



HIGH-VISIBILITY CORNER LOCATION WITH OUTSTANDING ACCESSIBILITY

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MORRIS DUREE
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Investment Summary:

1215 Waters Edge Dr | Granbury, TX 76048

Located at the highly visible intersection of Waters Edge Drive and Hill Boulevard, this 2.448-acre Light Commercial (LC) property presents an exceptional opportunity for investors and developers seeking a well-positioned commercial site in one of Granbury's most active growth corridors. The parcel is platted and offers access to city water, city sewer, and electricity, reducing development costs and accelerating project timelines. Its strategic location places it just minutes away of Lake Granbury and just moments from Walmart Supercenter, Lowe's, Harbor Lakes Golf Club, restaurants, medical services, banking, and rapidly expanding residential communities. The property's zoning supports a variety of commercial and mixed-use concepts, making it an attractive long-term investment in a market experiencing continued residential and commercial growth.

Selling Points:

Prime Commercial Location – Situated along one of Granbury's busiest commercial corridors with excellent accessibility and visibility from surrounding developments.

Development-Ready Site – Platted property with city water, sewer, and electricity already available, helping reduce infrastructure costs and shorten development timelines.

Strong Residential Growth – Surrounded by established and expanding neighborhoods including Harbor Lakes, Waters Edge, Catalina Bay, The Point, Josiah Estates, and Southtown, creating a built-in customer base for future commercial users.

Lifestyle Destination – Located less than 300 yards from Lake Granbury, providing proximity to boating, recreation, dining, and tourism that supports both retail and hospitality developments.

Major Retail Synergy - Positioned near Walmart Supercenter, Lowe's, restaurants, theaters, pharmacies, financial institutions, and Harbor Lakes Golf Club, generating consistent consumer traffic and business exposure.

Long-Term Appreciation Potential - As Granbury continues to attract new residents, retirees, and businesses from the Dallas-Fort Worth metroplex, commercial land in strategic locations remains increasingly limited, supporting future value appreciation.



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HILL BLVD

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LOCAL PROXIMITY ATTRactions

Lake Granbury – Less than 1 mile

Walmart Supercenter – Approximately 1 mile

Harbor Lakes Community & Golf Club – Adjacent

Lowe's Home Improvement – Approximately 1 mile

Restaurants & Retail – Within 1–2 miles

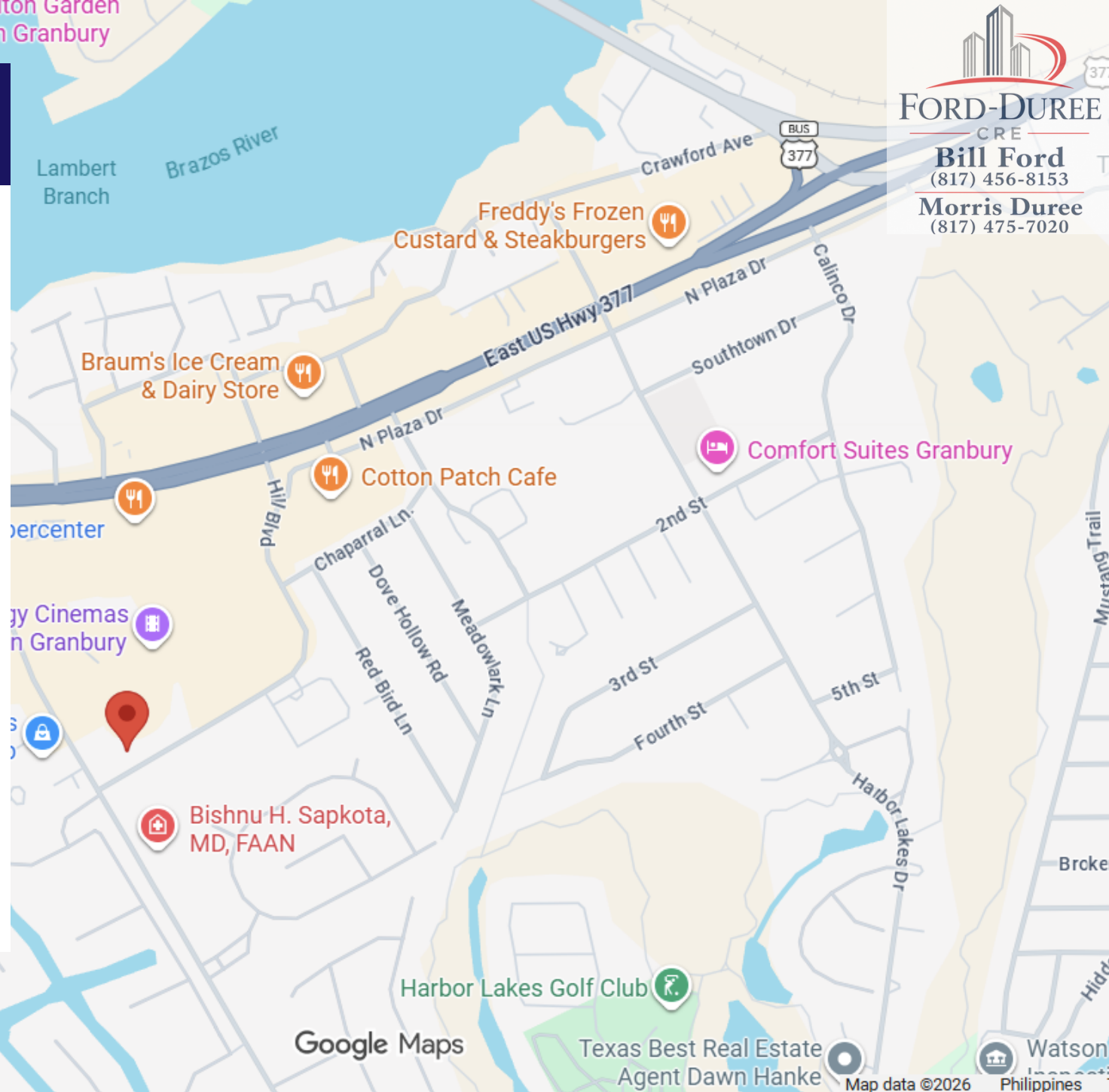
Lake Granbury Medical Center – Approximately 2 miles

Historic Granbury Square – Approximately 3 miles

Cinergy Granbury Entertainment – Approximately 2 miles

US Highway 377 – Less than 1 mile

City Beach Park & Marina – Approximately 3 miles



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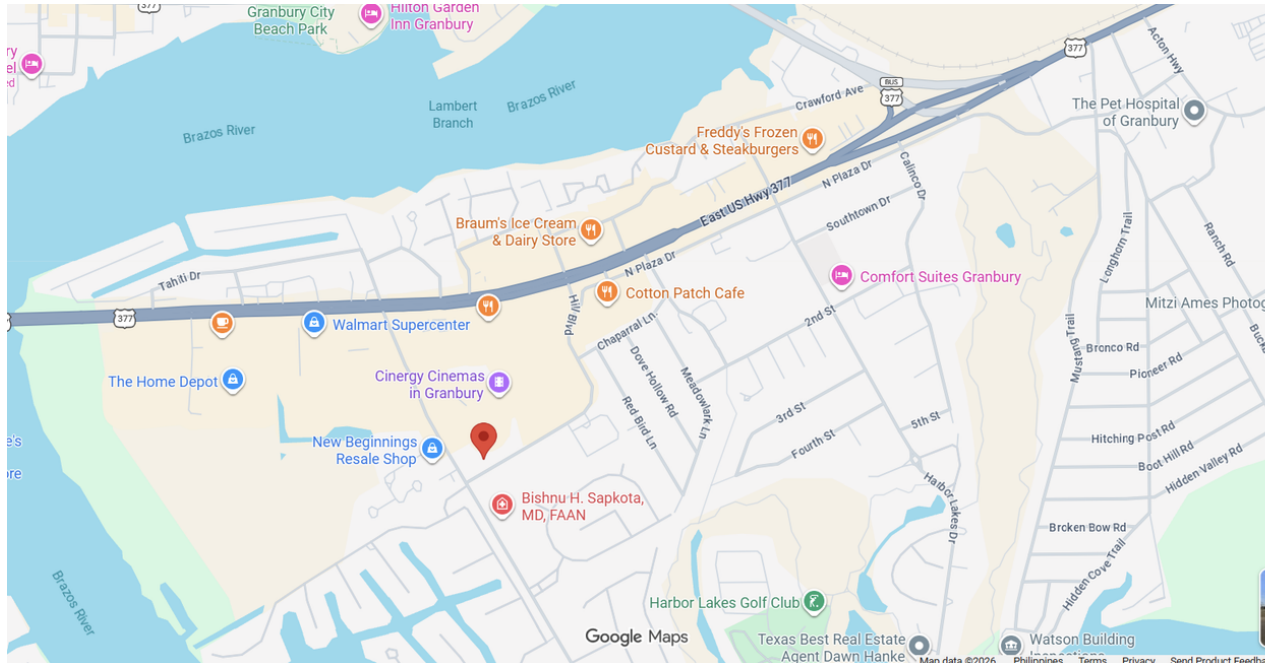
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TRAFFIC AND ACCESSIBILITY STATISTICS

Surrounded by Regional Retail Anchors including Walmart, Lowe's, Starbucks, Chick-fil-A, and other national retailers that generate consistent daily traffic.

Immediate Access to US Highway 377, connecting Granbury to the Dallas–Fort Worth Metroplex and neighboring communities.

Located Within Granbury's Primary Commercial Growth Corridor, identified in the City's Master Thoroughfare Plan as a key arterial network supporting continued commercial development.



Waters Edge Drive: 9,451 Vehicles Per Day (VPD) providing direct access to surrounding residential neighborhoods and major retailers.

US Highway 377: 43,340 Vehicles Per Day (VPD) — Granbury's primary commercial corridor offering outstanding visibility and customer exposure.

Where Growth Meets Investment Opportunity

Situated at the signalized corner of Hill Blvd. and Crawford Ave., 1215 Waters Edge places your investment in the heart of one of Granbury's most active and expanding commercial corridors. This highly visible 1.106-acre corner site benefits from excellent traffic exposure, easy accessibility, and close proximity to the city's established retail, medical, and residential districts.

Granbury is one of North Texas' fastest-growing communities, offering the charm of a historic lake town while continuing to attract new residents, businesses, and commercial development. Located less than an hour southwest of Fort Worth, the city serves as the commercial hub of Hood County and continues to experience strong economic and population growth.

Just minutes from the property is the nationally recognized Historic Granbury Square, a vibrant destination featuring boutique shopping, local restaurants, entertainment venues, and year-round community events. Together with the recreational appeal of Lake Granbury, the city welcomes more than one million visitors each year, creating a steady flow of customers that supports local businesses throughout the area.

The property's location is surrounded by established neighborhoods, healthcare providers, schools, retail centers, restaurants, and professional offices, making it well suited for a variety of commercial uses including medical, retail, office, restaurant, financial, and service-oriented businesses.

As Granbury continues to expand, commercial land at highly visible, signalized intersections has become increasingly limited. 1215 Waters Edge offers investors and developers the opportunity to secure a premium corner location positioned to benefit from the city's continued growth, strong consumer base, and long-term commercial demand.

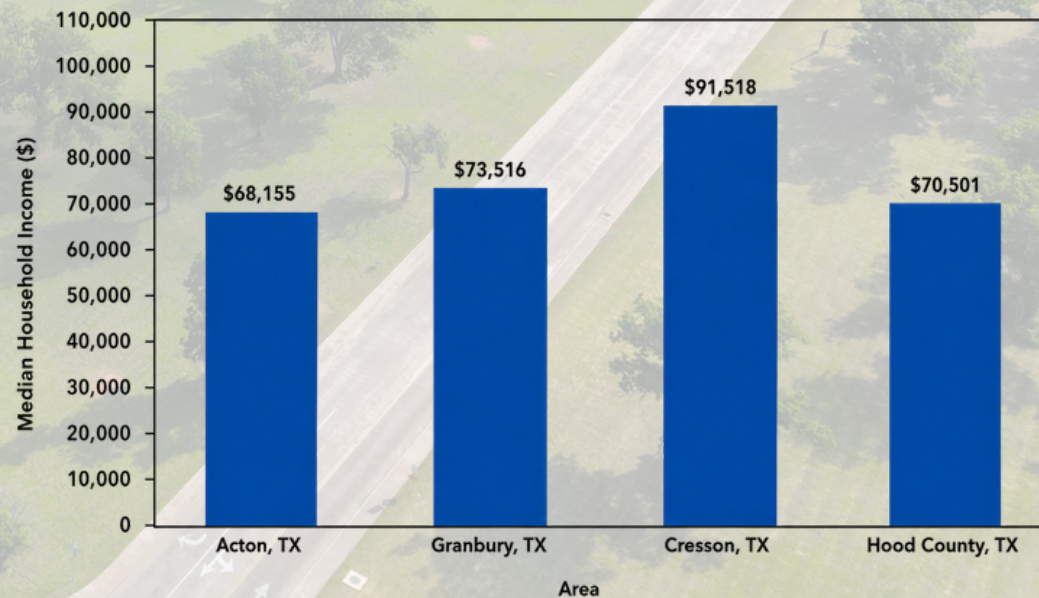
Population:

The broader Granbury area has a growing population, with estimates around ~13,000 to 13,500 residents (2024-2025)

Population of Hood County:

Hood County Population: 70,501 residents (2025 U.S. Census Estimate) – 14.5% growth since 2020, reflecting the area's strong residential expansion and increasing demand for commercial services.

Median Household Income Comparison – Hood County & Nearby Areas (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 **Granbury, Hood County, Texas**.

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