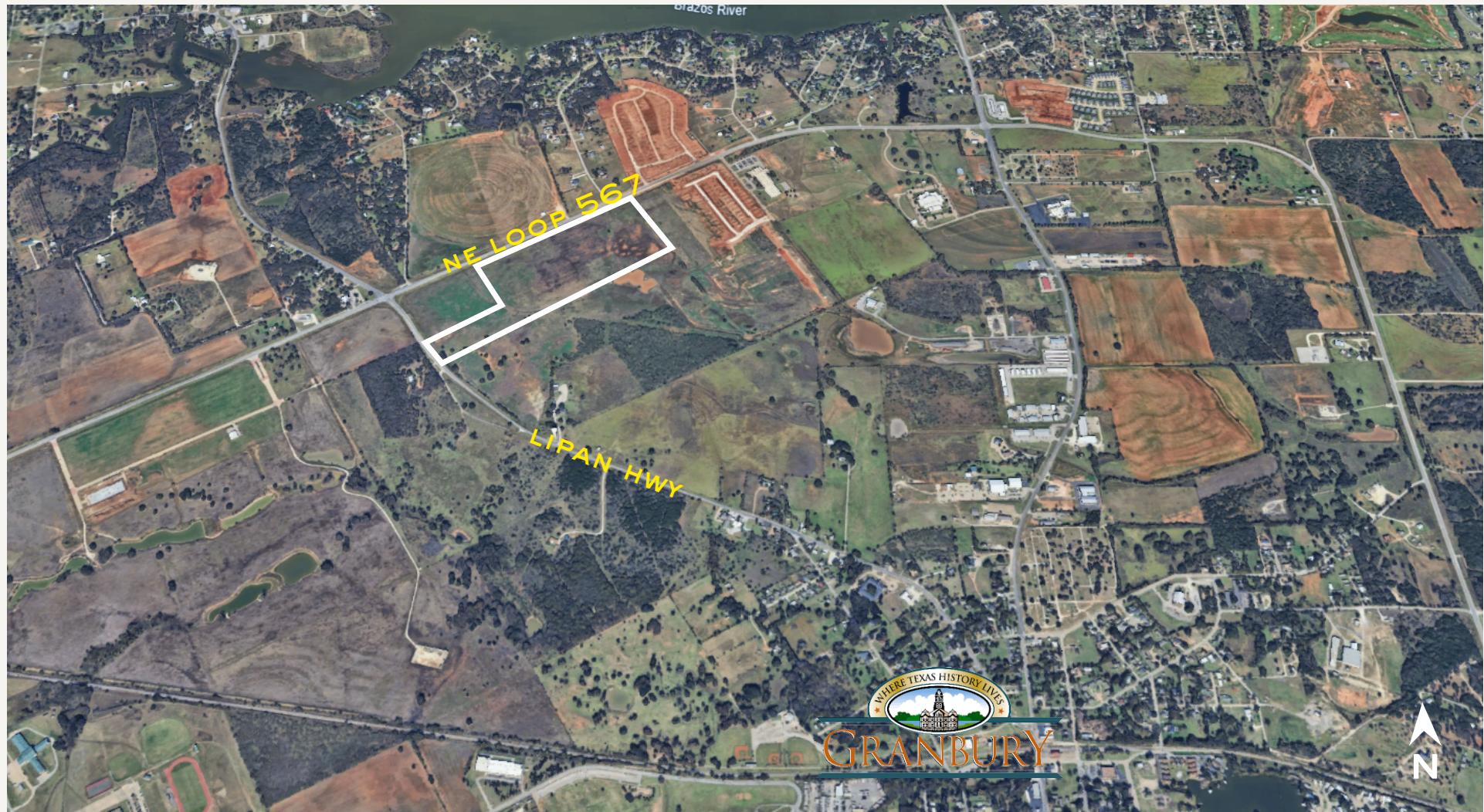


Land ★ SALE

1201 LOOP 567 GRANBURY, TX 76048

+/- 50.45 ACRES



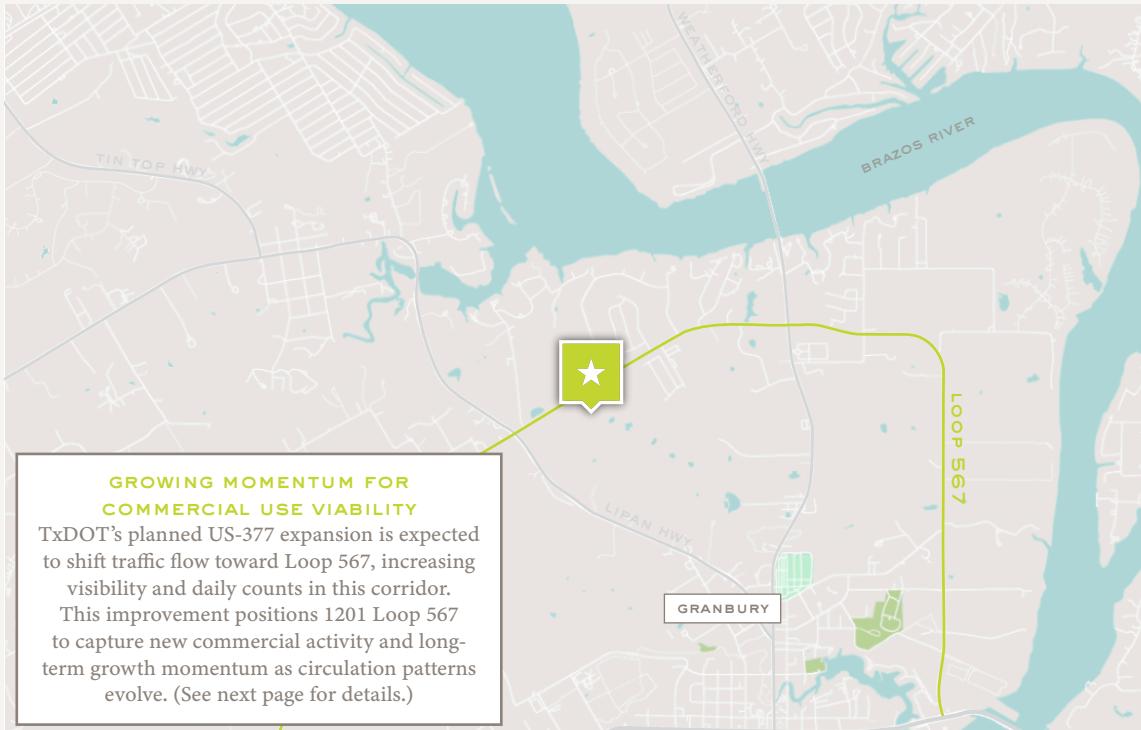


EXECUTIVE SUMMARY

Strategically positioned at one of Granbury's most visible intersections, 1201 Loop 567 offers a rare opportunity to control a large, utility-served tract in the direct path of regional growth.

Dual frontage along Loop 567 and Lipan Highway provides unmatched access, visibility, and development flexibility. Located just minutes from Downtown Granbury and US-377, this site anchors a high-growth corridor supported by new housing, expanding infrastructure, and sustained commercial momentum across Hood County.

- +/- 50.45 acres at the intersection of Loop 567 & Lipan Highway
- +/- 1,960' frontage on Loop 567 | +/- 340' frontage on Lipan Highway
- 4-way signalized intersection with excellent ingress/egress
- Utilities available — 12" water lines along both road frontages; sewer in close proximity
- Zoning: IH (Interim Holding) – flexible path for rezoning/master planning
- Strong traffic counts (Loop 567 – 12,583 VPD – 2023 study)
- Within Granbury's expanding commercial corridor
- Ideal for retail, hospitality, mixed-use, or large-scale commercial development



GROWING MOMENTUM FOR COMMERCIAL USE VIABILITY

TxDOT's planned US-377 expansion is expected to shift traffic flow toward Loop 567, increasing visibility and daily counts in this corridor.

This improvement positions 1201 Loop 567 to capture new commercial activity and long-term growth momentum as circulation patterns evolve. (See next page for details.)



PROPERTY OVERVIEW

Highly visible corner tract offering a rare combination of size, access, and infrastructure in one of Granbury's fastest-growing corridors.

Dual frontage and existing utilities make the site well-suited for retail, hospitality, or mixed-use development.

SALE PRICE

\$4,000,000.00

KEY HIGHLIGHTS

- +/- 50.45 acres at Loop 567 & Lipan Highway
- +/- 2,300' combined frontage with signalized access
- 12" water lines along both road frontages
- Zoning: IH (Interim Holding) – flexible path to commercial use
- Limited transmission easement on southwest corner
- Loop 567 traffic count: 12,583 VPD
- Quick access to US-377 and Downtown Granbury

LOCATION OVERVIEW

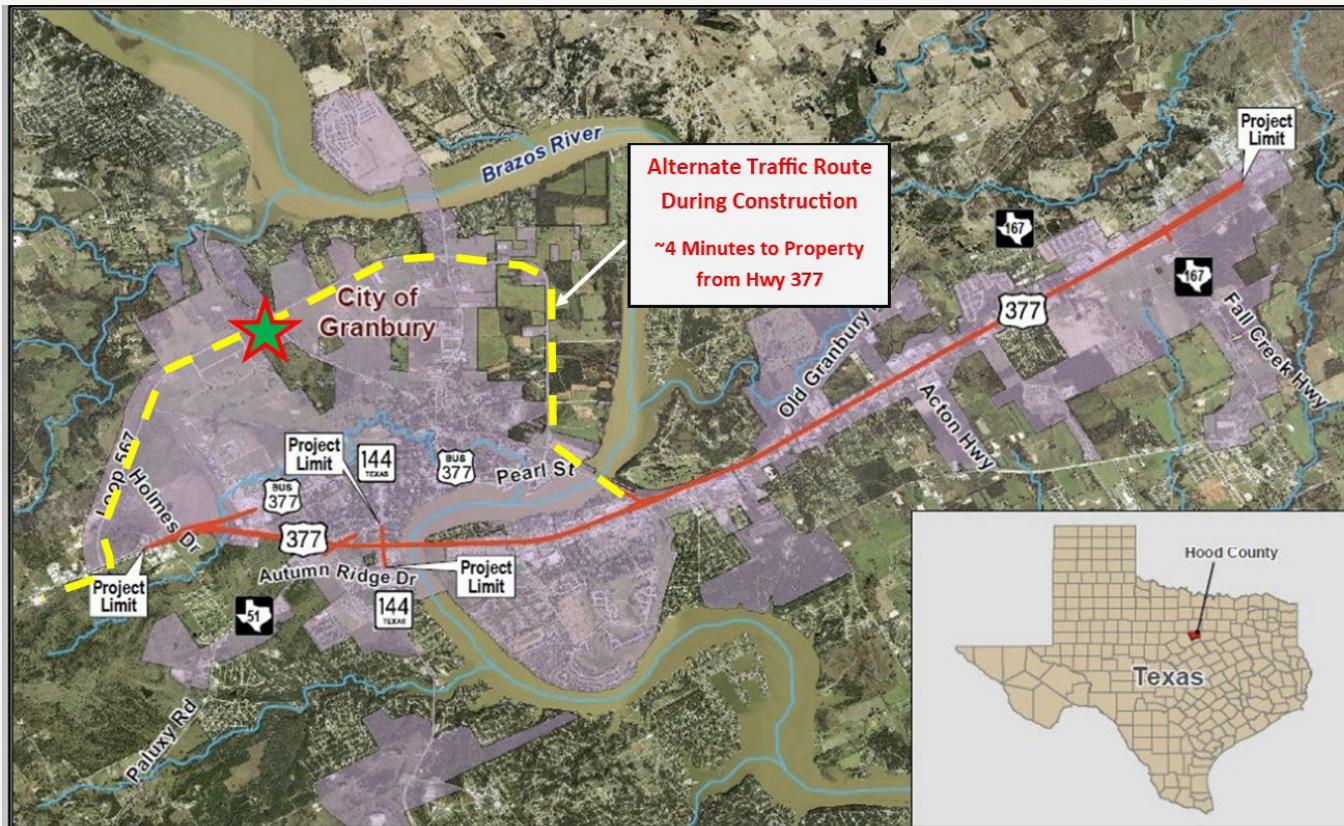
Positioned along Granbury's expanding northern corridor, the site benefits from strong residential growth, steady in-migration, and continued infrastructure investment.

Loop 567 provides direct connectivity to US-377, Weatherford, and Fort Worth—supporting an emerging mix of commercial and residential development that continues to push northward.

PROPERTY FEATURES

- Zoning: IH - Interim Holding
- Utilities: 12' Water along Loop 567 and Lipan Hwy ROW, Sanitary Sewer available offsite
- Traffic Count - Loop 567: 12,583 VPD
- Frontage
 - Approx. 1960' along Loop 567
 - Approx. 340' along Lipan
- 4-way Signalized Intersection
- A+ Ingress/ Egress and visibility
- Transmission line bisecting SW corner

HIGHWAY 377 RECONSTRUCTION PROJECT



The proposed project will widen US 377 from SH 144 to north of FM 167 (Fall Creek Highway), expanding it from four to six lanes with a landscaped or concrete raised median. Improvements include upgraded intersections, ramps, and driveway connections; new shared-use paths for pedestrians and cyclists; traffic signal and drainage upgrades

- Highway 567 (site frontage): Primed to benefit from traffic rerouting and improved flow during US 377 construction. Anticipate meaningful increase in daily traffic counts along Loop 567 as major corridor improvements redirect travel to secondary arterials.

DEMOCRAPHICS

	5-MIN DRIVE AREA	15-MIN DRIVE AREA	30-MIN DRIVE AREA
Population (2025/2030)	461 / 505	16,514 / 18,639	32,693 / 37,107
Households (2025/203)	200/227	7,173 / 8,285	13,719 / 15,894
Avg HH Income (2025/30)	\$109,429 / \$112,583	\$69,875 / \$79,911	\$78,499 / \$89,175
Retail SPI (shop/ dine)	118-128	90-96	91-100
Entertainment SPI	128	93	95

Retail Trade Index - benchmarks how much households in the area are likely to spend at retail stores and food establishments versus the U.S. average (100 = norm).

- With an index of 122, Granbury/Loop 567 shows residents spend 22% more on retail and food services, illustrating strong support for pad sites, strip centers, and mixed-use retail concepts.

SPI (Spending Potential Index) - measures the relative consumer expenditures in a given area compared to the U.S. average (where 100 = average).

- For Granbury/Loop 567, key SPI figures range from 118 to 128—signaling outsized demand and market capacity for retail, dining, and consumer services.
- Examples: Dining/Restaurants: 122; Apparel: 118; Home Improvement: 127; Entertainment-Related: 128

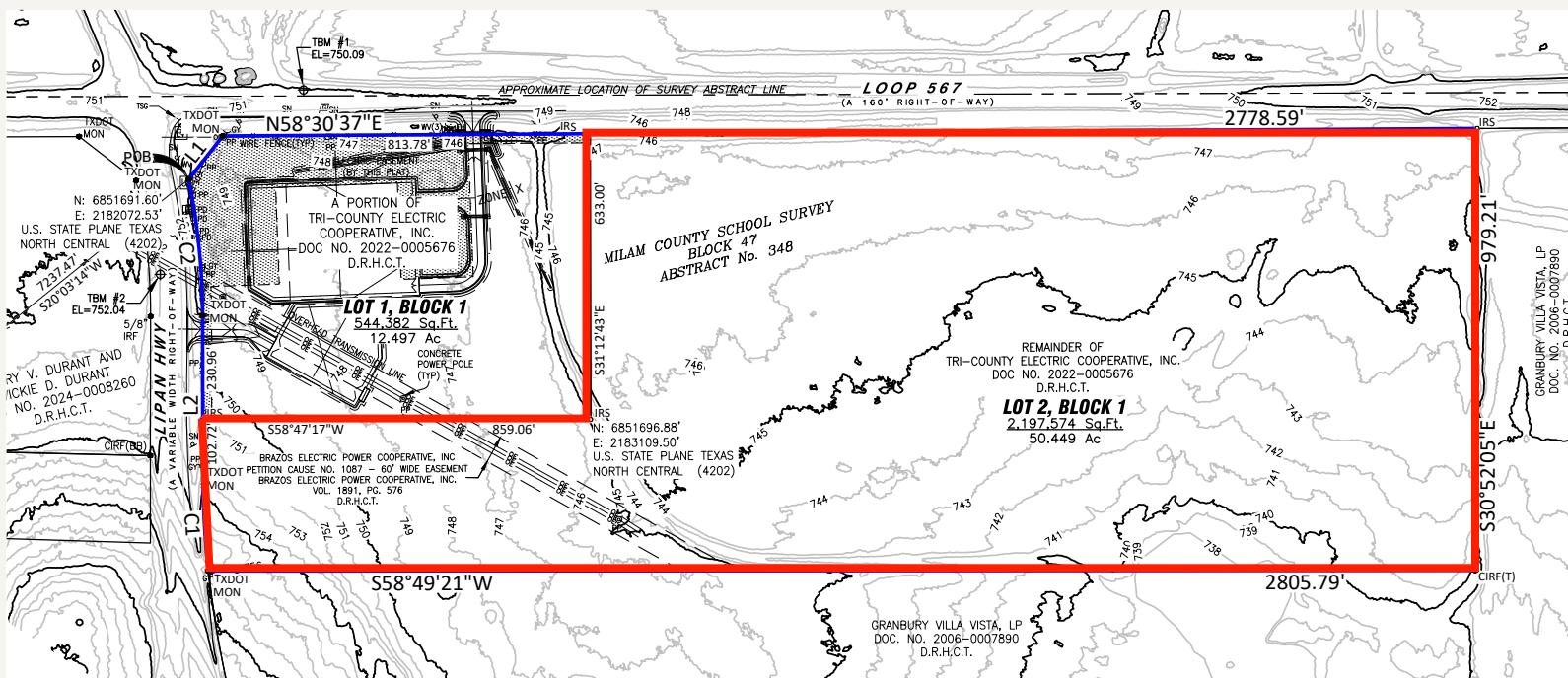
TRADE AREA (DRIVE TIME)	2025 RETAIL SPI (SHOP/ DINE)	2030 RETAIL SPI (PROJ.)	2025 RTI (ALL RETAIL/ FOOD)	2030 RTI (PROJ)
5-Minute Area	118-128	118-128 (remains above avg)	122	122 (remains above avg)
15-Minute Area	90-96	90-96 (stable)	94-94	94-95 (stable)
30-Minute Area	91-100	91-100(stable)	97-98	97-98 (stable)

Conclusion: Granbury/Loop 567 area is projected to maintain above-average household income and consumer spending power through 2030, with core retail/dining indices.

NOTABLE NEW AREA DEVELOPMENT ACTIVITY

- Lakeview Landing: 47 AC mixed-use, lakefront single-family and patio homes, townhomes, SpringHill Suites by Marriott, lakefront restaurants/shops, and public park. Vertical construction: Q2 2026–Q2 2028.
- Pirate Village by Landsea Homes: 72 new single-family homes (Opened May 2025). 10 floorplans from 1,455–2,900 SF; prices start at \$319,990.
- Granbury Regional Airport Expansion: \$60M investment, 7 luxury hangars, first 2 completing August 2025; new taxiways and perimeter road.
- South Meadows Apartments: 192 units, luxury multifamily (zoning approved Aug 2025), 22 units/acre, anticipated to add 700–800 vehicles/day.
- Other Subdivisions: Saratoga (473 lots/164 built), Modern Oaks (21 future lots), Vista Oaks (37 lots), Abe's Landing (60 future lots), Cardinal Woods (40 lots).

PLAT





LANCARTÉ COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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