GRANBURY INDUSTRIAL PROPERTY

200 Daisy Dr | Granbury, TX 76049



Barrett England | Colleen Lefebvre

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PRICE | **\$570,000**

200

PROPERTY AREA | 5,270 SF on 0.38 AC



PROPERTY HIGHLIGHTS

- 0.38 acres right off Hwy 377
- ETJ zoning
- 5,270 SF property is completely fenced in
- 3,100 SF main metal building with 1,000 SF apartment with 2 bedrooms
- Two metal buildings totaling 1,620 SF

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	2,431	6,331	16,365	34,365
DAYTIME POPULATION	3,349	7,371	14,517	35,046
AVG HH INCOME	\$96,552	\$103,623	\$119,060	\$112,506
POPULATION GROWTH 2023-2028	1.97%	1.93%	1.62%	1.43%

*STDB.com 2024

TRAFFIC COUNT

42,412 VPD at Daisy Dr & E US HWY-377

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



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Google Maps

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Google Maps





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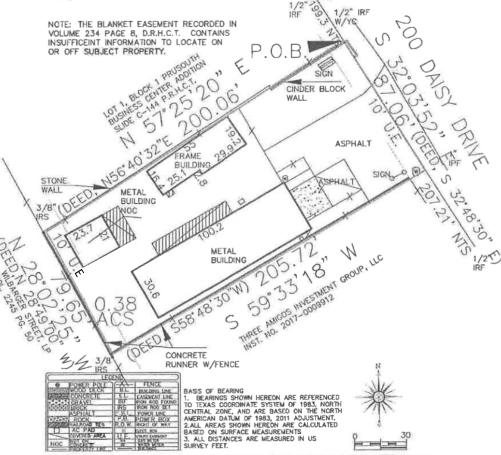
SURVEY PLAT

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BEING PART OF LOT 17C IN BLOCK 2 OF EASTWOOD VILLAGE, A SUBDIVISION IN HOOD COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 210, PLAT RECORDS, HOOD COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE NORTHEAST CORNER OF SAID LOT 17C SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF PRUSOUTH BUSINESS CENTER ADDITION, AN ADDITION IN HOOD COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN SLIDE C-144, PLAT RECORDS, HOOD COUNTY, TEXAS AND ALSO BEING ON THE WEST LINE OF DAISY DRIVE;

THENCE 532'03'52"E WITH THE WEST LINE OF SAID DAISY DRIVE AND THE EAST LINE OF SAID LOT 17C, 87.06" (DEED, 532'48'40"E) TO A 1" IRON PIPE FOUND FOR CORNER; THENCE 559'33'18"W, (DEED 558'48'30"W) 205.72' TO A 3/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF SAID LOT 17C;

THENCE N28'02'25" WITH THE WEST LINE OF SAID LOT 17C, 79.65' (DEED, N28'47'22"W) TO A 3/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 17C AND THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N57'25'20"E WITH THE COMMON LINE OF SAID LOT 17C AND THE SOUTHWEST CORNER OF SAID LOT 1; TO THE PLACE OF BEGINNING AND CONTAINING 0.38 ACRES OF LAND, MORE OR LESS.



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VISION COMMERCIAL REAL ESTATE



COMMERCE

250+ Major Companies & Headquarters 70+ announced in 2020 & 2021 to Expand or Relocate to DFW



DFW AREA GROWTH

(185,600 jobs)

in the country for

(3,951,900 jobs)

job recovery to prepandemic high

BLS, Dec. 2021

+328people per day (2020)

7,694,138

TOTAL POPULATION

1,302,041 added in 2010-2020

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

Companies Fortune, 2021 World's Most **Admired Companies**

Fortune, 2022 Fortune 500 Companies



3 Commercial AIRPORTS

- DFW International
- **Dallas Love Field**
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care 32 MAJOR HOSPITALS 23 HEALTHCARE SYSTEMS

50% LOWER COST OF LIVING With a lower cost of living than the top three U.S. Metros.

+7.2% **EMPLOYMENT GROWTH** With a year over year gain of 277,600 jobs as of July 2022



30 Higher Education Institutions 15 Major Universities Including:

TEXAS Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

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TCU SMU

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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.

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Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission