

**LEASE**

## Park 51

**1260 & 1270 WEATHERFORD HWY**

Granbury, TX 76048

**PRESENTED BY:**

**JEFF WATSON**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,500 SF
<b>AVAILABLE SF:</b>	5,000 SF
<b>LOT SIZE:</b>	

### PROPERTY OVERVIEW

Park 51 is an office/industrial park located directly on Weatherford Highway, just minutes North of the Historic Granbury Square.

### PROPERTY HIGHLIGHTS

- \* **TWO (2) 2,500 SF OFFICE BUILDINGS FOR LEASE**
- \* **LOCATED MINUTES AWAY FROM US HWY 377 & ST HWY 144**
- \* **DEDICATED SURFACE PARKING FOR EACH BUILDING**
- \* **EXCELLENT LOCATION TO SERVE BOTH GRANBURY, TX AND WEATHERFORD, TX MARKETS.**

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## ADDITIONAL PHOTOS

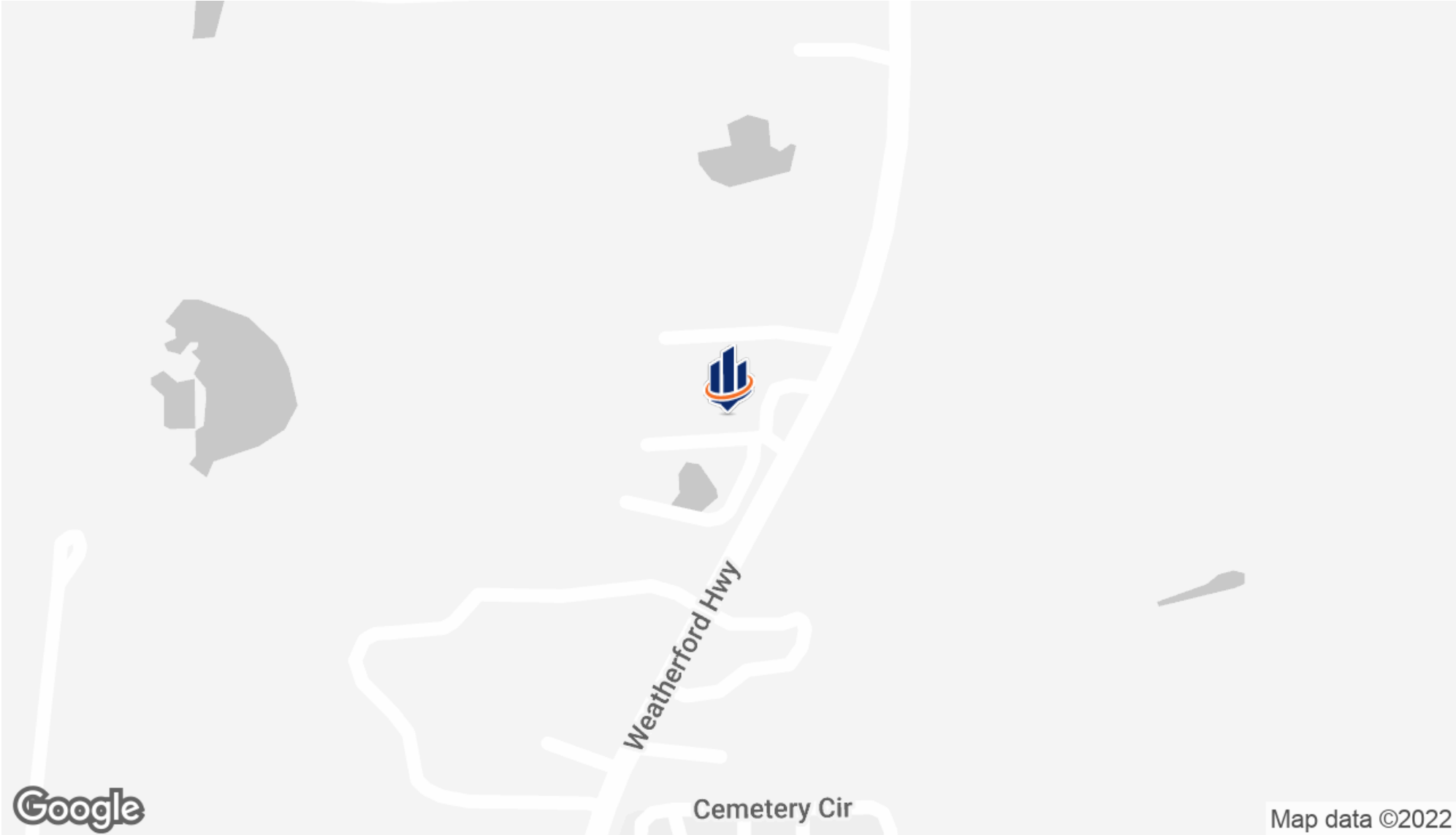


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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

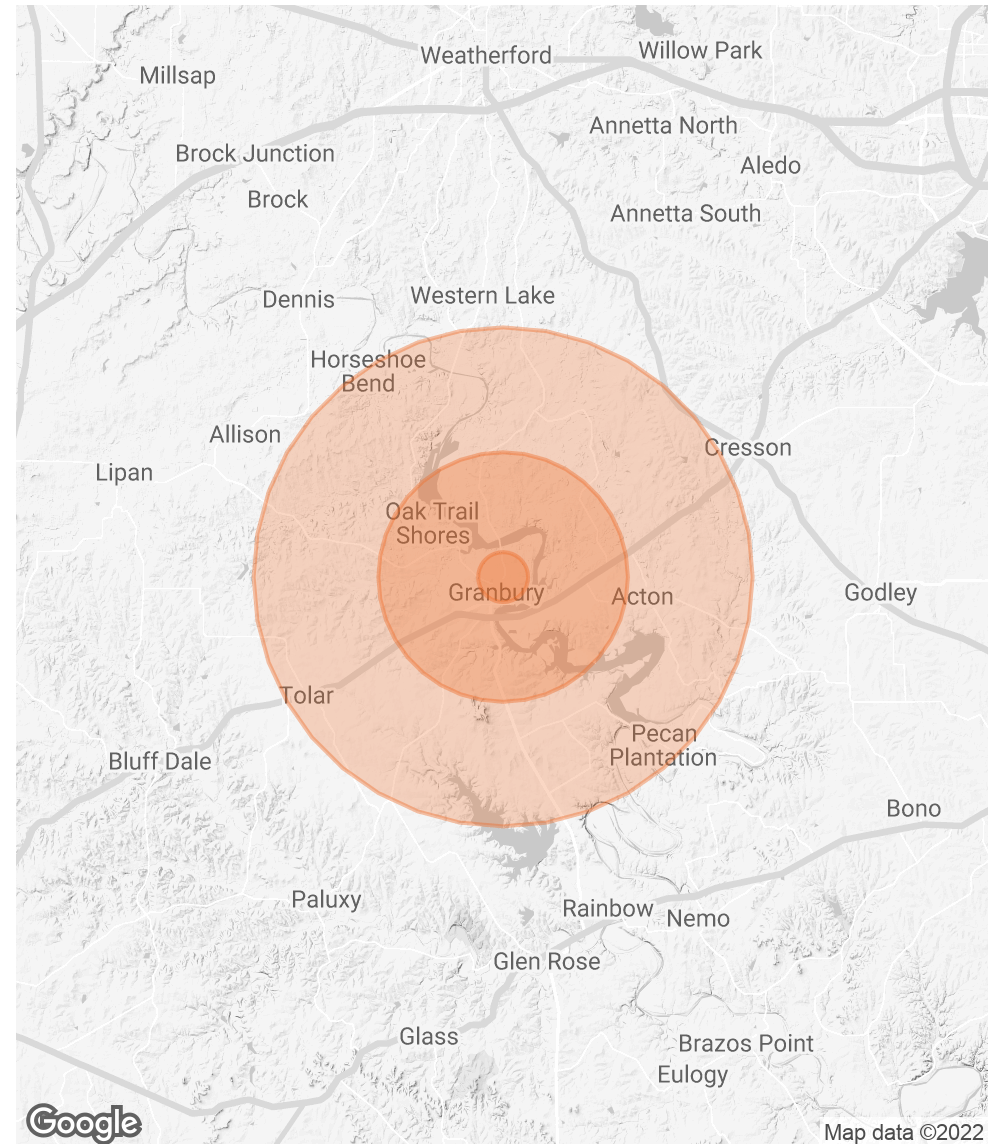
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	1,390	20,046	45,498
<b>AVERAGE AGE</b>	42.2	44.8	44.5
<b>AVERAGE AGE (MALE)</b>	38.7	42.6	43.1
<b>AVERAGE AGE (FEMALE)</b>	46.6	47.3	46.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	538	8,239	18,522
<b># OF PERSONS PER HH</b>	2.6	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$55,638	\$67,852	\$71,820
<b>AVERAGE HOUSE VALUE</b>		\$155,486	\$171,151

\* Demographic data derived from 2020 ACS - US Census



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