

COMMERCIAL DEVELOPMENT OPPORTUNITY

4,375 SF TOTAL ON 8.165 ACRES



SALE



300 & 304 E HWY 171

GODLEY, TEXAS



FORMATION
REAL ESTATE

EXCLUSIVELY MARKETED BY

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PROPERTY SUMMARY & FEATURES



Features

- 8.165 acres
- Hard corner — Hwy 171 & FM 2331 South
- Zoned Commercial | Inside Godley city limits
- Two adjacent tracts, same ownership
- 17,958 VPD Total on State Hwy 171 & S FM 2331
- ±4,375 SF existing structures (±2,800 SF & ±1,425 SF)
- Septic on both structures
- No minerals conveyed
- Johnson County | Godley ISD

Hard Corner Commercial Site on 8.165 Acres

300 & 304 E Hwy 171 is **8.165 acres** on the hard corner of State Hwy 171 and FM 2331 South in Godley, Texas — two adjacent tracts, same owner, zoned Commercial, inside city limits. Existing improvements total **±4,375 SF** across two structures (±2,800 SF and ±1,425 SF), both on septic. No minerals conveyed.

Godley's population has nearly quadrupled in five years. Twenty-nine subdivisions are actively building, with 16,400 lots in the pipeline. The city rezoned FM 2331 for commercial retail in 2025, and a **46-acre grocer-anchored development** is already planned on this corridor. Traffic count: **12,743 VPD** on Hwy 171 (NTCOG 2024) and **5,215 VPD** on S FM 2331 (NTCOG 2024).

Contact Broker for Pricing

PROPERTY AERIAL



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.

PROPERTY AERIAL



PROPERTY PHOTOS



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PROPERTY MAP

FOR LEASE





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