

LAND FOR  
SALE

68.92 ACRES

HIGHWAY 377  
FRONTAGE

HIGH TRAFFIC

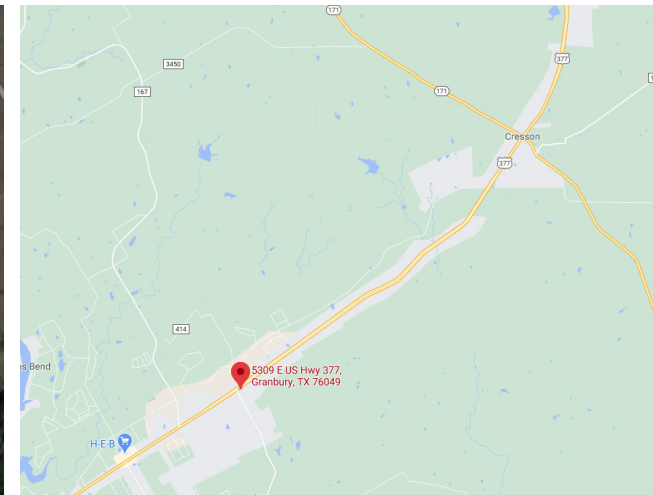


TRANSWESTERN

REAL ESTATE  
SERVICES

# GRANBURY CENTER

5309-5601 E US HIGHWAY 377, GRANBURY, TX 76049



## For More Information:

**Grant Huff**

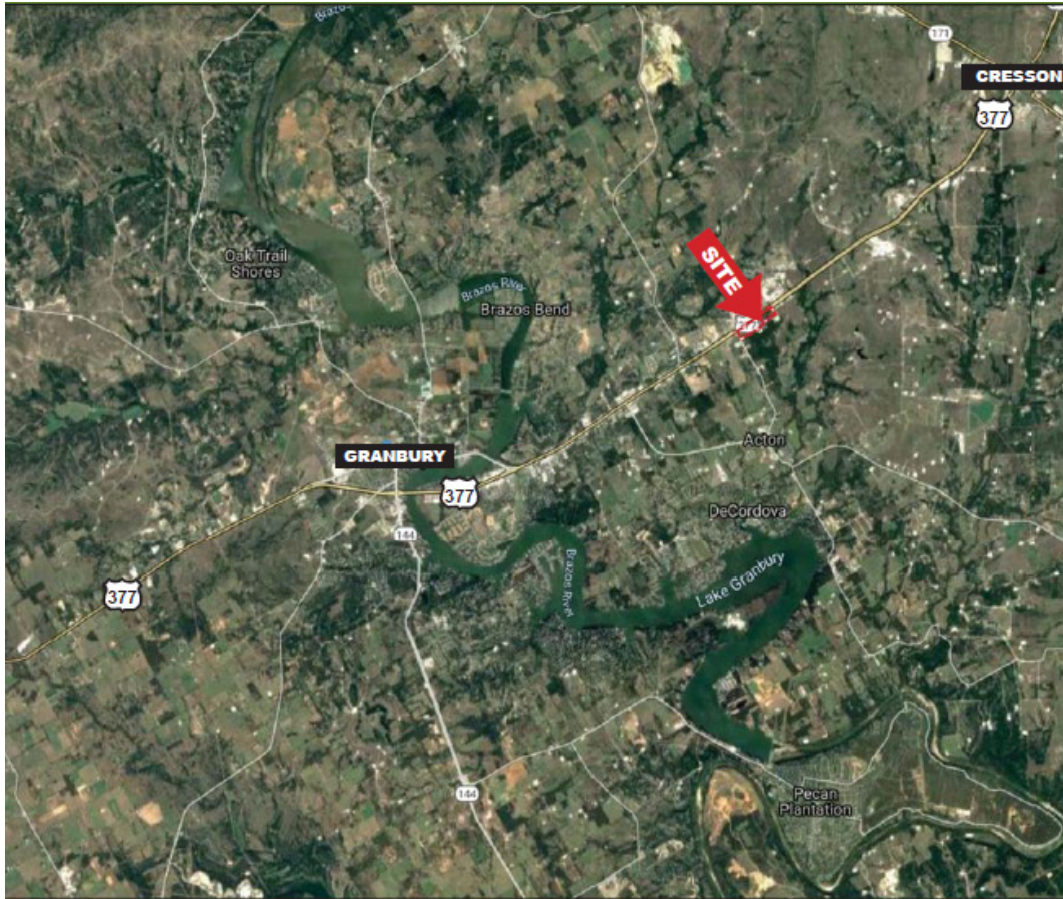
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# GRANBURY CENTER

5309-5601 E US HIGHWAY 377, GRANBURY, TX 76049



## Property Information:

- +/- 68.982 acres available for land development
- Two natural ponds one of which is seasonal
- Located on the southeast corner of Highway 377 and Fall Creek Hwy (Hwy 167). Directly across from Tommy's Convenient Store
- Utilities: none to site
- Access easement along the south perimeter for electric/gas access
- Will subdivide, but will not sell only the hard corner

**SALES PRICE: \$7,500,000**

## TRAFFIC COUNTS



E Highway 377 @ M&M Ranch Road  
(Eastbound & Westbound)

**44,688 vpd**



Fall Creek Highway @ US Highway 377  
(Southbound & Northbound)

**13,984 vpd**

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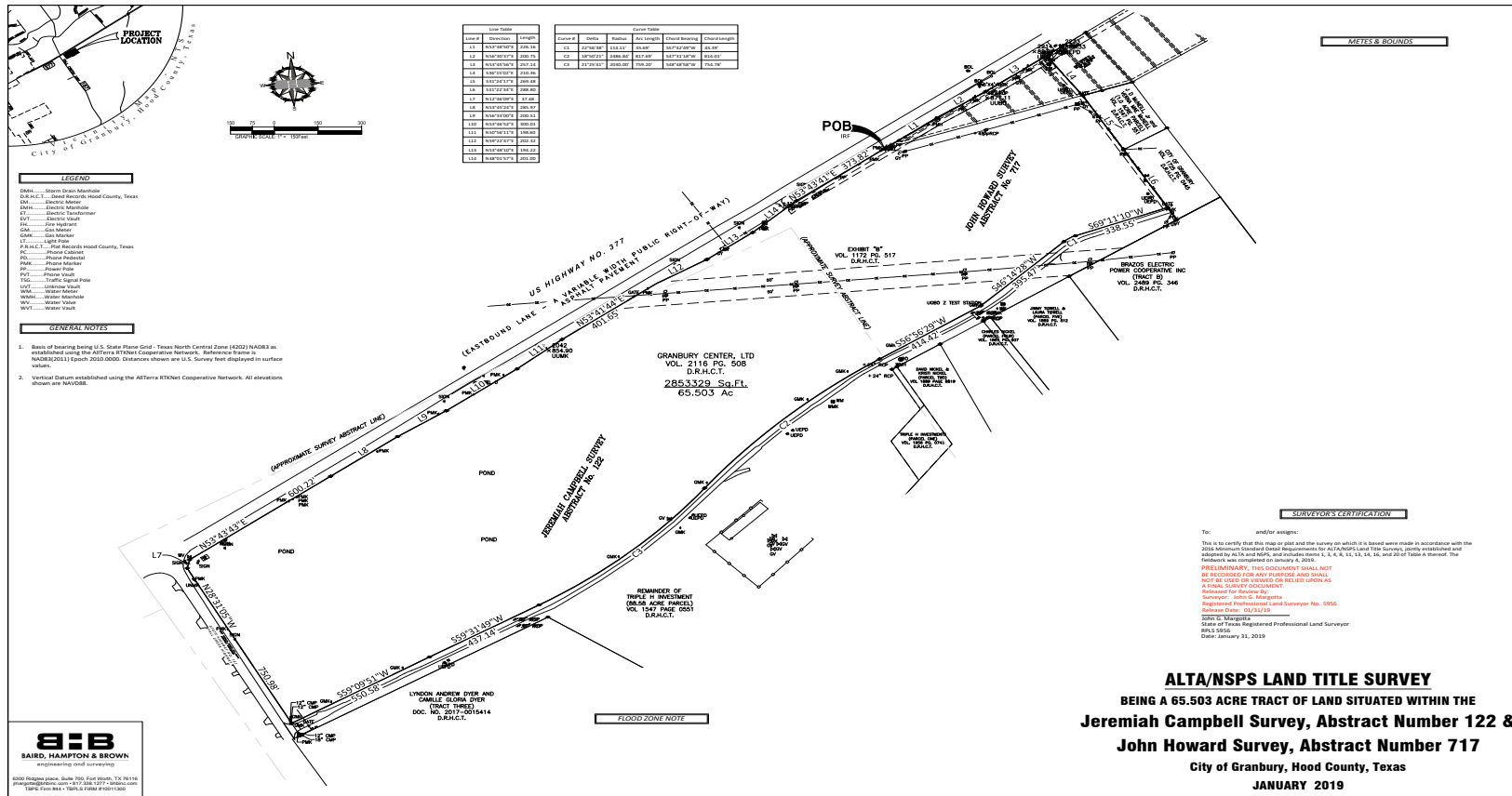
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## REAL ESTATE SERVICES



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	9,102	21,115	61,538
HOUSEHOLDS	3,506	8,484	24,971
AVERAGE HH INCOME	\$91,089	\$89,936	\$87,155

### Fore More Information:

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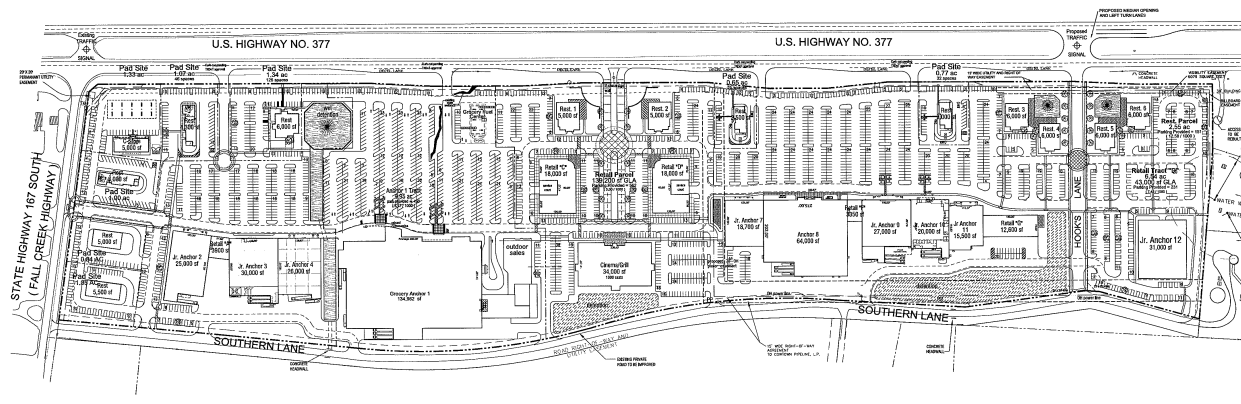
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TABULATIONS	BLDG AREA	PARKG REQ'D
Major Anchors	209,000	1,300 of 697
Jr. Anchors	193,200	1,300 of 644
Retail	55,850	1,300 of 186
Restaurants (8 at 4,200 seats)	34,000	17.5 seats/400
Cinema / Grill (1000 seats)	34,000	17.5 seats/334
<b>TOTAL</b>	<b>526,050</b>	<b>2281</b>
(excludes pads)		
PARKING PROVIDED		2468
(includes pads)		
<b>TOTAL SITE AREA</b>	<b>± 65,503 ac</b>	<b>Parking Ratio 4:01/1000</b>
<b>PAD SITE AREA</b>	<b>± 8.05 ac</b>	

## SITE PLAN



THIS PLAN IS PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. ANY REUSE OF THIS PLAN IS AT THE USER'S RISK. THE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THIS PLAN.

Hwy 377 at S.H. 167 GRANBURY, TEXAS

BRIDGES architecture planning  
10000 Hwy 377, Suite 100, Granbury, TX 76049  
(817) 533-1000

SCHEME  
SP-14



## For More Information:

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>Grant Huff</b>	<b>567097</b>	<b>grant.huff@transwestern.com</b>	<b>(817)877-4433</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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)  
IABS 1-0