

OLD GRANBURY ROAD

HWY 377

**PRIME INVESTMENT OPPORTUNITY POSITIONED BETWEEN HWY 377 AND OLD
GRANBURY RD**

Investment Summary:

2440 East US Hwy 377, Granbury, TX 76049

2440 East US Highway 377 in Granbury, TX 76049 presents a premier commercial development opportunity offered at **\$2,450,000.00** with approximately 5 acres in one of the area's fastest-growing corridors. Located directly along the highly traveled US Highway 377, the property offers exceptional visibility with over 40,000 vehicles passing daily, making it an ideal site for retail, restaurant, office, warehouse, medical, or mixed-use development. The property's prime highway frontage, level topography, and flexible layout provide developers and investors with a strong foundation for a wide range of commercial projects, subject to applicable zoning and city approvals. Surrounded by expanding residential communities, established businesses, and continued commercial growth, the site is well-positioned to capitalize on increasing demand in the Granbury market. With its strategic location, outstanding exposure, and significant long-term appreciation potential, this property represents a rare opportunity for developers, owner-users, and investors looking to establish a presence in one of North Texas' most dynamic growth markets.

Selling Points:

Prime Highway Exposure – Directly on US Hwy 377 with ~40,000 vehicles per day, ensuring maximum visibility.

Large Lot Size – Nearly 5 acres providing flexibility for expansion or redevelopment.

Light Commercial Zoning – Supports a wide range of commercial operations and potential redevelopment opportunities.

Strong Market Potential – Located in the growing Granbury/Hood County area with increasing commercial demand.

Excellent Accessibility – Easy ingress and egress with quick connections to major roadways serving Granbury, Weatherford, and the greater Fort Worth region.

Build-to-Suit Opportunity – An ideal location for developers or owner-users looking to customize a project to meet specific operational needs.



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LOCAL PROXIMITY ATTRactions

Granbury Historic Square ~2.5 miles

Lake Granbury ~3.5 miles

Granbury Opera House ~2.5 miles

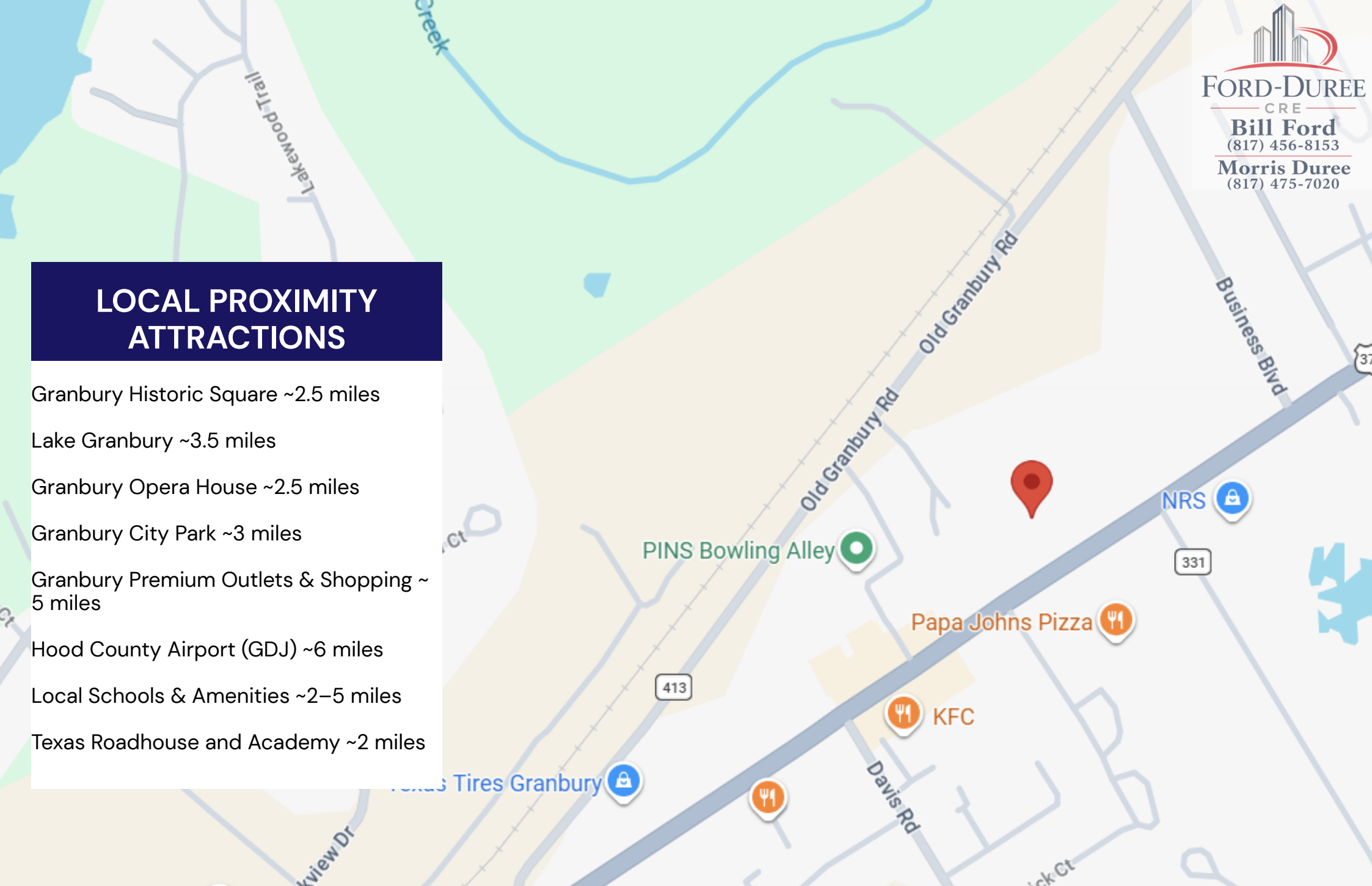
Granbury City Park ~3 miles

Granbury Premium Outlets & Shopping ~
5 miles

Hood County Airport (GDJ) ~6 miles

Local Schools & Amenities ~2-5 miles

Texas Roadhouse and Academy ~2 miles



TRAFFIC AND ACCESSIBILITY STATISTICS

Flexible Access Points

Multiple ingress and egress options support a wide range of commercial uses, from retail to industrial.

Dual Frontage & Visibility

Direct access from both Highway 377 and Old Granbury Rd allows for easy entry, exit, and strong traffic circulation.

Car-Friendly Location

Ideal for drive-by traffic and customer convenience, with easy navigation and minimal congestion barriers.

Regional Connectivity

Convenient access to Granbury and a direct route to Fort Worth, connecting the property to the broader DFW market.

Strategic Retail Corridor

Located near major shopping destinations, benefiting from steady consumer traffic and strong surrounding retail activity.

Average Daily Traffic (ADT): ~40,000+ vehicles/day

This is considered very high traffic volume for a secondary highway corridor, making it ideal for retail, service, or high-visibility commercial uses.



Where Opportunity Meets Small Town Charm!

Granbury, TX, located in scenic Hood County, is a vibrant community known for its rich history and small-town charm. The Granbury Historic Square serves as the heart of the city, featuring boutique shops, local restaurants, and regular cultural events that attract both residents and tourists. This lively atmosphere makes Granbury a destination, creating foot traffic and visibility for local businesses.

Just minutes from the property, Lake Granbury offers boating, fishing, and lakeside dining, enhancing the city's appeal for families, residents, and visitors. Granbury also provides parks, schools, and community amenities, creating a high quality of life while supporting a growing local economy. This combination of lifestyle and recreation strengthens the potential for commercial ventures that cater to both locals and tourists.

With its Light Commercial zoning, the property at 2440 East US Hwy 377 offers a flexible space for retail, office, or service-oriented businesses. Granbury's steady economic growth, expanding small business community, and thriving tourism market provide a strong foundation for investors and entrepreneurs seeking a strategic foothold in North Texas. Its location, visibility, and market potential make it an ideal site to capitalize on Granbury's unique blend of historic charm and modern opportunity.

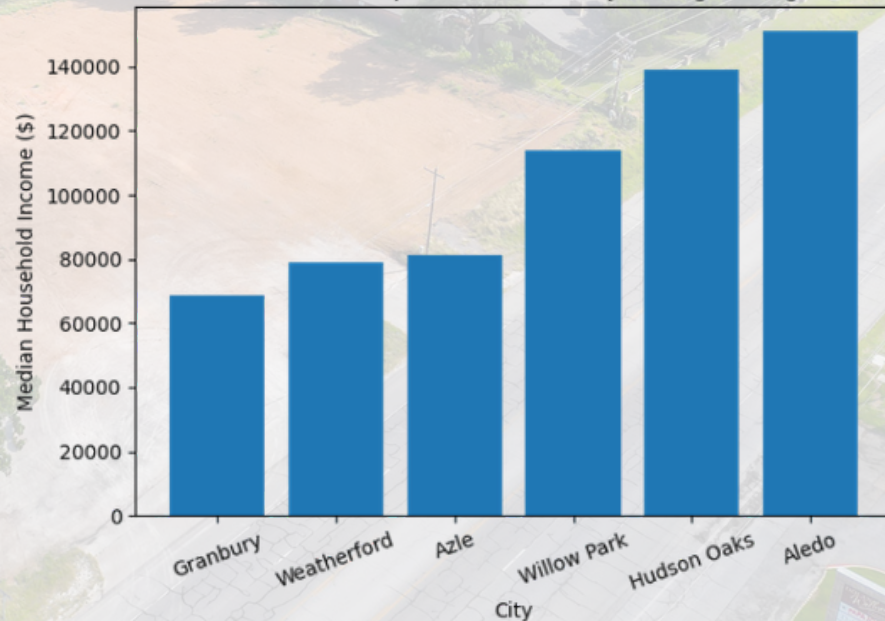
Population:

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.

<u>Granbury Realty</u>	<u>9015488</u>	<u>info@granburyrealty.com</u>	<u>817-219-2220</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date