

Prime Commercial Location in Hood County

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



Property Address

4521 E. US Hwy 377
Granbury, Texas 76048

Property Highlights

- Price: \$248,995.00
- Acres: 0.89
- County: Hood
- State: Texas
- Closest City: Granbury
- Property Type: Commercial

Property Description

Location, Location - .89 ac with 100' of highway frontage and 390'+ deep with high traffic count. House on this property could be used as an office or could be removed. This location is near InterBank and a large dealership on the ever growing Ft. Worth side of Granbury. Aqua Texas water currently used with city water & sewer at the front of property. Lamar sign does not convey. **For additional information contact Paula Donaho at 254-485-3621.**

Location

- US Hwy 377
- 1 ½ hours to DFW Airport

Property Features

- .87 Acres
- 100' of US Hwy 377 Frontage
- High Traffic Count
- Income Producing Lamar Sign Lease on Frontage

Building Features/Improvements

- 1568 Sq Ft Home – Could Be Used for Office Space
- Outside Storage

Utilities

- Aqua Texas Water Currently Used
- Septic in Place
- City Water & Sewer at Front of Property

Driving Directions

US Highway 377 on the Ft. Worth side of Granbury near InterBank.



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377

5-377

100 ft

390 ft

38710 sqft

385 ft

100 ft

50 feet

50 m

Cross Property Customer Full View

MLS#: **13182306** **Active** **4521 E US Highway 377** **Granbury** **76049-7425** LP: **\$248,995**



Category: Commercial Area: 73/1 Subdv: Eastwood Village County: Hood Parcel ID: R000011784 Lot: 1B Block: 1 Multi Prcl: No	Type: COM-Sale Lake Name: Plan Dvlpmnt: Legal: ACRES: 0.890 LOT: 1B BLK: 1 SUBD: EASTWOC MUD Dst: No Unexempt Taxes: \$4,815
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Building SqFt: 1,568 / Tax Gross SqFt: 38,768 Lot SqFt: 38,768 / Tax Acres: 0.890	Yr Built: 1962 / Preowned Zoning: com Multiple Zoning: No Lot Dimen:	# Units: 1 Stories: 1 Will Subdiv: No
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Business Name: Gross Income: \$0 Net Income: \$0 Annual Expenses: \$0 Income/Expense Src:	Min Lease Rate(SF/MO): Leasable SqFt: 0 Leasable Spaces: Lease Expiration Date:	Max Lease Rate(SF/MO): Average Monthly Lease: Spaces Leased: Occupancy Rate:
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Building Use: Other Inclusions: Land & Improvements Lot Size/Acreage: .5 Acre to .99 Acre Topography: Level Road Frontage Desc: U.S. Highway Foundation: Pier & Beam Construction: Fiber Cement Roof: Composition Walls: Paneling Street/Utilities: City Sewer, City Water, Septic Property Association: Parking/Garage: Front, Open Features: Outside Storage	Alarm/Security Type: Ceiling Height/Type: 8 to10 Feet, Less than 8 Ft Flooring: Carpet, Laminate Heating/Cooling: Central Air-Elec, Central Heat-Elec Green Features: Green Certification: Tenant Pays: All Utilities Owner Pays: Tot Annual Exp Inc: Special Notes: Aerial Photo Possession: 60-90 Days Showing:
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Property Description: **Location, Locations!! .890 ac with 100' of highway frontage and 390'+- deep, and high traffic count. House on this property could be used as an office or be removed. This location is near InterBank and large dealership on the ever growing Fort Worth side of Granbury. Aqua Texas water currently used with city water & sewer at the front of property. Lamar sign does not convey.**

Public Driving Directions: **US Highway 377 on the Fort Worth side of Granbury Near InterBank.**

List Office Name: **Dickerson Real Estate** List Agent Name: **PAULA DONAHO**

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