

Dan L. Griffin
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PROPERTY # 1 - 13.597 Acres

PROPERTY # 2 - 13.489 Acres

LOCATION - Acton Hwy. (2000 feet from S. H. 377)

ZONING - Interim Holding

LAND USE PLAN - Retail/Office

THOROUGHFARE PLAN # 1 - Future 2 lane to Cleveland Road.

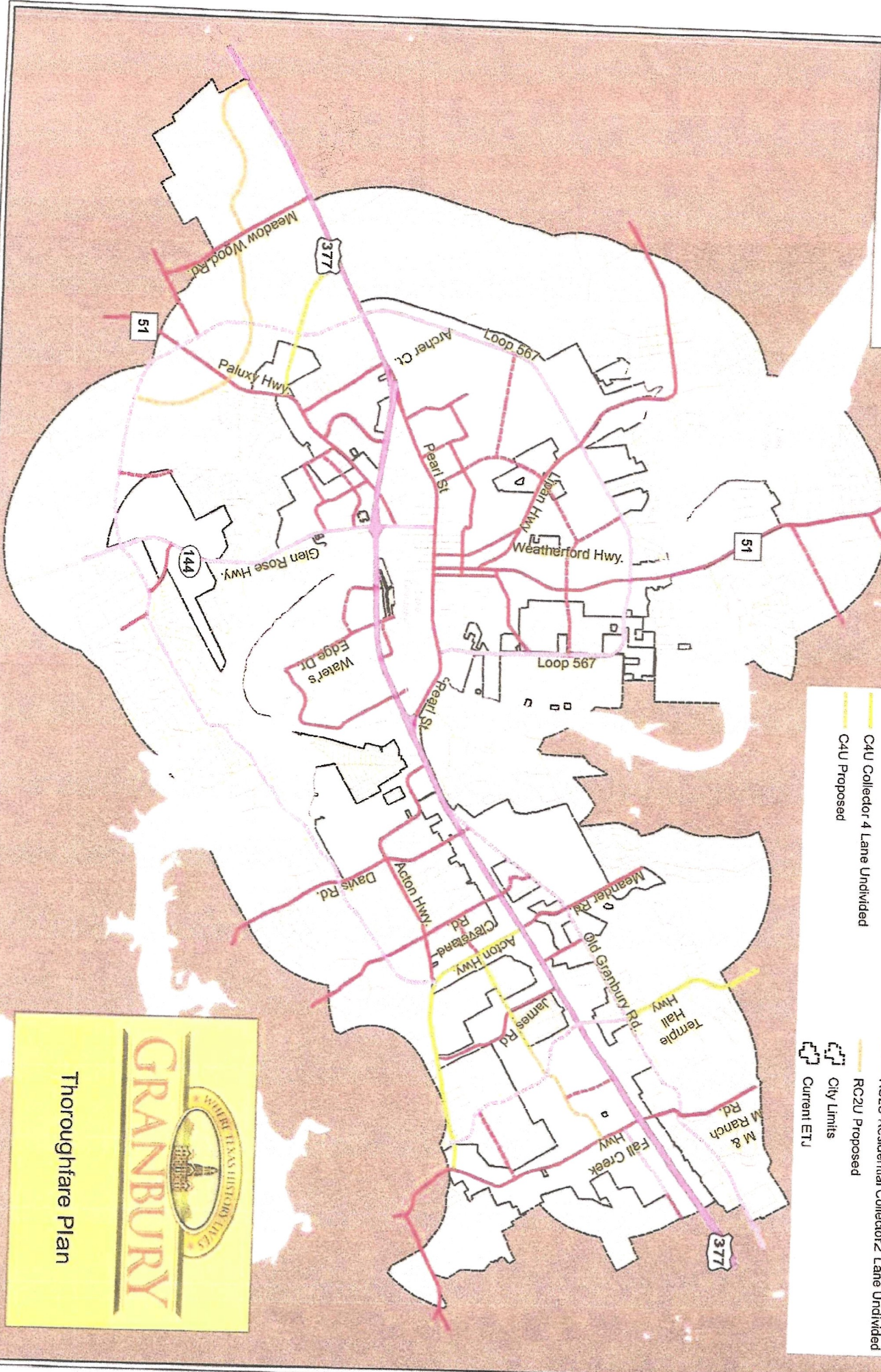
THOROUGHFARE PLAN # 2 - Future 4 lane to Fall Creek Hwy.












UTILITIES - Available from adjoining commercial developments.

PROPERTY DIMENSIONS - See Exhibit A.

PRICE # **2** - \$1,950,000

PRICE # **1** - \$1,750,000



-  TP6U Primary Thoroughfare 6 Lane Undivided
-  TS4U Secondary Thoroughfare 4 Lane Undivided
-  TS4U Proposed
-  C4U Collector 4 Lane Undivided
-  C4U Proposed
-  C2U Commercial 2 Lane Undivided
-  C2U Proposed
-  RC2U Residential Collector 2 Lane Undivided
-  RC2U Proposed
-  City Limits
-  Current ETU

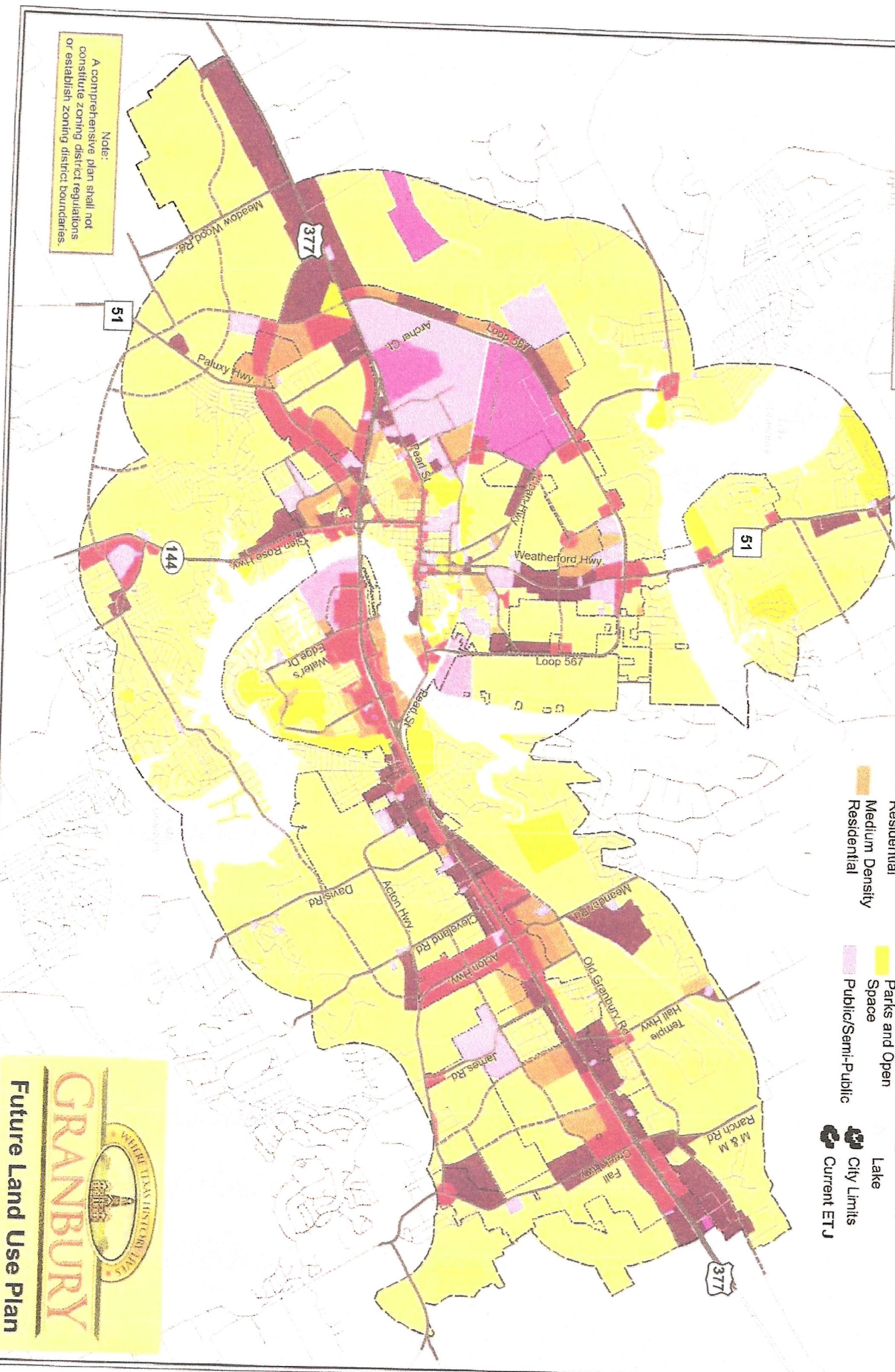

GRANBURY
 Thoroughfare Plan

0 0.5 1 2 Miles

FREESE AND NICHOLS

Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

- Land Uses**
- Retail/Office
 - Commercial
 - Industrial
 - Lake
 - High Density Residential
 - Manufactured Home
 - Parks and Open Space
 - Public/Semi-Public
 - Mixed Use
 - Low Density Residential
 - Medium Density Residential
 - Residential



GRANBURY

Future Land Use Plan

Demographic Summary Report

3815 & 3816 FM 4 (Acton Highway), Granbury, TX 76049

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Prepared for: **Dan Griffin**

Radius	1 Mile	2 Mile	5 Mile
Population			
2026 Projection	1,288	9,443	45,303
2021 Estimate	1,177	8,562	40,705
2010 Census	1,043	7,080	31,003
Growth 2021 - 2026	9.43%	10.29%	11.30%
Growth 2010 - 2021	12.85%	20.93%	31.29%
2021 Population by Hispanic Origin	203	1,111	4,989
2021 Population	1,177	8,562	40,705
White	1,127 95.75%	8,158 95.28%	38,715 95.11%
Black	14 1.19%	101 1.18%	510 1.25%
Am. Indian & Alaskan	10 0.85%	93 1.09%	437 1.07%
Asian	7 0.59%	77 0.90%	383 0.94%
Hawaiian & Pacific Island	2 0.17%	14 0.16%	41 0.10%
Other	17 1.44%	119 1.39%	619 1.52%
U.S. Armed Forces	2	5	18
Households			
2026 Projection	490	3,577	18,402
2021 Estimate	450	3,256	16,587
2010 Census	403	2,720	12,739
Growth 2021 - 2026	8.89%	9.86%	10.94%
Growth 2010 - 2021	11.66%	19.71%	30.21%
Owner Occupied	331 73.56%	2,578 79.18%	12,447 75.04%
Renter Occupied	118 26.22%	679 20.85%	4,141 24.97%
2021 Households by HH Income	451	3,255	16,587
Income: <\$25,000	73 16.19%	354 10.88%	2,939 17.72%
Income: \$25,000 - \$50,000	143 31.71%	706 21.69%	3,203 19.31%
Income: \$50,000 - \$75,000	60 13.30%	516 15.85%	2,821 17.01%
Income: \$75,000 - \$100,000	44 9.76%	394 12.10%	1,975 11.91%
Income: \$100,000 - \$125,000	45 9.98%	346 10.63%	1,708 10.30%
Income: \$125,000 - \$150,000	34 7.54%	367 11.27%	1,223 7.37%
Income: \$150,000 - \$200,000	35 7.76%	316 9.71%	1,418 8.55%
Income: \$200,000+	17 3.77%	256 7.86%	1,300 7.84%
2021 Avg Household Income	\$76,922	\$99,096	\$91,855
2021 Med Household Income	\$55,937	\$78,268	\$69,316

