



+/-21.81 ACRES – COMMERCIAL

Gateway Hills & E Hwy 377, Granbury, TX

FOR SALE



CONTACT BROKER:

GRANT HUFF
GHUFF@FORMATIONTX.COM
817.457.2343

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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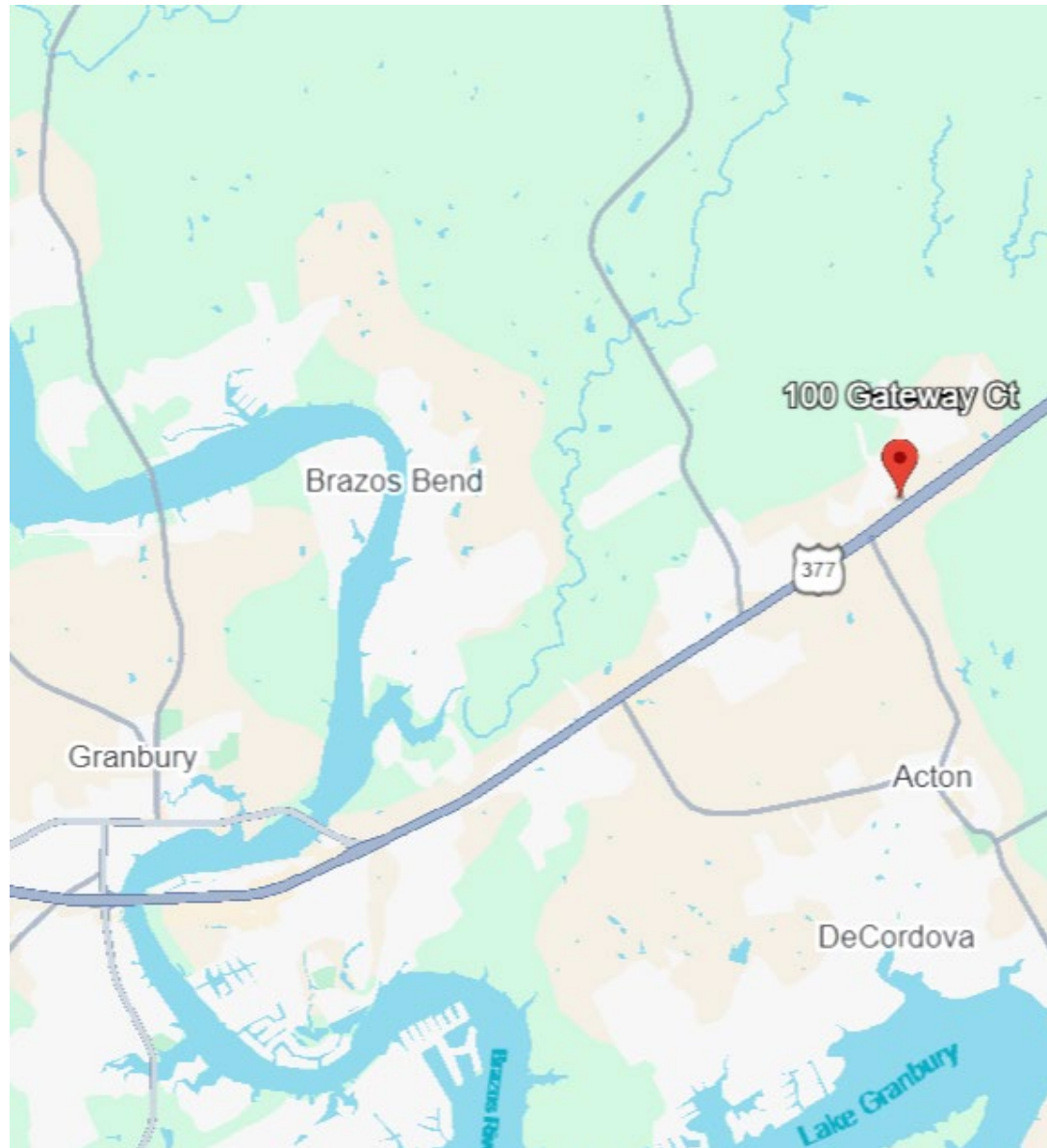
DETAILS

Situated on ± 21.81 acres with prime frontage along Highway 377, this Granbury property boasts commercial zoning in a rapidly growing area. With plans for the highway to expand to six lanes and a future frontage road providing excellent access, this site is positioned for exceptional visibility and development potential.

Located just 30 miles southwest of Fort Worth, Granbury offers a charming small-town atmosphere while benefiting from the economic growth of the Metroplex. Nearby residential and commercial expansions, including new neighborhoods and a hospital, underscore the area's appeal for families and businesses alike.

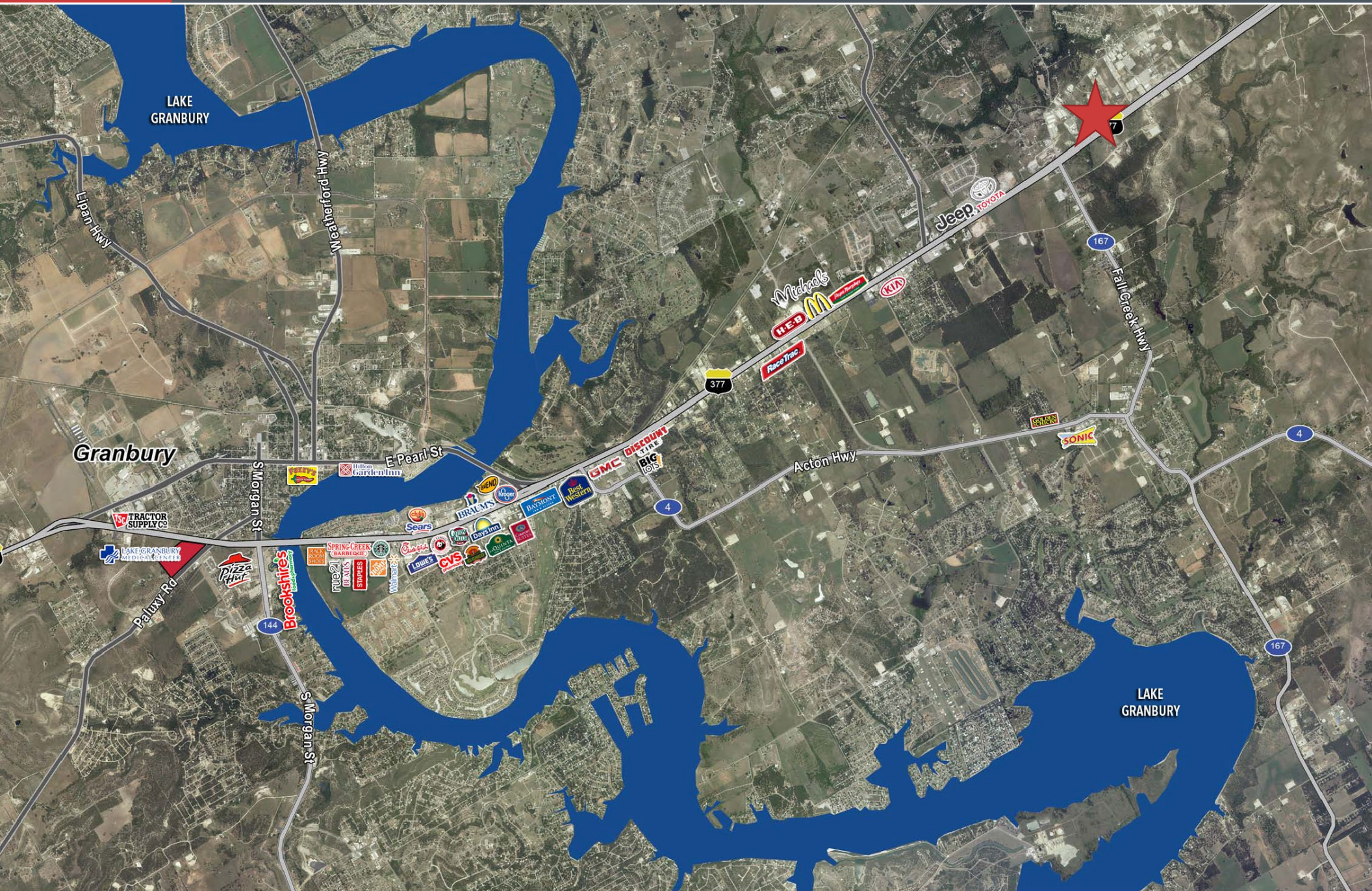
- Total Land Size: ± 21.81 acres
- Frontage on a major thoroughfare
- Growing community
- Potential to grade for flat topography
- Zoned commercial

Contact Broker for Sales Price



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KNOW ALL MEN BY THESE PRESENTS, That Gateway 377, Inc., acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

GATEWAY ADDITION, An Addition in Hood County, Texas according to Plat recorded in Plat Cabinet 2, Slide B56, Plat Records, Hood County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gateway 377, Inc. (owner) acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the heretinaabove described real property to be designated as....

Lots 1-60
GATEWAY ADDITION
Hood County, Texas

and does hereby dedicate to the Public's use forever,
the streets and easements shown hereon.

DIVER'S CERTIFICATION

Now, therefore, know all men by these presents:

That Gateway 3, Inc., owner, acting by and through its president Joe B. Evans, duly authorized to do so, does hereby adopt this "covenant" designating the hereinabove property as "Respect Lots 1-66" and does hereby agree to be bound by the terms and conditions hereof, and does hereby dedicate to the public use forever the streets and easements shown on the attached plat, and does hereby agree to pay for all public utilities or government agencies desiring to use or carry same. Any public utility and government agency shall have the right to remove, replace, alter, or improve any of the streets, fences, trees, shrubs or other improvements or growths which may be located on the easements shown on the attached plat, and to alter or improve the efficiency of its respective systems on any of these easements, and any public utility or government agency shall, at all times, be authorized to use the easements shown on the attached plat for the sole strips for the purpose of construction, reconstruction, repair, or maintenance of its respective systems, and shall be a part of its respective systems without the necessity at any time of procuring the permission of anyone. This property is not located in a flood plain, and the owner hereby agrees to be bound by the terms and conditions of the Flood Insurance Act of 1968, as amended.

witness my hand this the 30th day of June 1999

Gateway 377: Inc.

By: Joe D. Evans
Joe D. Evans, President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Joe D. Evans, President of Gateway 377, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 30 day of June, 1999.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE
This is to certify that I, Brent A. Nized, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plot correctly represents that survey made by me or under my direction and

Surveyor Date 6-30-99

Texas Registration No.1967

Replat
Lots 1-60

GATEWAY ADDITION

Hood County, Texas

Being a Replat of
GATEWAY ADDITION
An Addition in Hood County,
Texas, According to Plat
recorded in Plat Cabinet 2,
Slide B56, Plat Records,
Hood County, Texas

98143 EP2 ACS

Gateway Hills & E Hwy 377, Granbury, TX

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PROPERTY INFORMATION

1) This site has a high side and a low side. About 10 years ago the owners had an excavation company visit the site to determine what would be needed to level the complete 22 acres. It was determined that it would take about one week or less with “Turnpulls or otherwise known as large scrapers” to remove the fill from the high side and transfer it to the low side. The estimation also came to the conclusion that this property would not require fill to be trucked in from offsite. That information was accepted as a major positive because off site hauling by truck to this site or any site would be expensive. The estimate at that time was about \$250,000.

2) Texas Department of Transportation (TxDOT) has recently proposed a widening of Highway 377 starting about ½ mile before our 22 acre property in the direction of Ft Worth which would of course include all of the frontage of the 22 acre site. The major improvements would then continue on through the city of Granbury and out to the west side of town. This project will widen the total hwy 377 that goes through town to six lanes from four. The project is definite because of the large amount of traffic that traverses this area daily.

The west side of town also just had a major improvement completed The city and county jointly built a new 5,500 foot, extremely wide runway that will accept business jets. A new major terminal is also underway.

The widening plus new bridges is estimated to cost about \$500 million. The proposed plan would put a frontage road covering the total frontage of the site. Also there is an exit planned for this location making it readily available for users of the site. Another plus will be an overpass at the Hwy 167 (Fall Creek Hwy). The overpass will be about 2000 feet from the corner of the site. That will eliminate the existing traffic light. With this improvement it is predicted that the traffic count which is already high, will double.

3) Additionally another major improvement that will affect this site is the Cresson overpass. This project is approximately ¾ complete and will make a huge improvement to the access of the metroplex population, (Fort Worth and Dallas) coming to the Granbury area. Granbury has had very rapid growth in the last 4 years and many of the new residents work in Ft. Worth and drive to and from there every day. Granbury has great schools and is becoming a bedroom community for Ft Worth due to its safety from big city crime. There have been many new residential communities springing up in Hood county. Many are now opening between Granbury and Cresson, capitalizing on the major Cresson overpass that is making it very easy to get to Ft. Worth in a short period of time.

4) Utilities, Sewer and water are now just past the existing Toyota dealership towards Ft Worth.

5) Just recently the Granbury hospital closed on a 15 acre purchase of land at the Hwy 377 and Hwy 167 intersection. That site is scheduled to be built upon sometime in the next year. They have found the land to be acceptable for septic and water well. The plan is to hook up to city water and sewer sometime in the future.

Granbury is growing much faster than ever expected. Much of the growth is due to the tremendous economy of the Ft Worth area. Ft Worth has been adding a multitude of new industries and has enlarged and expanded many existing ones, such as Lockheed. They (Lockheed) continue to acquire many new contracts for defense work that will take years to fulfill.



CONTACT BROKERS :

GRANT HUFF

GHUFF@FORMATIONTX.COM

817.457.2343

FORMATION REAL ESTATE , LLC

2906 SE LOOP 820 , SUITE G

FORT WORTH , TX 76140

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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 coincidental 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.

Grant Huff	567097	ghuff@formationtx.com	(817)457-2343
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0