



PROPERTY SUMMARY

PROPERTY:	Sunset Acres Industrial
LOCATION:	105 Sunset Acres Ct, Granbury, TX 76048 – Hood County
POTENTIAL USE:	Commercial Industrial Warehouse Automotive
ZONING:	None – Outside of City Limits
AVAILABILITY:	<u>Building F - +/- 3,538 SF</u> - Restroom, Office, two (1) 12' x 12' OHD, Covered Outside Storage, 1-Ton Crane, Reinforced Walls in Warehouse <u>Building H & I - +/- 6,200 SF</u> - Restroom, Office, Two (2) 14' x 14' OHD, (2) 9'x10' OHD, Covered Outside Storage, 1-Ton Crane <u>Building K - +/- 6,486 SF</u> - Restroom, (2) 14' x 14' OHD, Covered Outside Storage, Paint Booth, 1-Ton Crane
UTILITIES:	To Property – Tenant Expense
PARKING:	Ample
SIGNAGE:	Signage Available. All signage will be per city ordinances and Landlords approval.
RATE:	\$6.50 / SF / Yr + NNN (\$1.59/SF)
TERMS:	Negotiable

COMMENTS: Functional industrial site offering a mix of clear-span warehouse, existing office build-out, and specialized improvements across multiple buildings. The property is equipped with grade-level loading, overhead cranes, and covered outside storage, providing flexibility for a wide range of industrial users. Situated on approximately 6.77 acres, the site offers some yard space, ample parking, and some room for outdoor operations or equipment storage. Located along US Hwy 377 in Granbury, the property provides convenient access to the broader DFW market while maintaining the operational flexibility of being outside city limits. Ideal for contractors, fabrication, service-based users, or light manufacturing operations seeking affordable space with functionality already in place.

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