

INVESTMENT PROPERTY WITH 7.72% CAP RATE

BILL FORD
817-456-8153

MORRIS DUREE
817-475-7020

Investment Summary:

2420 Bob White Dr, Granbury, TX 76049, USA

Position your portfolio with a fully stabilized, income-producing commercial asset at 2420 Bob White Drive, Granbury, Texas. This exceptional 2 Acres of Commercial Investment Property offered at **\$1,995,000** features 100% occupancy through 2034, secured by two nationally recognized fitness brands with long-term leases that include scheduled rental escalations, providing investors with predictable and growing cash flow. The property consists of approximately 13,000 square feet of commercial improvements situated on 2 acres, offering ample parking, modern infrastructure, and an additional storage building with future income potential. With minimal management requirements, established tenants, and a strategic location in one of Granbury's growing commercial corridors, this property presents an outstanding opportunity for investors seeking stable returns, long-term appreciation, and reliable passive income.

Selling Points:

100% Occupied Through 2034 – Long-term leases provide stable, predictable income with reduced vacancy risk.

National Creditworthy Tenants – Anchored by Powerhouse Gym and Fit Body Boot Camp, both established fitness brands with strong community presence.

Passive Investment Opportunity – Ideal for investors seeking a hands-off asset with established operations already in place.

Additional Income Opportunity – Includes a 20' x 20' storage building that offers potential for supplemental rental income.

Ample Parking & Modern Infrastructure – Asphalt paving, city water, and quality site improvements enhance tenant satisfaction and long-term value.

Located in Growing Granbury Market – Positioned to benefit from continued residential and commercial expansion in Hood County.

13,000 SF on 2 Acres – Well-maintained commercial improvements with room for continued operational efficiency.



ACTON HWY

CLEVELAND RD

BOB WHITE DR

LOCAL PROXIMITY ATTRACTIONS

Lake Granbury – Less than 1 mile

Walmart Supercenter – ~ 1 mile

Harbor Lakes Community & Golf Club
– Adjacent

Lowe's Home Improvement – ~ 1 mile

Restaurants & Retail – Within 1–2 miles

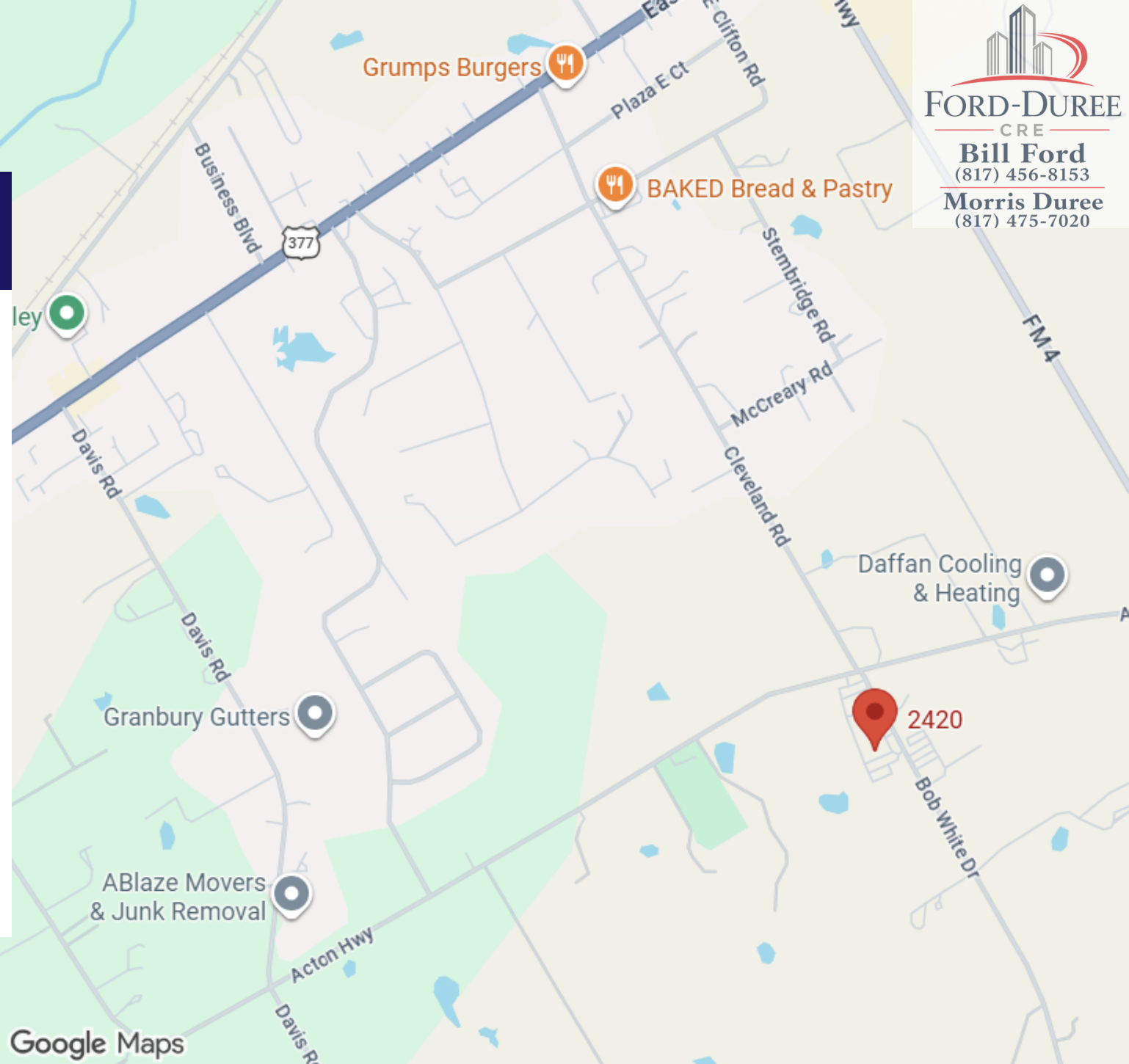
Lake Granbury Medical Center – ~ 2
miles

Historic Granbury Square – ~ 3 miles

Cinergy Granbury – ~ 2 miles

US Highway 377 – Less than 1 mile

Granbury City Beach Park – ~ 3 miles



TRAFFIC AND ACCESSIBILITY STATISTICS

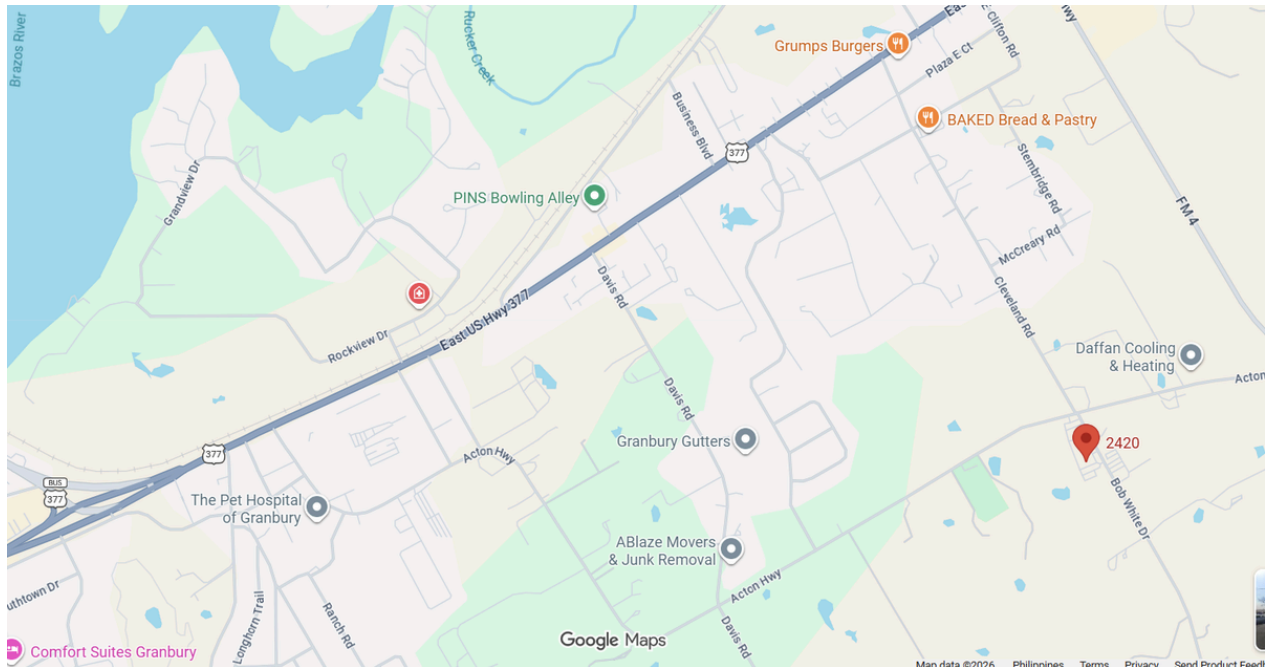
Regional Accessibility – Approximately 35 miles to Weatherford and 40 miles to downtown Fort Worth, providing convenient access to the greater Dallas–Fort Worth market.

US Highway 377 – Less than 1 mile with **Annual Average Daily Traffic** (AADT) exceeding 40,000 vehicles per day, providing exceptional visibility and accessibility for businesses.

Major Commercial Corridor – Located within one of Granbury's primary retail and business districts, surrounded by national retailers, restaurants, healthcare, and professional services.

SH 144 Interchange – Approximately 1 mile, offering direct regional connectivity to Granbury, Weatherford, Glen Rose, and Fort Worth.

Future Infrastructure Improvements – TxDOT has planned expansion of the US 377 corridor, including widening to six lanes, intersection upgrades, improved access management, and shared-use paths to enhance traffic flow and long-term mobility.



Where Growth Meets Investment Opportunity

Located along one of Granbury's most established commercial corridors, 2420 Bob White offers investors an exceptional opportunity to acquire a highly visible commercial property in a market experiencing sustained economic growth. Positioned near major retailers, restaurants, healthcare providers, and residential communities, the property benefits from strong daily traffic and convenient access to the city's primary commercial destinations.

Granbury has become one of North Texas' most sought-after communities, combining small-town charm with a rapidly expanding economy. As the commercial hub of Hood County and located less than an hour southwest of Fort Worth, the city continues to attract new residents, businesses, and commercial development, creating increasing demand for well-located investment properties.

Just minutes from 2420 Bob White is the award-winning Historic Granbury Square, a vibrant destination known for its unique shopping, locally owned restaurants, entertainment, and year-round festivals. Together with the recreational appeal of Lake Granbury, the city welcomes more than one million visitors annually, generating a steady stream of consumers that supports retail, hospitality, and service-oriented businesses throughout the area.

The property's location also provides convenient access to major transportation routes, established neighborhoods, schools, medical facilities, and expanding retail centers, making it an attractive location for a variety of commercial uses. Its proximity to both local residents and regional visitors enhances its long-term value as Granbury continues to grow.

As commercial expansion continues throughout Hood County, properties like 2420 Bob White are becoming increasingly desirable for investors seeking stable market fundamentals, strong visibility, and long-term appreciation potential. Combining a strategic location with Granbury's continued growth, this property represents an outstanding opportunity to invest in one of North Texas' most dynamic commercial markets.

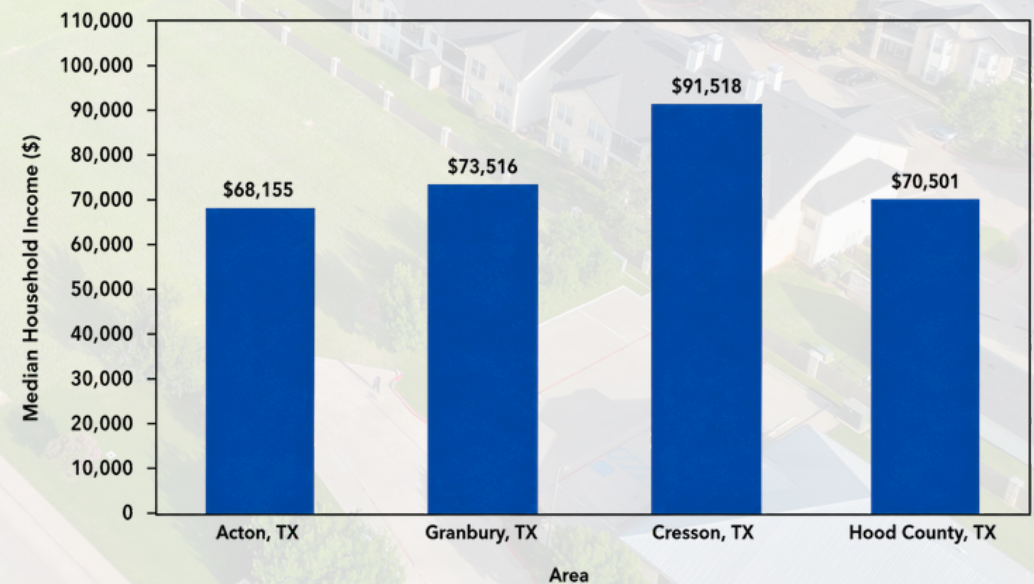
Population:

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:

BILL FORD
817-456-8153
bill@billanddanielleford.com

MORRIS DUREE
817-475-7020
morris@granburyrealty.com

PREFERRED TITLE COMPANY

Baker Firm – Weatherford
JJenny Bisceglia
830-931-4845
jbisceglia@fidelity-usa.com



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.

Ford-Duree CRE	9015488	info@granburyrealty.com	817-219-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamila Johnson	488009	pam@granburyrealty.com	979-777-3559
Designated Broker of Firm	License No.	Email	Phone
Morris Duree	723813	morris@granburyrealty.com	817-475-7020
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Morris Duree	723813	morris@granburyrealty.com	817-475-7020
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date