

PRIME COMMERCIAL CORNER INVESTMENT OPPORTUNITY

BILL FORD
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MORRIS DUREE
817-475-7020

Investment Summary:

1100 Crawford Ave | Granbury, TX 76048

Position your portfolio in one of North Texas' fastest-growing commercial markets with this 1.106-acre commercial corner lot in Granbury, Texas. Located diagonally from Walgreens Pharmacy at the corner of Hill Blvd. and Crawford Ave., this highly visible property offers exceptional access, strong traffic exposure, and flexible commercial zoning suitable for a wide variety of investment strategies. Surrounded by established residential neighborhoods, medical facilities, retail centers, restaurants, and professional offices, the site is ideally positioned for immediate or future commercial development. With Granbury's continued population and economic growth, this property presents a compelling opportunity for investors seeking long-term appreciation and development potential.

Selling Points:

Prime Corner Location – Located at the intersection of Hill Blvd. and Crawford Ave., this high-profile corner provides excellent visibility, convenient ingress and egress, and maximum exposure for future commercial tenants or businesses.

1.106 Acres Ready for Development – A level commercial site offering approximately 48,177 square feet of land, providing flexibility for retail, office, medical, restaurant, or service-oriented development.

Office & Retail Zoning – Commercial zoning supports multiple investment strategies, allowing developers to capitalize on Granbury's expanding commercial demand with minimal entitlement hurdles.

Surrounded by Strong Commercial Activity – Positioned within an established corridor featuring medical offices, retail centers, restaurants, service businesses, and nearby residential communities that generate consistent daily consumer traffic.

High-Growth Trade Area - Granbury continues to experience residential and commercial expansion, increasing demand for neighborhood retail, healthcare services, restaurants, and professional office space creating strong fundamentals for long-term investment.

Excellent Accessibility - Located just one block from US Highway 377, providing quick regional connectivity while benefiting from local traffic generated throughout the surrounding commercial district.



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1.106 ACRES | PRIME COMMERCIAL CORNER


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1.106 ACRES
(48,177 SQ FT)



OFFICE & RETAIL ZONING



UTILITIES AVAILABLE



HIGH VISIBILITY & TRAFFIC



EXCELLENT ACCESS
JUST OFF HWY 377

RENDITION ONLY

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LOCAL PROXIMITY ATTRACTIONS

US Highway 377 – ±0.2 Miles

Lake Granbury Medical Center – ±0.5 Miles

Granbury Retail Corridor – ±0.3 Miles

Historic Granbury Square – ±2.0 Miles

Lake Granbury – ±0 Miles

Granbury Opera House – ±2.1 Miles

Granbury Independent School District – ±1.5 Miles

Major Hotels – Within 2 Miles

Medical & Professional Office District – Adjacent

Granbury City Beach Park – ±2.3 Miles

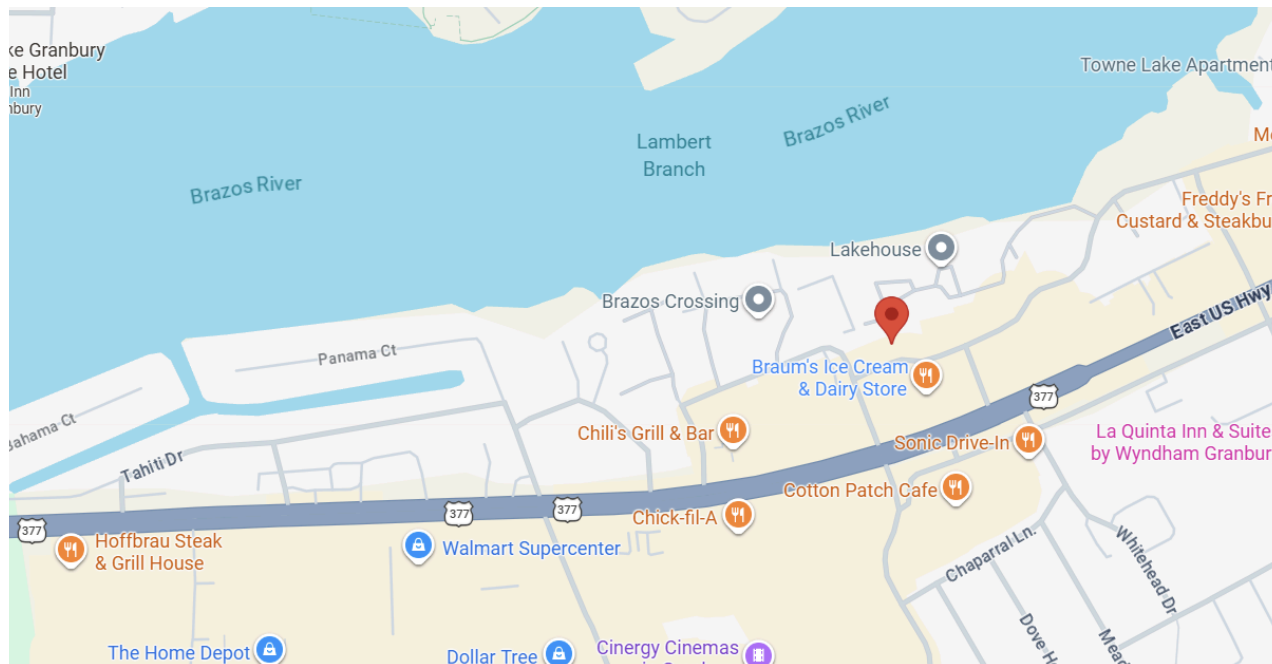


TRAFFIC AND ACCESSIBILITY STATISTICS

Strategic Transportation Access

US Highway 377 – ±0.2 Miles

- Immediate access to one of Granbury's primary commercial corridors.
- Connects directly to Fort Worth, Benbrook, Cresson, Stephenville, and surrounding North Texas markets



Established Commercial Corridor

- Situated within Granbury's primary retail and business district.
- Surrounded by national retailers, restaurants, banks, medical offices, and professional services.
- Existing commercial activity generates consistent daily consumer traffic.

Strong Residential Population Base

- Located adjacent to established residential neighborhoods and expanding housing developments.
- Provides a built-in customer base within minutes of the property.
- Growing rooftops continue to increase demand for neighborhood-serving businesses.

Traffic Counts

- US Highway 377: Approximately 40,000+ vehicles per day (AADT) in the immediate corridor, providing exceptional exposure for commercial development.
- Traffic volumes are tracked annually by the Texas Department of Transportation.

Where Growth Meets Investment Opportunity

Granbury, Texas, has become one of North Texas' most desirable destinations for commercial investment, driven by steady population growth, a thriving tourism economy, and its strategic location less than an hour from Fort Worth. As the commercial center of Hood County, Granbury continues to attract new residents, businesses, and developers seeking opportunities in a rapidly expanding market.

Positioned just minutes from the award-winning Historic Granbury Square, the city welcomes more than one million visitors annually, supporting a vibrant mix of retail, dining, entertainment, and professional services. Combined with the recreational appeal of Lake Granbury, year-round festivals, and a strong local economy, the area generates consistent consumer traffic that benefits a wide range of commercial businesses.

Located at the highly visible intersection of Hill Blvd. and Crawford Ave., this 1.106-acre commercial corner offers exceptional accessibility and exposure within one of Granbury's most active commercial corridors. Surrounded by established neighborhoods, medical facilities, retail centers, and professional offices, the property is ideally positioned for retail, medical, office, restaurant, or service-oriented development.

As Granbury continues to experience sustained economic expansion and increasing commercial demand, 1100 Crawford Ave presents investors with a rare opportunity to acquire a premier development site in a high-growth market. Combining a strategic location, outstanding visibility, and strong long-term fundamentals, this property is well-positioned to deliver lasting value and investment potential.

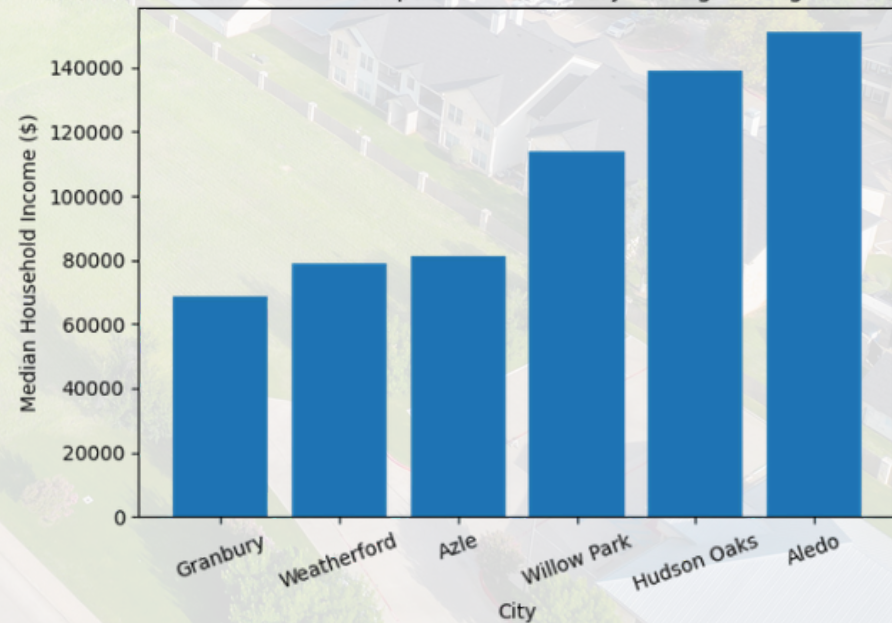
Population:

The broader Granbury area has a growing population, with estimates around ~12,900–13,200+ residents (2024-2025)

Median Age:

The median age in Granbury is about 50 years, which reflects a relatively mature population compared with state and national averages.

Median Household Income Comparison - Granbury & Neighboring Cities (2025 Est.)



Source: U.S. Census Bureau, American Community Survey (ACS) 2023 5-Year Estimates and regional demographic projections.

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required **Hood County**.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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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. negotiable. An owner's agent fees are not set by law and are fully

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date