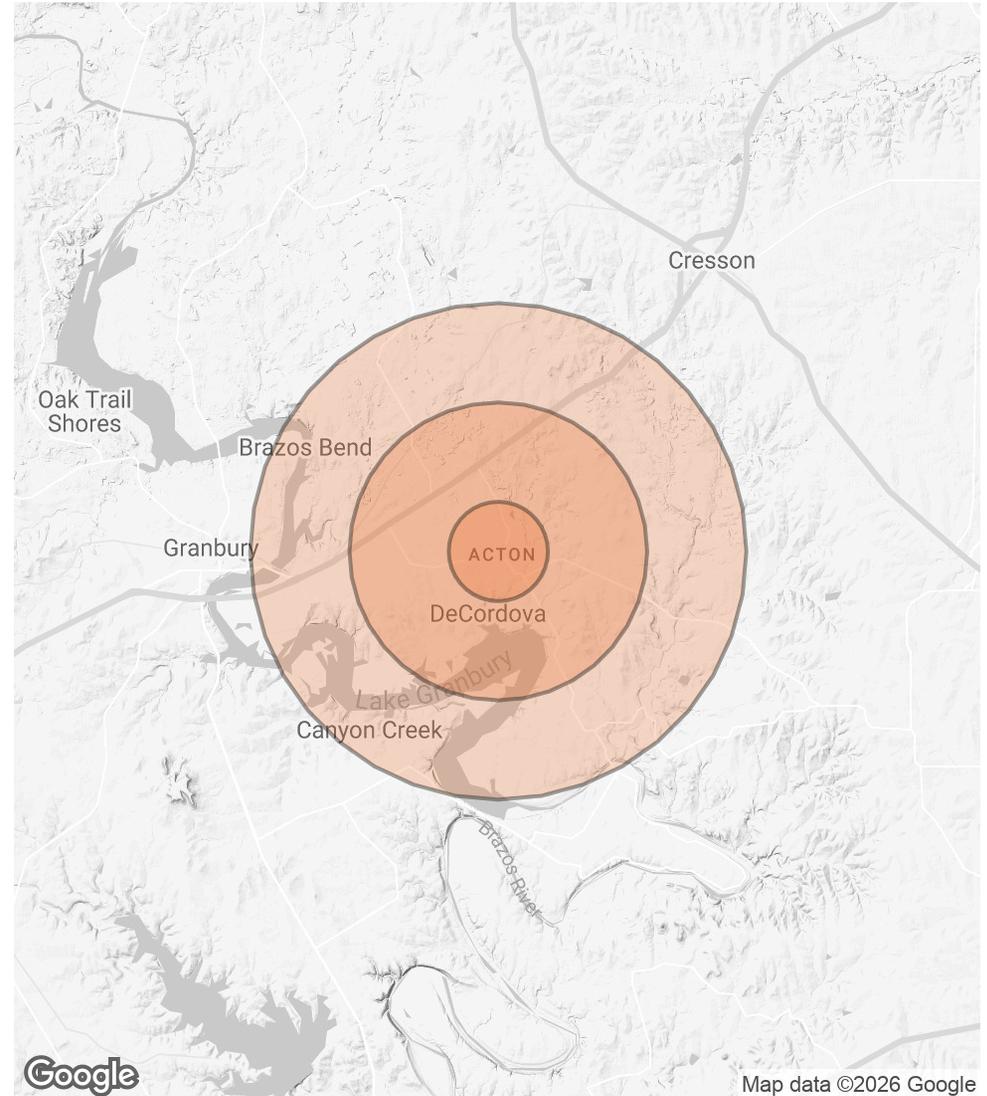
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,849	10,114	24,616
AVERAGE AGE	50.4	47.6	48.2
AVERAGE AGE (MALE)	45.2	45.1	46.4
AVERAGE AGE (FEMALE)	52.5	48.8	49.3

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	776	4,101	9,929
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$104,961	\$116,128	\$114,725
AVERAGE HOUSE VALUE	\$341,480	\$357,337	\$329,265

2023 American Community Survey (ACS)



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MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.435.9994
bryson.hudgens@svn.com



NICK HORTON

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.395.2885
nick.horton@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

NICK HORTON

O: 940.381.2220

nick.horton@svn.com