



CLARK

REAL ESTATE GROUP

1301 WATERS EDGE DRIVE

GRANBURY, TX 76048

EXCELLENT COMMERCIAL LOCATION



PROPERTY INFORMATION:

- EXCELLENT HARD CORNER
- ZONED LIGHT COMMERCIAL
- CURRENTLY IN AG EXEMPT STATUS
- PHASE 1(CLEAN) WAS DONE WHEN LAND WAS PURCHASED YEARS PAST.
- TREE SURVEY AVAILABLE
- SEWER, WATER, & ELECTRICITY ARE READY TO ACCESS.
- OWNER WILL DIVIDE FOR THE RIGHT USER.
- SOIL REPORT AVAILABLE.
- REAL ESTATE BROKER IS A MINORITY OWNER IN THE PROPERTY.

PRICED AT:

\$2,585,000

JOHN McMACKIN
 817.992.4423
 JTM@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.



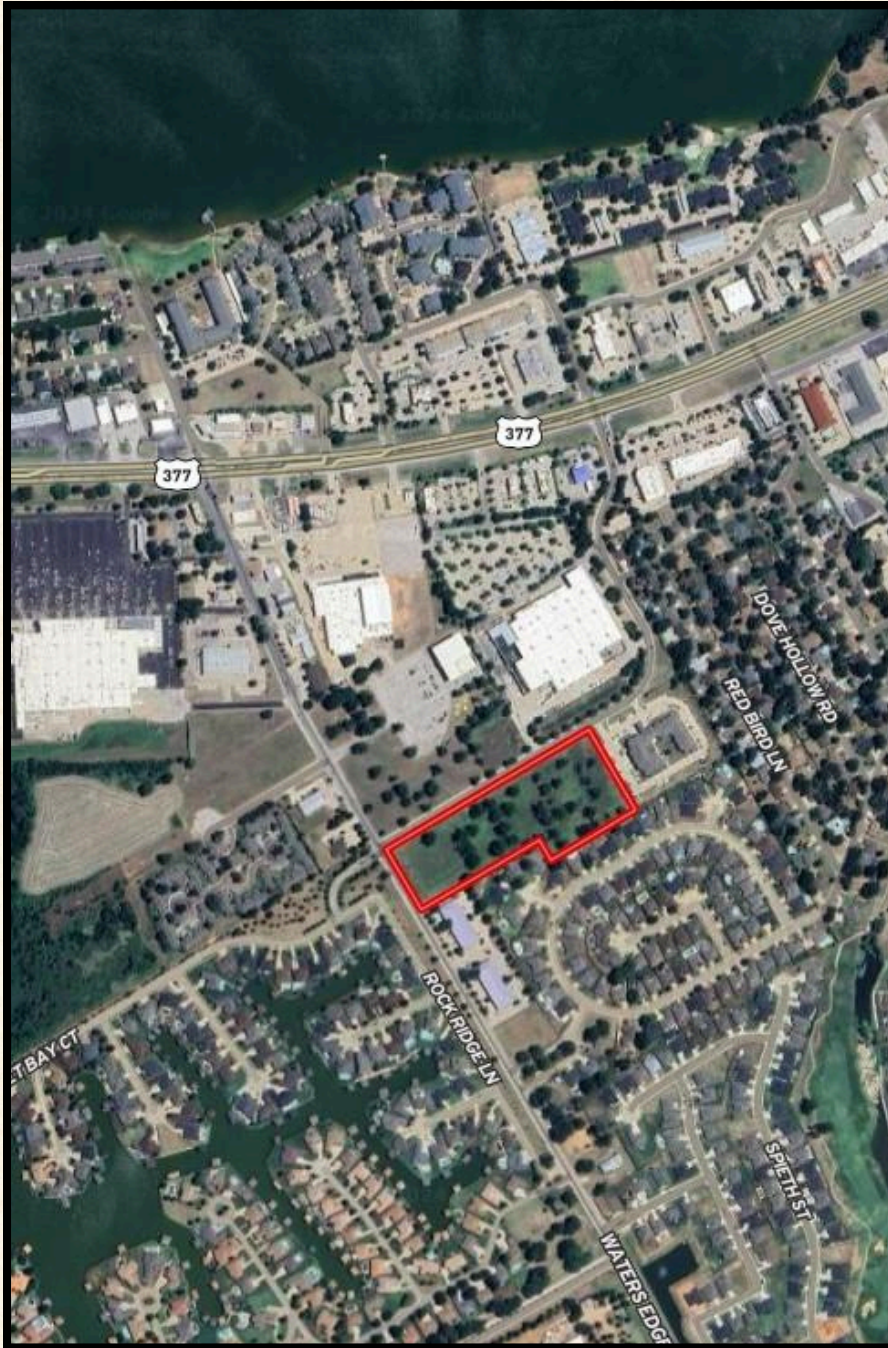
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AERIAL



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TOPOGRAPHIC SURVEY WITH TREE DETAIL





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LOCATION MAP



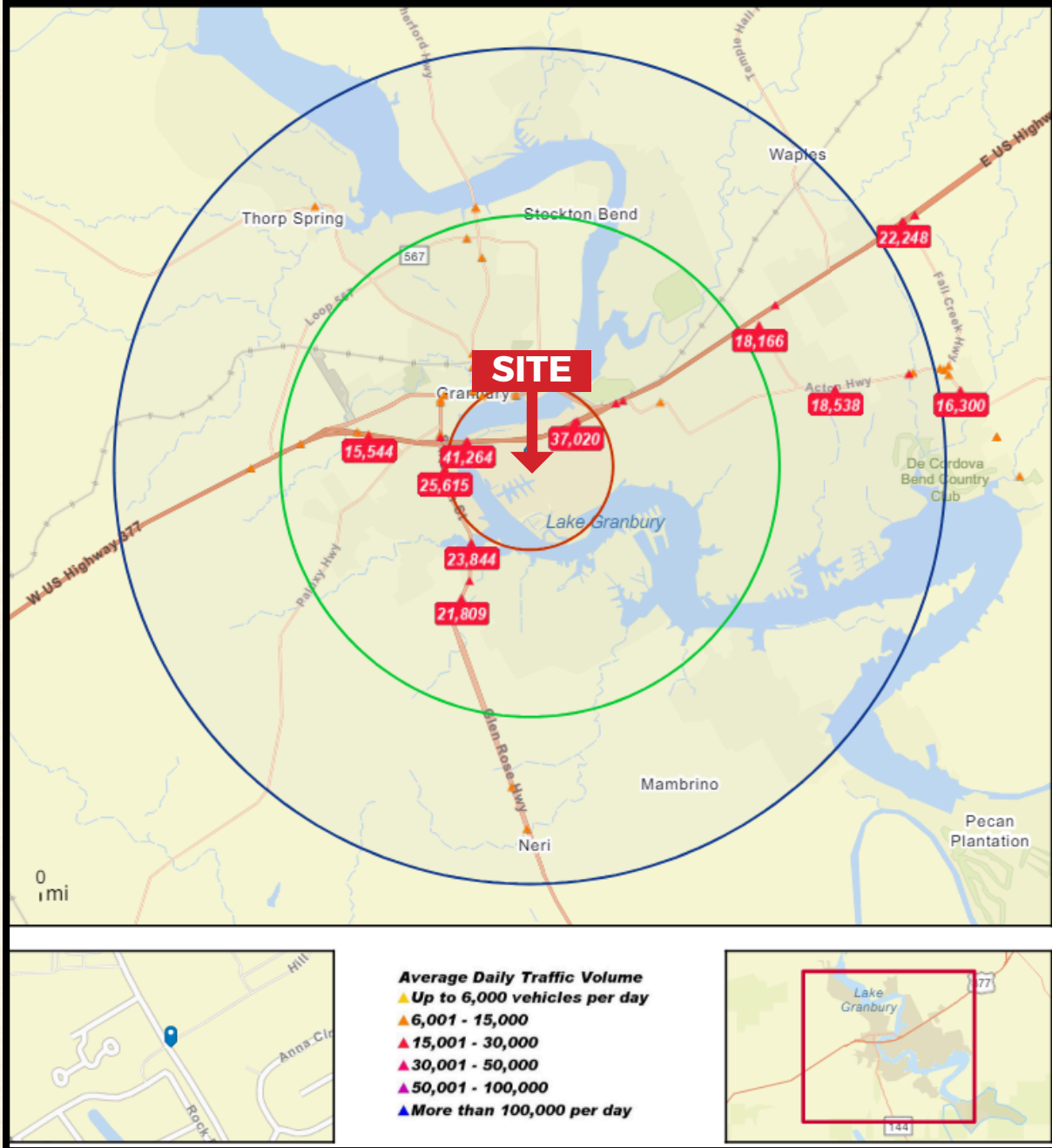
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DAILY TRAFFIC COUNTS



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 4,508 | 21,609 | 39,719 |
| POPULATION GROWTH | 1.96% | 1.49% | 1.44% |
| EMPLOYEES | 1,952 | 9,985 | 13,188 |
| MEDIAN HH INCOME | \$72,988 | \$73,345 | \$77,838 |

LOCAL MARKET PROFILE WITHIN 5 MILES OF SITE



24
RESTAURANTS



71
HOSPITALS &
HEALTHCARE FACILITIES



38
SPIRITUAL
CENTERS



23
FOOD &
BEVERAGE



21
SCHOOLS &
PLACES FOR EDUCATION



6
PARKS &
GARDENS



23
AMUSEMENT
DESTINATIONS



1
LIBRARIES



2
PLAYGROUNDS