



# CLARK

REAL ESTATE GROUP

## 3641 FALL CREEK HWY

### GRANBURY, TX 76049

## PROFESSIONAL OFFICE BUILDINGS FOR LEASE



### PROPERTY INFORMATION:

- TWO BUILDINGS
- COMBINED 5,546 SQ FT
- OFFICES, MEETING ROOMS & STORAGE
- HIGH TRAFFIC & GREAT VISIBILITY

**LEASE PRICE: \$12/FT**



**ALI BORRON - 817.964.2088**

**TIM CLARK - 817.578.0609**

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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**3641 FALL CREEK HWY**

**GRANBURY, TX 76049**

## **PROPERTY INFORMATION**

**PROFESSIONAL OFFICE BUILDINGS FOR LEASE!** This well-maintained commercial property offers two buildings totaling 5,546 square feet, ideal for businesses seeking flexible space.

Located in an area with high visibility and traffic, the property includes a larger building of 3,986 square feet and a smaller building of 1,560 square feet, offering a mix of private offices, meeting rooms, and storage areas. The larger building features ten good size offices, providing professional spaces for work. Also included is conference room and two restrooms. Two kitchenettes add convenience for staff and ample storage space helps keep the workplace organized.

The smaller building offers a reception area, four offices, two kitchenette, and a restroom. A notable feature of this smaller building is a secure safe room with a metal door, providing added protection as needed. The smaller building also includes window shutters throughout. Both buildings are situated on a spacious lot with an open parking area that provides 16 parking spots, ensuring convenient access for staff and visitors. The lot offers flexibility for additional vehicle or delivery space.

This property offers an excellent opportunity for businesses looking for offices for medical and professional services. With its prime location and ample parking, it is a perfect fit for businesses seeking both functionality and convenience. Contact us today to schedule a tour or for more information.

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**EXTERIOR PHOTOS**



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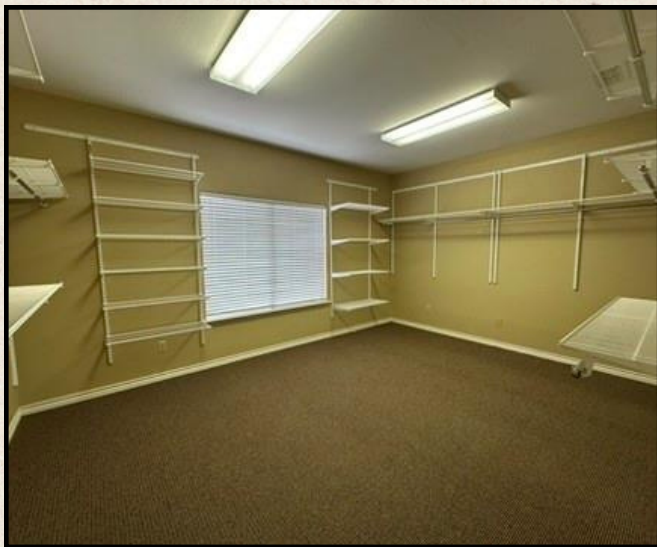
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## INTERIOR PHOTOS



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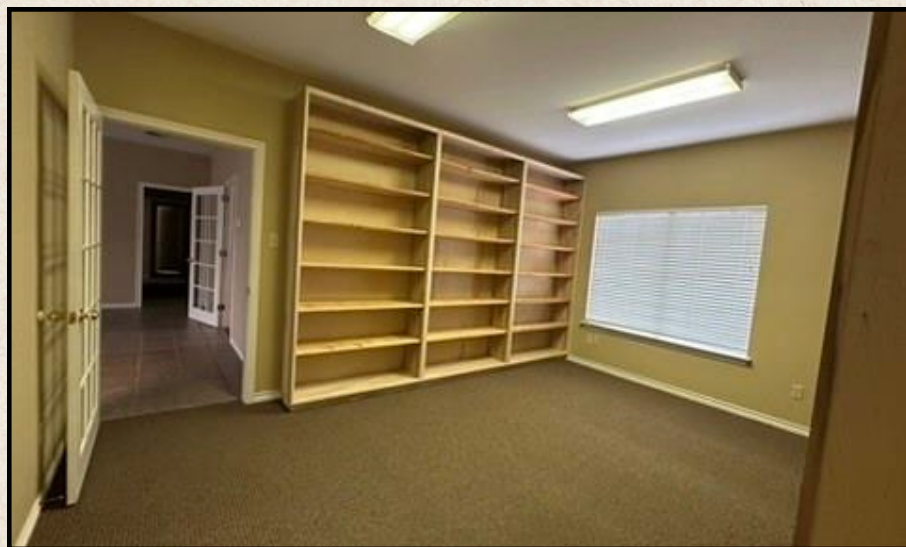
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**AERIAL**



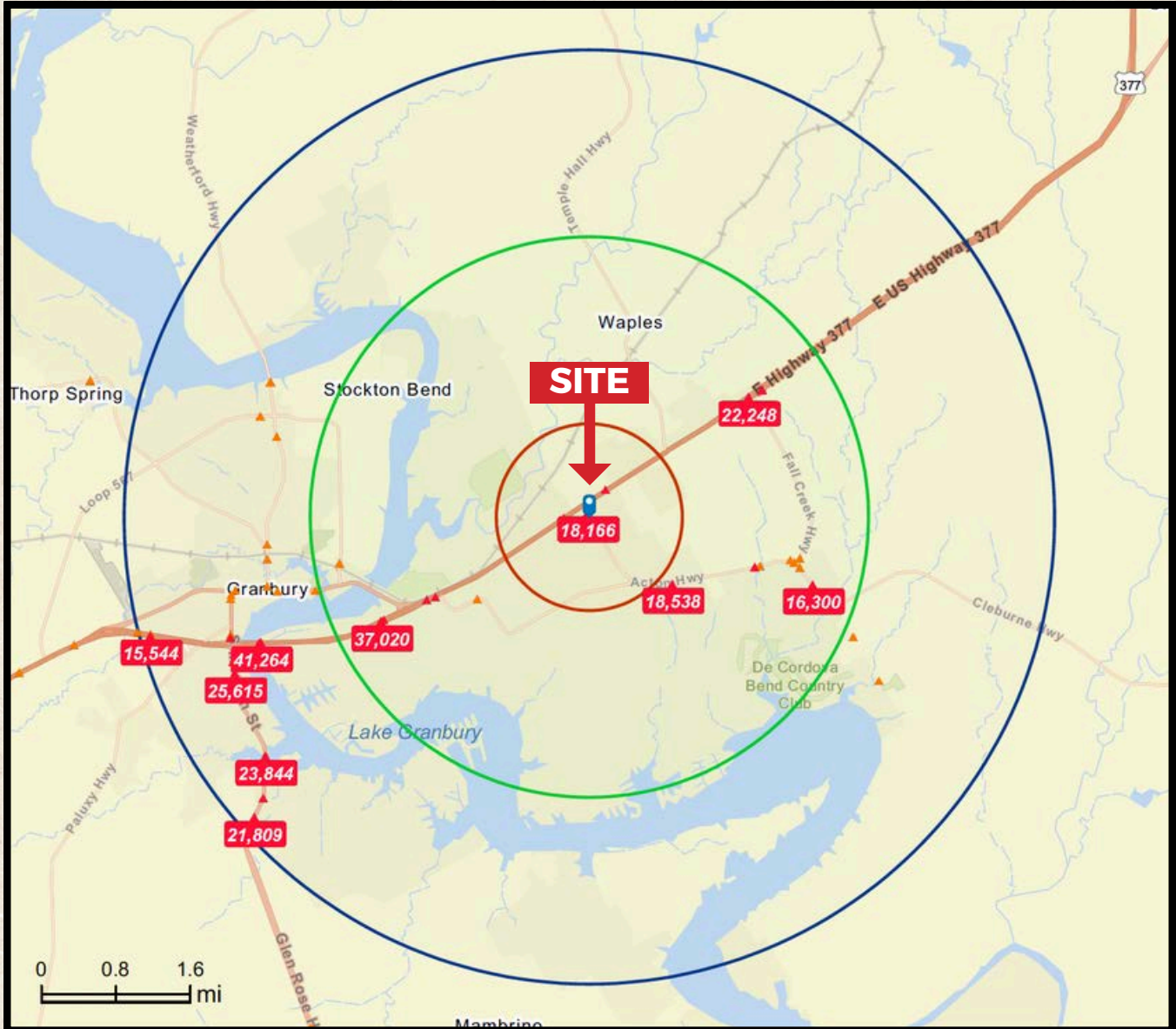
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## DAILY TRAFFIC COUNTS



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,686	20,480	39,925
POPULATION GROWTH	.62%	2.31%	2.09%
EMPLOYEES	1,989	7,086	17,583
MEDIAN HH INCOME	\$62,443	\$89,939	\$81,402

## LOCAL MARKET PROFILE WITHIN 5 MILES OF SITE



**103**  
RESTAURANTS



**77**  
HOSPITALS &  
HEALTHCARE FACILITIES



**12**  
SPIRITUAL  
CENTERS



**20**  
FOOD &  
BEVERAGE



**11**  
SCHOOLS &  
PLACES FOR EDUCATION



**5**  
PARKS &  
GARDENS



**10**  
AMUSEMENT  
DESTINATIONS



**1**  
LIBRARIES



**1**  
PLAYGROUNDS

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

**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.

**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>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alice Borron</u>	<u>371674</u>	<u>alice@clarkreg.com</u>	<u>817-964-2088</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035  
Timothy Clark

Phone: 817-578-0609

Fax: 817-396-4544

IABS

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