

FOR SALE



2601 James Road ~ Granbury, Texas

PRIME COMMERCIAL BUILDING SITE

Lot #3 - 1.56 acres & Lot #4 - 1.22 acres ~ Both create at 2.78 acre tract

Paula McDonald ~ Broker & Owner

936.203.0279

Paula@BeamAndBranchRealty.com

BEAM  BRANCH
REALTY

COMMERCIAL

2601 JAMES ROAD

GRANBURY, TEXAS



PROPERTY PROFILE

A prime commercial building site in the heart of Granbury. Excellent traffic counts. Quick access to Ft. Worth or into the heart of Granbury. Ready-to-build site with available utilities, curbed roads, street lights, & near a major intersection.

Paula McDonald ~ Broker/Owner

Beam & Branch Realty

Granbury, Texas

paula@BeamAndBranchRealty.com

936.203.0279 Direct

DETAILS

Lot #3 - 1.56 acres

Lot #4 - 1.22 acres

Combined - 2.78 acres

Utilities available

AMUD water/sewer

PROPERTY FACTS

35 miles southwest of Ft. Worth

James Road connects the Acton Hwy to Hwy 377

Location is near an elementary & middle school

The new YMCA is 1/4 mile on James Rd. from lots

Sites can be purchased separately or together

Surveys available for individual lots ~ if lots are purchased together, buyer will need a new survey

Excellent commercial building site(s)

FINANCIAL

Lot #3 - 1.56 acres - \$187,000

Lot #4 - 1.22 acres - \$133,000

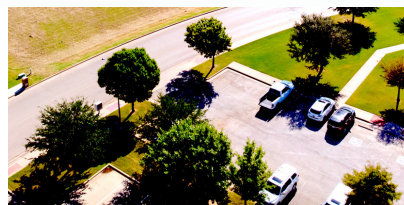
Lots 3 & 4 together - 2.78 acres - \$320,000



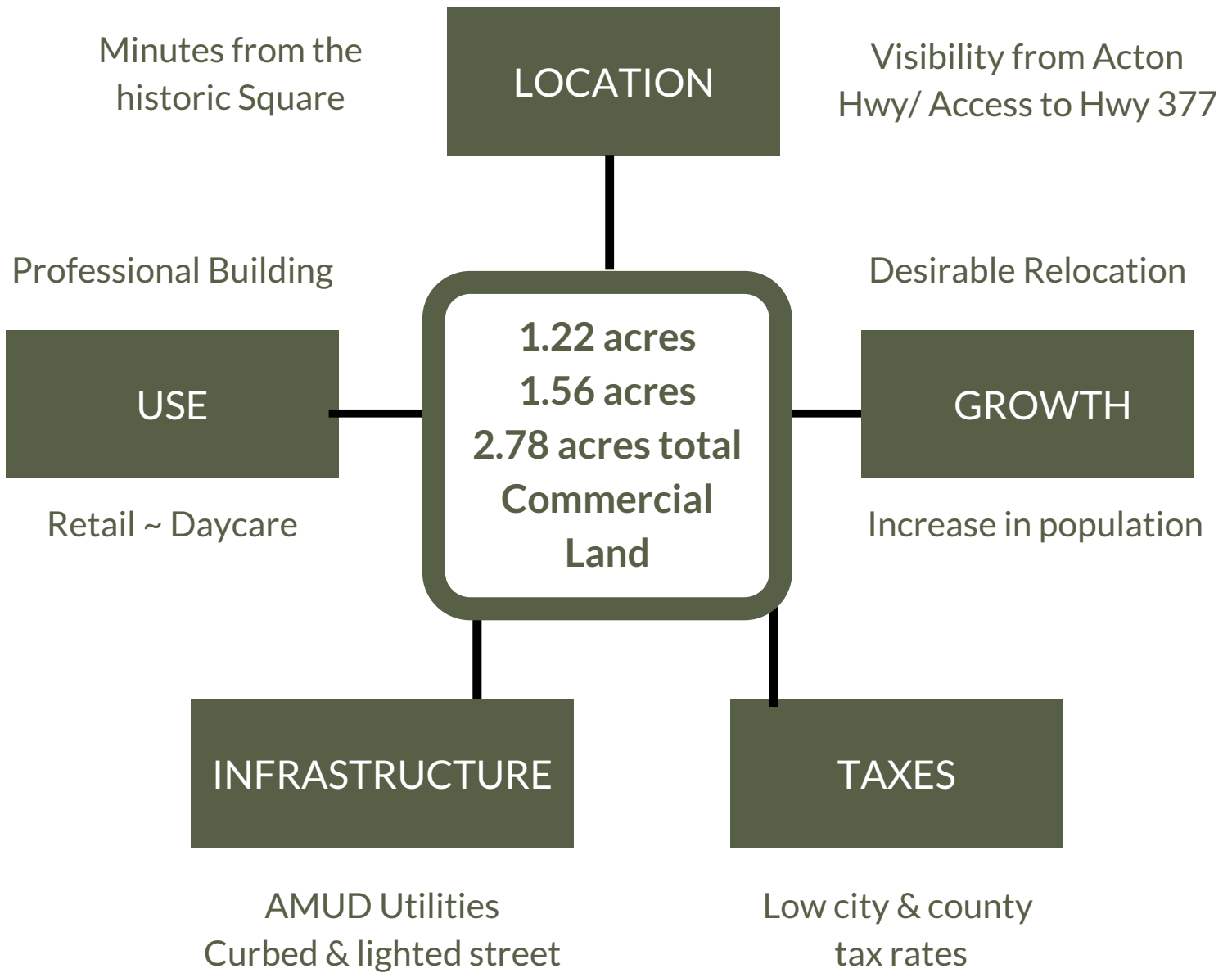


BEAM  BRANCH
REALTY

COMMERCIAL



Granbury, TX ~ Best Small Historic Town in the USA for two straight years! #9 fastest growing county in the USA!



GRANBURY, TEXAS

DEMOGRAPHICS & STATISTICS

Median Age

47.3

Economy

General Business
& Tourism

Livability

Very Livable

Cost of
Living

A+

LOCATION

NORTH CENTRAL TEXAS

35 miles southwest of Fort Worth, Texas. South of Weatherford & Interstate 20. Beautiful, rugged hill country look and feel. Lake Granbury was formed by the dam on the Brazos River.

PROFILE

Known for its rich, Texas history, Granbury is a vibrant city that is on the brink of a population boom! Land is plentiful and priced just right for development opportunities. Located on the Brazos River, this city offers the small business owner, developer, and home builder many exciting possibilities. The community is receiving excellent reviews statewide for its small town destination and tourism.

LOCAL BUSINESSES

The Opera House
Granbury Live Theatre
Hotel Lucy
Fine Dining
The Nutt House
Granbury Inn
Iron Horse Inn
Revolver Brewery

LOCAL HIGHLIGHTS

Labor Day Festival
Wine Festival
October Festival
Harvest Moon Festival
Christmas Parade & Home Tours
General Granbury's Birthday Bash
4th of July Parade & Fireworks
Granbury Beach
Granbury Convention Center

UNIQUE GRANBURY

Recognized in numerous publications nationally as a top tourist destination. A highly sought after historic tourist area.

CITY INFRASTRUCTURE

| | |
|----------------------|------------------------------|
| City Council | County Seat |
| Economic Development | Planning & Zoning Commission |
| Municipal Court | Volunteer Fire Department |
| City Law Enforcement | County Law Enforcement |
| Chamber of Commerce | Conference Center |



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 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.

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|--|----------------|--------------------------------------|----------------------|
| Beam & Branch Realty, PLLC | 9001730 | paula@beamandbranchrealty.com | (817)579-0015 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Paula L. McDonald | 547752 | paula@beamandbranchrealty.com | (817)579-0015 |
| Designated Broker of Firm | License No. | Email | Phone |
| Paula L. McDonald | 547752 | paula@beamandbranchrealty.com | (817)579-0015 |
| 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

TXR-2501

Beam & Branch Realty, PLLC, 111 E. Bridge St. Granbury TX 76048
Paula McDonald

Information available at www.trec.texas.gov

IABS 1-0 Date

Practice Buyer

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