

Highway 377 at Plaza Dr.
Granbury, Texas | Hood County

LAND FOR SALE



DB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

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3D
REALTY PARTNERS

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2021

Highway 377 at Plaza Dr. Granbury, Texas | Hood County

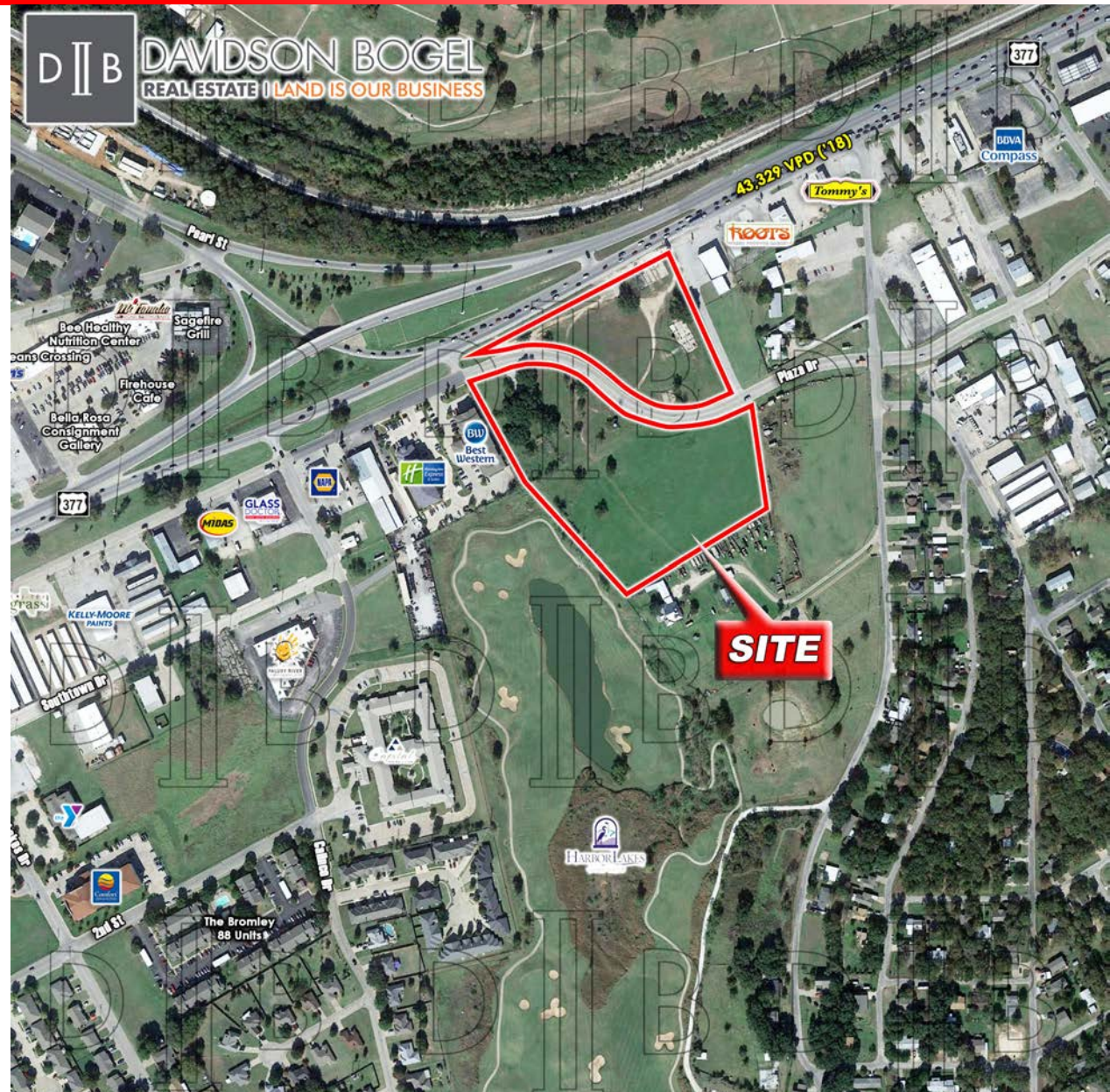
LAND FOR SALE

Property Overview


Size: ± 11.12 Acres
Zoning: LC - Light Commercial
Traffic Counts: Highway 377: 43,329 VPD
Utilities: Available - City of Granbury

Demographics:

	1 Mile	2 Miles	3 Miles
2020 Population	3,114	9,654	21,240
% Proj Growth 2020-2025	1.2%	1.0%	0.8%
2020 Median HH Income	\$67,309	\$62,583	\$63,690
2020 Average HH Income	\$93,963	\$86,267	\$83,306





 **esri**

Demographic and Income Profile

1651 E Highway 377
1651 E Highway 377, Granbury, Texas, 76049
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 32.49957
Longitude: -97.75981

Summary	Census 2010		2019		2024	
Population	35,340		41,310		44,572	
Households	14,212		16,603		17,915	
Families	9,945		11,571		12,463	
Average Household Size	2.44		2.45		2.45	
Owner Occupied Housing Units	10,561		11,710		12,670	
Renter Occupied Housing Units	3,651		4,893		5,245	
Median Age	44.4		46.1		46.6	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.53%		1.59%		0.77%	
Households	1.53%		1.55%		0.75%	
Families	1.50%		1.53%		0.68%	
Owner HHs	1.50%		1.63%		0.92%	
Median Household Income	2.26%		2.50%		2.70%	

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,729	10.4%	1,555	8.7%
\$15,000 - \$24,999	1,524	9.2%	1,405	7.8%
\$25,000 - \$34,999	1,718	10.3%	1,630	9.1%
\$35,000 - \$49,999	2,077	12.5%	2,065	11.5%
\$50,000 - \$74,999	3,220	19.4%	3,484	19.4%
\$75,000 - \$99,999	2,025	12.2%	2,269	12.7%
\$100,000 - \$149,999	2,400	14.5%	2,977	16.6%
\$150,000 - \$199,999	931	5.6%	1,275	7.1%
\$200,000+	980	5.9%	1,255	7.0%
Median Household Income	\$57,445		\$64,236	
Average Household Income	\$81,122		\$92,506	
Per Capita Income	\$32,748		\$37,341	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,136	6.0%	2,255	5.5%	2,396	5.4%
5 - 9	2,051	5.8%	2,333	5.6%	2,494	5.6%
10 - 14	2,188	6.2%	2,389	5.8%	2,667	6.0%
15 - 19	2,129	6.0%	2,184	5.3%	2,481	5.6%
20 - 24	1,740	4.9%	1,933	4.7%	1,885	4.2%
25 - 34	3,774	10.7%	4,561	11.0%	4,426	9.9%
35 - 44	3,914	11.3%	4,502	10.9%	5,172	11.6%
45 - 54	5,201	14.7%	4,816	11.7%	4,921	11.0%
55 - 64	5,167	14.6%	6,496	15.7%	6,416	14.4%
65 - 74	3,911	11.1%	5,584	13.5%	6,425	14.4%
75 - 84	2,223	6.3%	3,040	7.4%	3,910	8.8%
85+	905	2.6%	1,217	2.9%	1,379	3.1%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,452	91.8%	36,752	89.0%	38,834	87.1%
Black Alone	198	0.6%	463	1.1%	597	1.3%
American Indian Alone	274	0.8%	356	0.9%	405	0.9%
Asian Alone	216	0.6%	383	0.9%	523	1.2%
Pacific Islander Alone	24	0.1%	29	0.1%	33	0.1%
Some Other Race Alone	1,645	4.7%	2,526	6.1%	3,208	7.2%
Two or More Races	531	1.5%	802	1.9%	973	2.2%
Hispanic Origin (Any Race)	4,084	11.6%	6,223	15.1%	7,753	17.4%

Data Notes: Income is expressed in current dollars.

Sources: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2019 and 2024.

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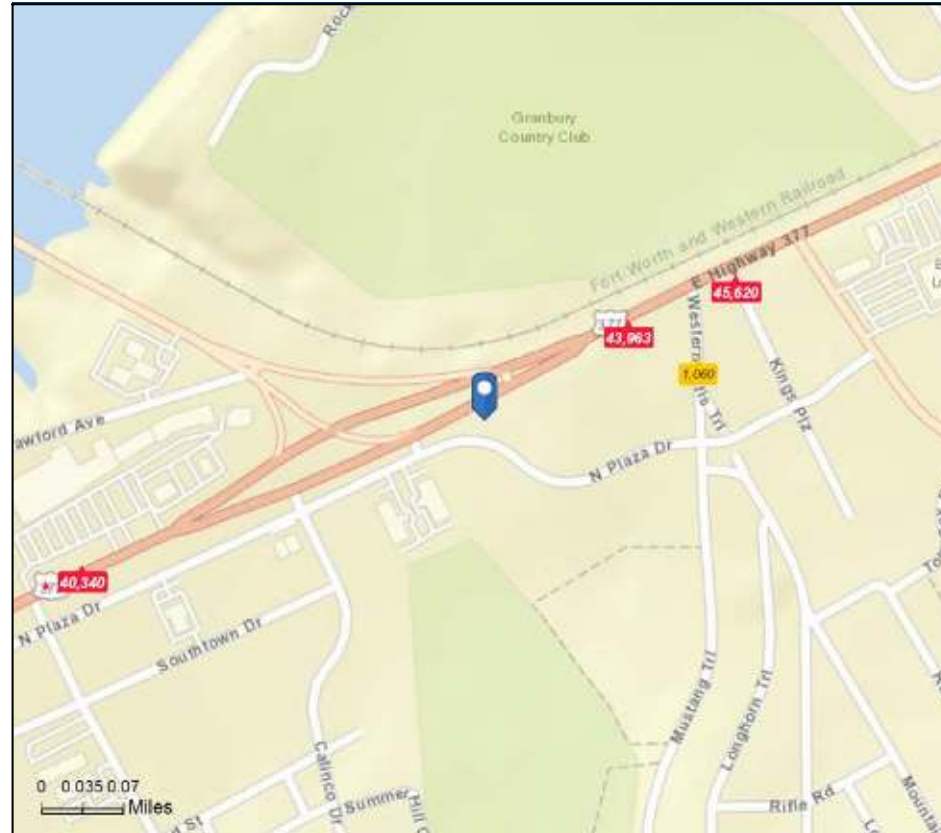
TRAFFIC COUNT MAP



Traffic Count Map - Close Up

1617 E Highway 377
1617 E Highway 377, Granbury, Texas, 76049
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.43956
Longitude: -97.76039



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 28, 2020

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GRANBURY-HOOD COUNTY AT A GLANCE

Hood County Demographics

- Land Area: 437 square miles
- 2013 Population: 54,300**
- 2017 Population Est: 58,144*
- Population within 25 mile radius: 213,565*
- Population by Age*:

0-17	22.0%
18-34	17.5%
35-44	11.2%
45-64	29.7%
65-84	17.6%
85+	2%
- Average HH Income*: \$ 73,352
- Avg Home Sale Price: \$190,950
- Education Levels*

Graduate/Professional	29.5%
Bachelor	14.1%
Masters or Doctorate	5.2%
Associate	4.7%
Some College	28.7%

Education

- GISD Total Enrollment: 6,609
- 4A School District
 - 6 Elementary Schools (PK-5)
 - 2 Middle Schools (6-8)
 - 1 Ninth Grade Center
 - 1 High School (10-12)
- 96.9% graduation rate
- Weatherford College has local campus, plus numerous universities, community colleges, and professional schools nearby

Community Services

- City of Granbury, 817-573-1114
- Hood County Justice Center, 817-579-3200
- Public Library, 817-573-3569
- Lake Granbury Medical Center, 83 bed hospital offering a wide range of services including ER, intensive care, and fully equipped surgery service.
- There are over 60 full service and specialty hospitals within the DFW Metroplex.

Labor

- Labor availability: 600,000 workers within 40 miles of Granbury-Hood County
- Texas is a "Right to Work" state
- Top Private Employers
 - Wal-Mart
 - Lake Granbury Medical
 - H-E-B
 - Culberson Construction
 - Equibrand Corporation
 - Granbury Care Center

Housing

- 24,951 households (expected to increase 9.6% next 5 years)*
- 2013 average existing home value, \$186,500
- ACCRA (American Chamber of Commerce Research Association) cost of living for the Dallas/Fort Worth area is 91.6, while the national average is 116.9
- 65% Area Homes Owner-Occupied*

Transportation

- Strategically located, Granbury is one hour from DFW Airport and Alliance Airport
- Easy access to IH 35 & IH 20
- The area is served by the Fort Worth and Western Railroad, a non-union rail, which has access to four carriers- BNSF, Union Pacific, Kansas City Southern, and Ferromex
- Granbury Municipal Airport runway upgrade to 5,200 feet to accommodate jet traffic coming soon



Data Updated: 3-31-14
 *Information supplied by Claritas
 **Information supplied by North Texas Coalition of Governments



www.granburyedc.com

Taxes

- 2013 Local Property Tax

Tax Rate per \$100 Assessed Property Value	
Hood County	.383908
(Includes Library)	.010145
(Includes Roads)	.044964
- City of Granbury .394593
- City of Tolar .437243
- City of Lipan .355841
- Granbury ISD 1.14500
- Tolar ISD 1.48500
- Lipan ISD 1.39180
- City of Granbury has a bond rating of "AA" from Standard & Poors, and "AA-" from Fitch IBCA

Recreation

- Lake Granbury is an 8,700 acre lake with 103 miles of shoreline that provides bountiful opportunities for jet skiing, boating, water skiing and year around fishing
- Numerous city parks and public swimming complex
- 9 golf courses in the immediate area
- Many cultural/entertainment facilities with live performances such as the Opera House
- Local events include 4th of July Parade and Fireworks, General Granbury's Birthday, Harvest Moon Festival, the Candlelight Tour of Historical Homes, and Christmas Parade

Utilities

- Electricity and water for the City of Granbury 817-573-1114
- Gas Service

Atmos	800-621-1867
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- Electricity Service

TXU	800-242-9113
Tri-County	817-279-7010
United Co-op	817-326-5232
- Telephone/Internet

Windstream	800-622-5227
AT&T	800-464-7928
Charter	817-573-6872
- Solid Waste

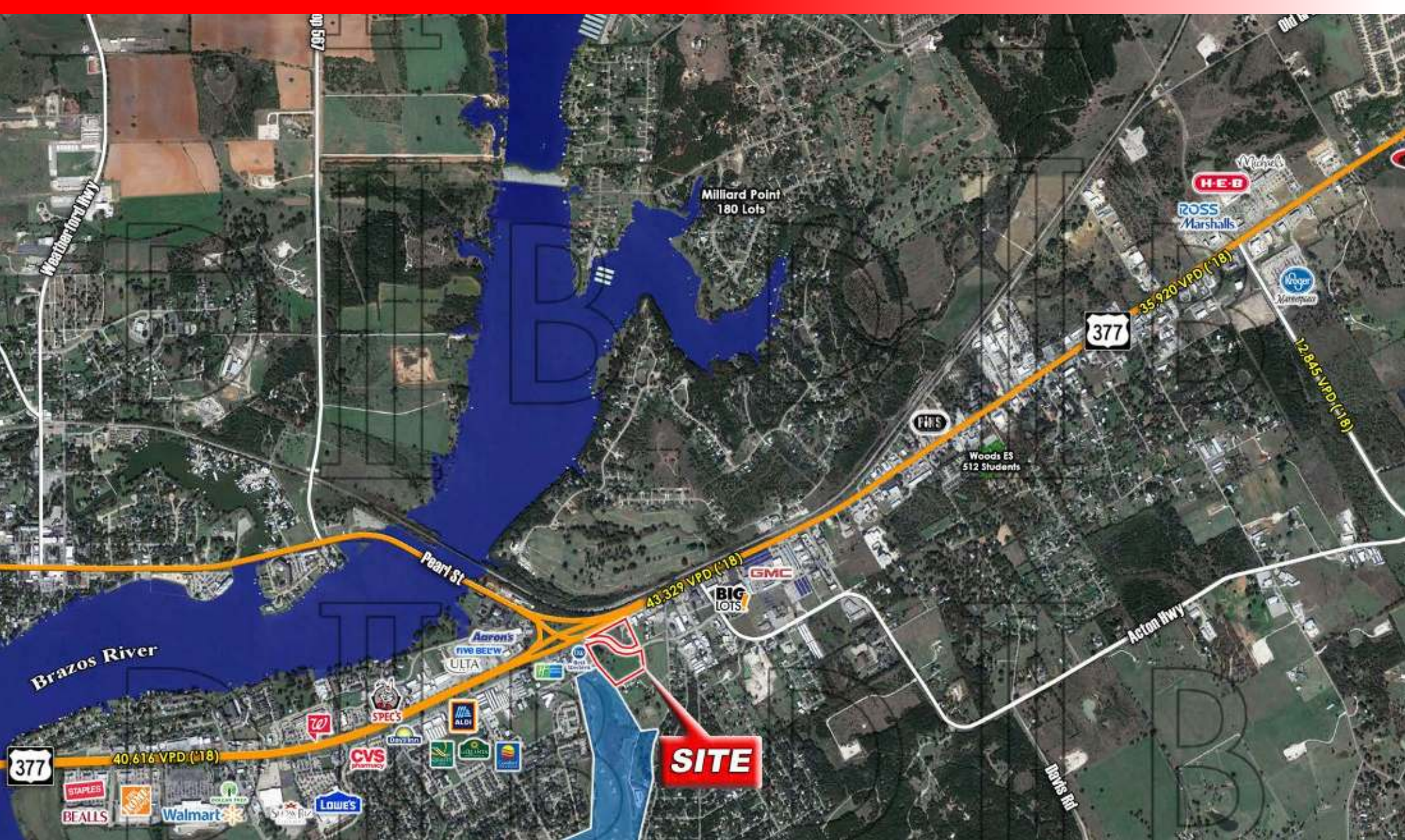
IESI	817-579-8855
Duncan	254-835-4344

Lake Granbury Area EDC
 P.O.Box 2188 Granbury, TX 76048

Phone: 817-279-9991 Fax: 817-573-5110
 132 N Houston Street

Highway 377 at Plaza Dr. Granbury, Texas | Hood County

LAND FOR SALE



Approved by the Texas Real Estate Commission for Voluntary Use.

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

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DAVIDSON BOGEL
REAL ESTATE



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.

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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	0598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Davidson JR.	593731	ddavidson@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date