



CANVA STORIES 400



GRANBURY, TX

65.08 acres



▲ 14

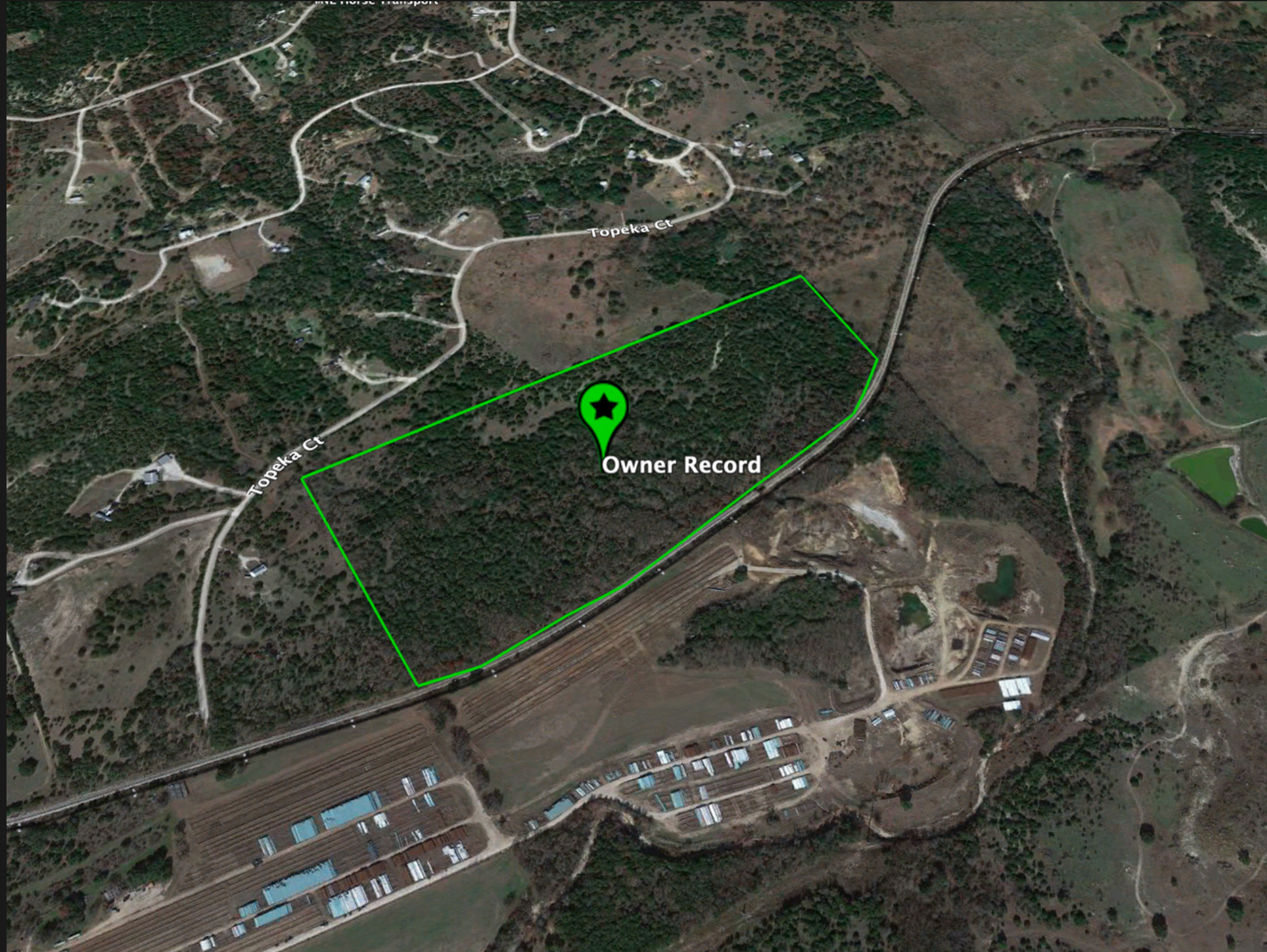


CNVFILM F400



CANVA STORIES ▲ 14

BROKERED BY
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REALTY

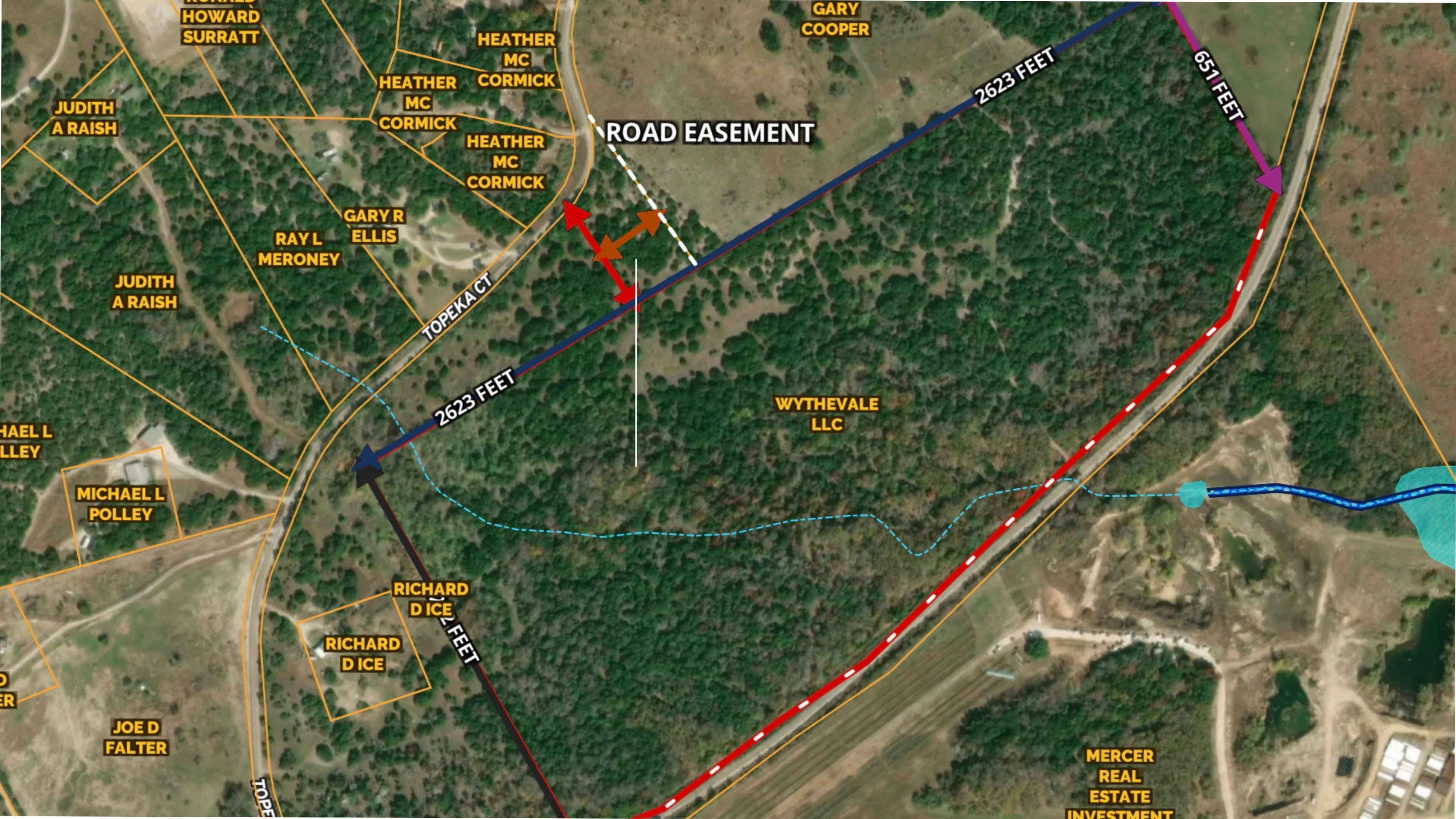


1225 Coke Court

The area is mostly wooded with potential for development for a buyer.

This property is currently being improved from a 62.73 acre raw parcel of land located in Granbury, TX. A 1.9 acre parcel is being added for road access to topeka court, brining the new lot to 65.08 acres.

Preliminary survey is available upon request.

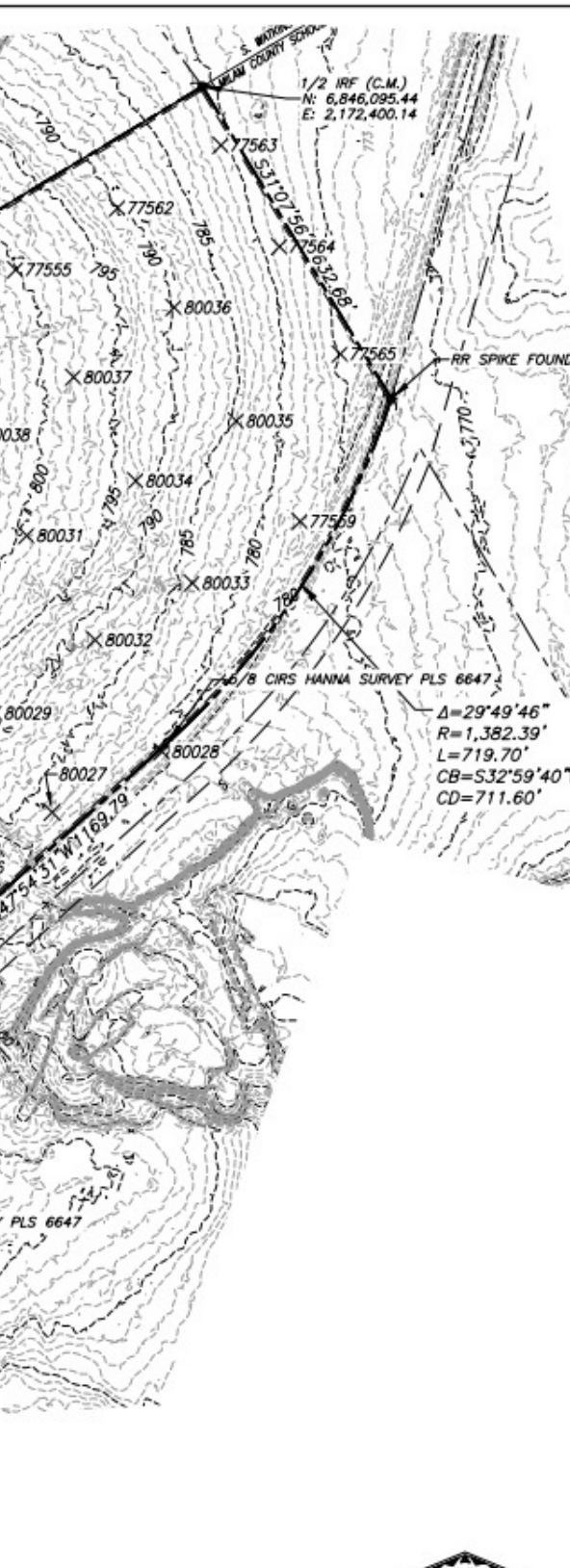




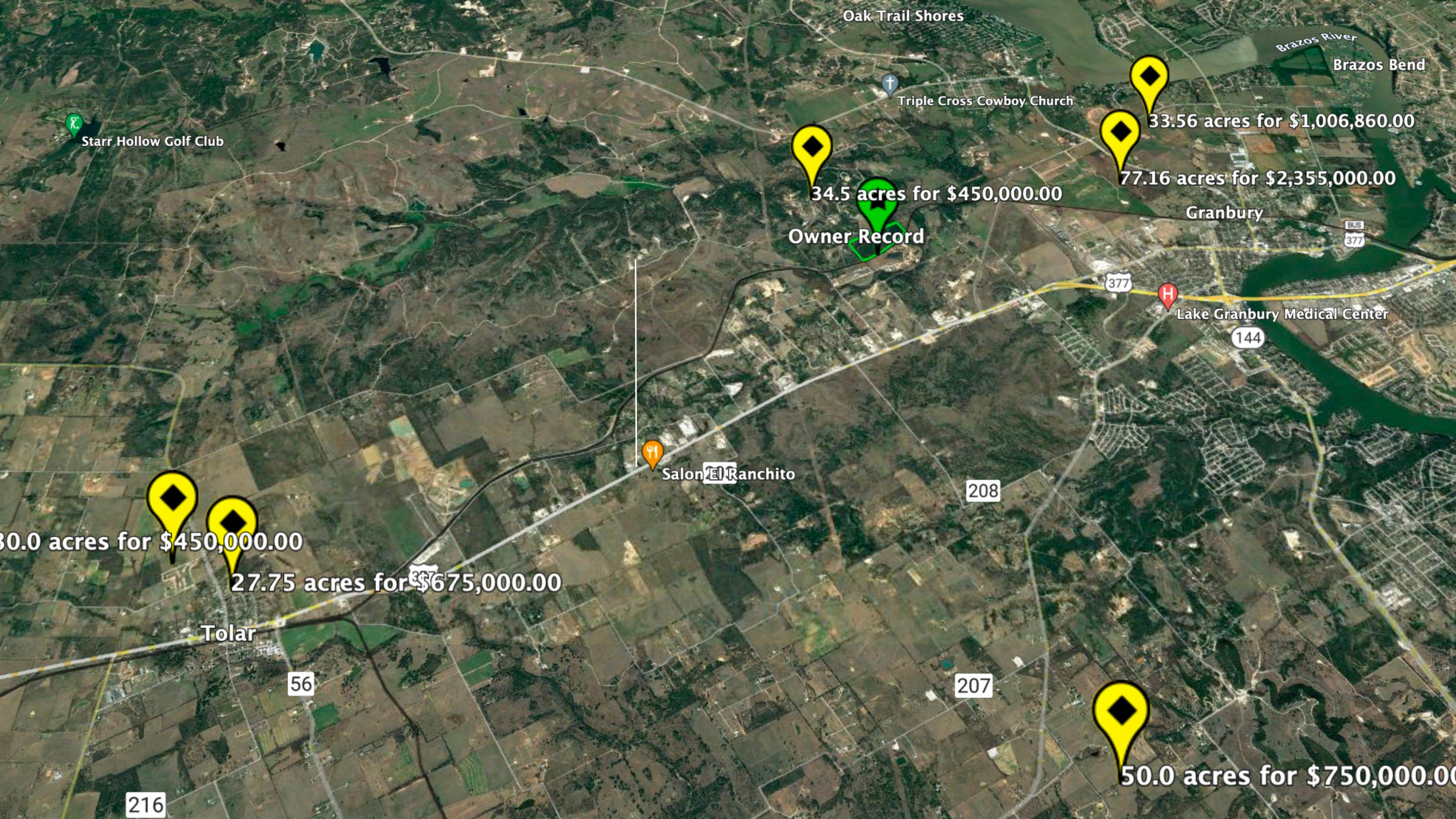
A map showing the proposed site location. The site is marked with a black dot and labeled "SITE". It is situated near the intersection of Stroud Creek Ave., Vegas Rd., and Topeka Ct. The map also shows a road labeled "1000" and a road labeled "1000".

k
i
j

Line #	Length	Direction
L31	515.14	S36° 28' 08"E
L32	184.80	N43° 22' 54"E
L33	201.75	N45° 35' 00"E
L34	302.00	N47° 52' 06"E
L35	202.02	N01° 45' 16"E
L36	294.13	N5° 47' 44"W
L37	108.17	N18° 28' 34"W
L38	156.54	N13° 45' 34"W
L39	319.24	S36° 28' 08"E
L40	122.37	S30° 10' 08"E



TOPOGRAPHICAL SURVEY
SURVEY OF 85.094 ACRES
MILAM COUNTY SCHOOL SURVEY, ABSTRACT NO. 348,
J. CALVIN SURVEY, ABSTRACT NO. 111,
J.R. BLACK SURVEY, ABSTRACT NO. 930,
M.E.P.&P. SURVEY, ABSTRACT NO. 416,
S. WATKINS SURVEY, ABSTRACT NO. 575,
HOOD COUNTY, TEXAS
OCTOBER 2022



Oak Trail Shores

Brazos River

Brazos Bend

Starr Hollow Golf Club

Triple Cross Cowboy Church

34.5 acres for \$450,000.00

33.56 acres for \$1,006,860.00

77.16 acres for \$2,355,000.00

Granbury

Owner Record

377

H

Lake Granbury Medical Center

144

Salon El Ranchito

208

30.0 acres for \$450,000.00

27.75 acres for \$675,000.00

Tolar

56

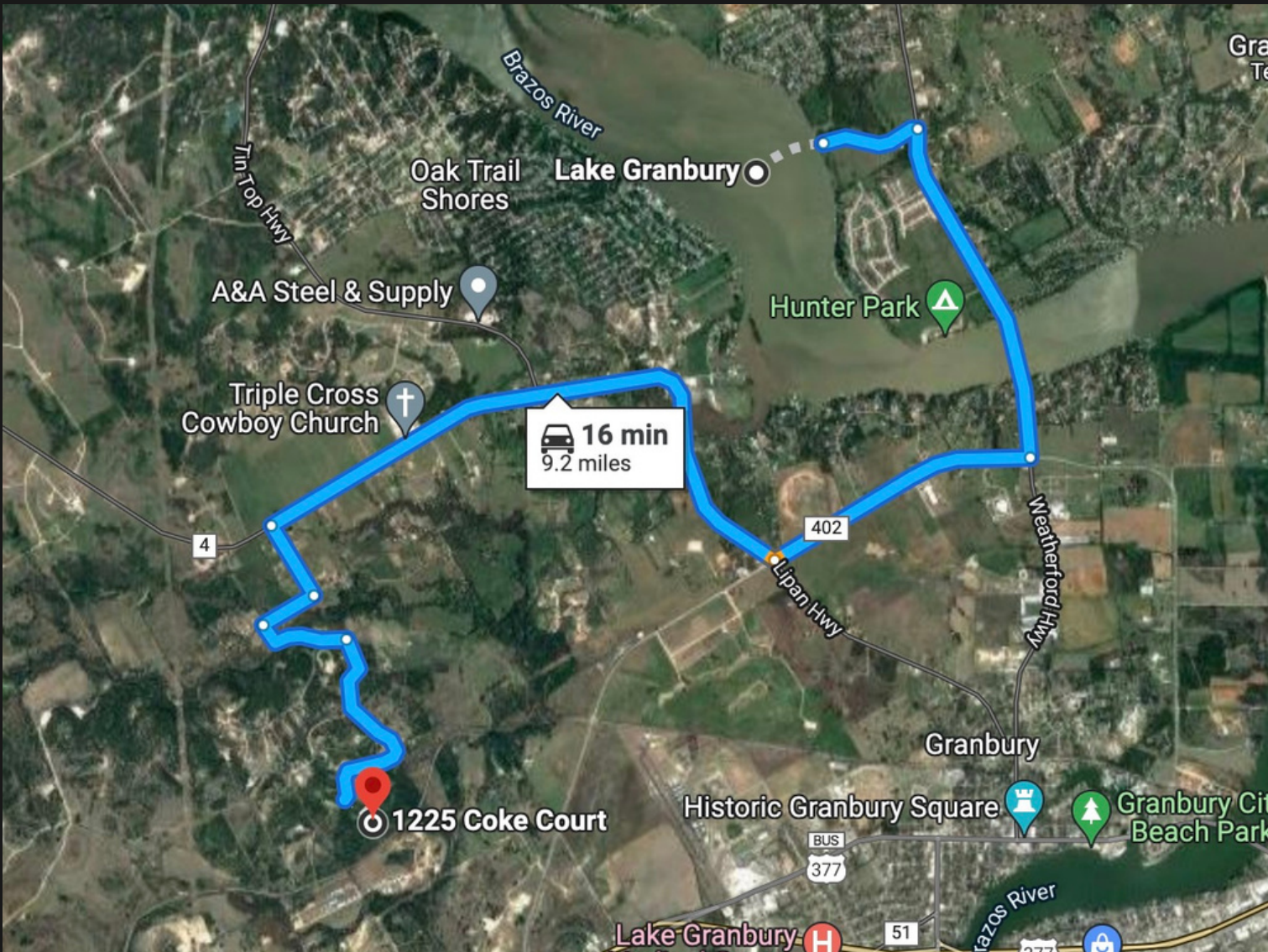
207

216

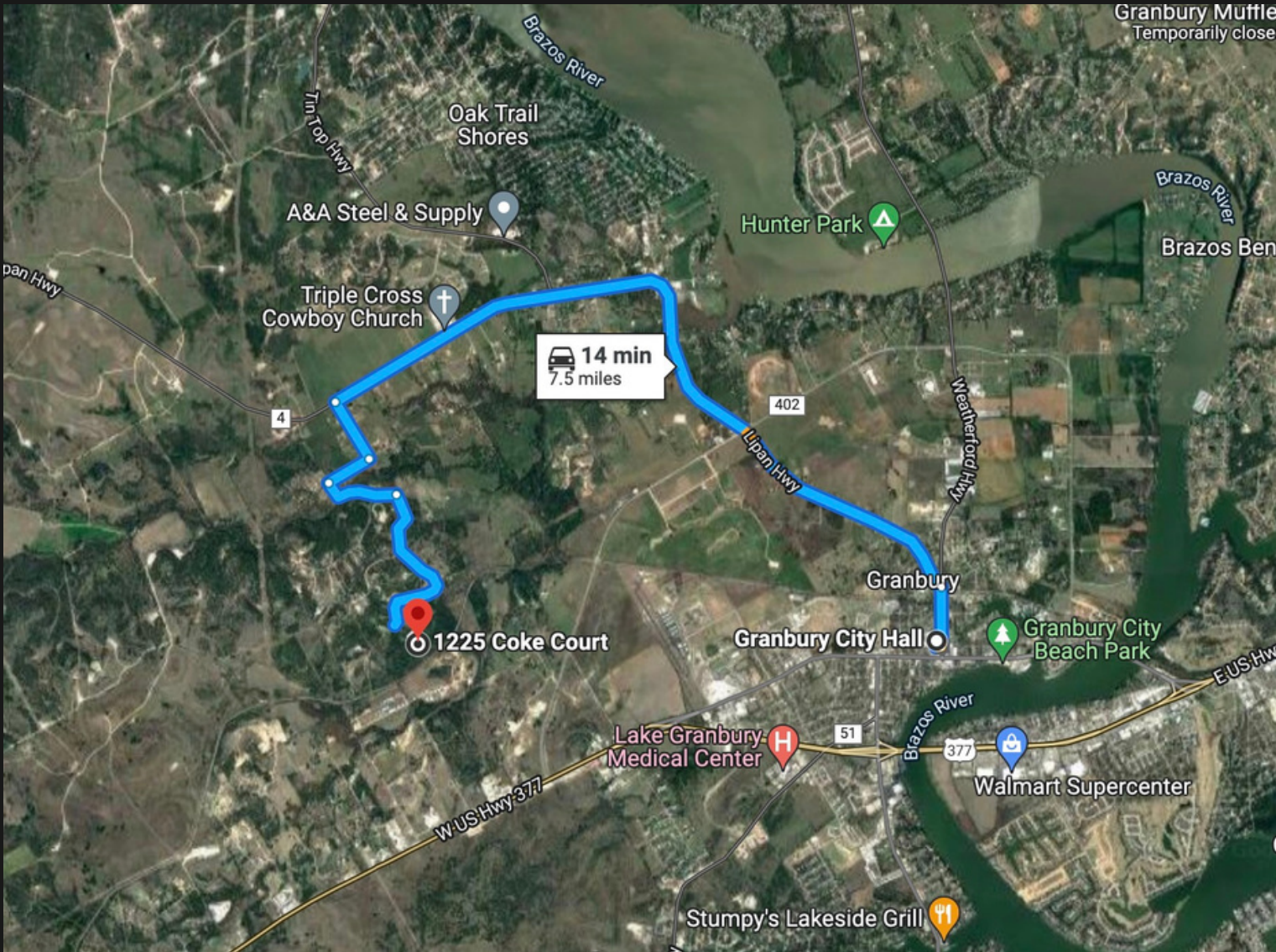
50.0 acres for \$750,000.00

DISTANCE FROM CITY LOCATIONS

TO LAKE GRANBURY: 16 Minutes

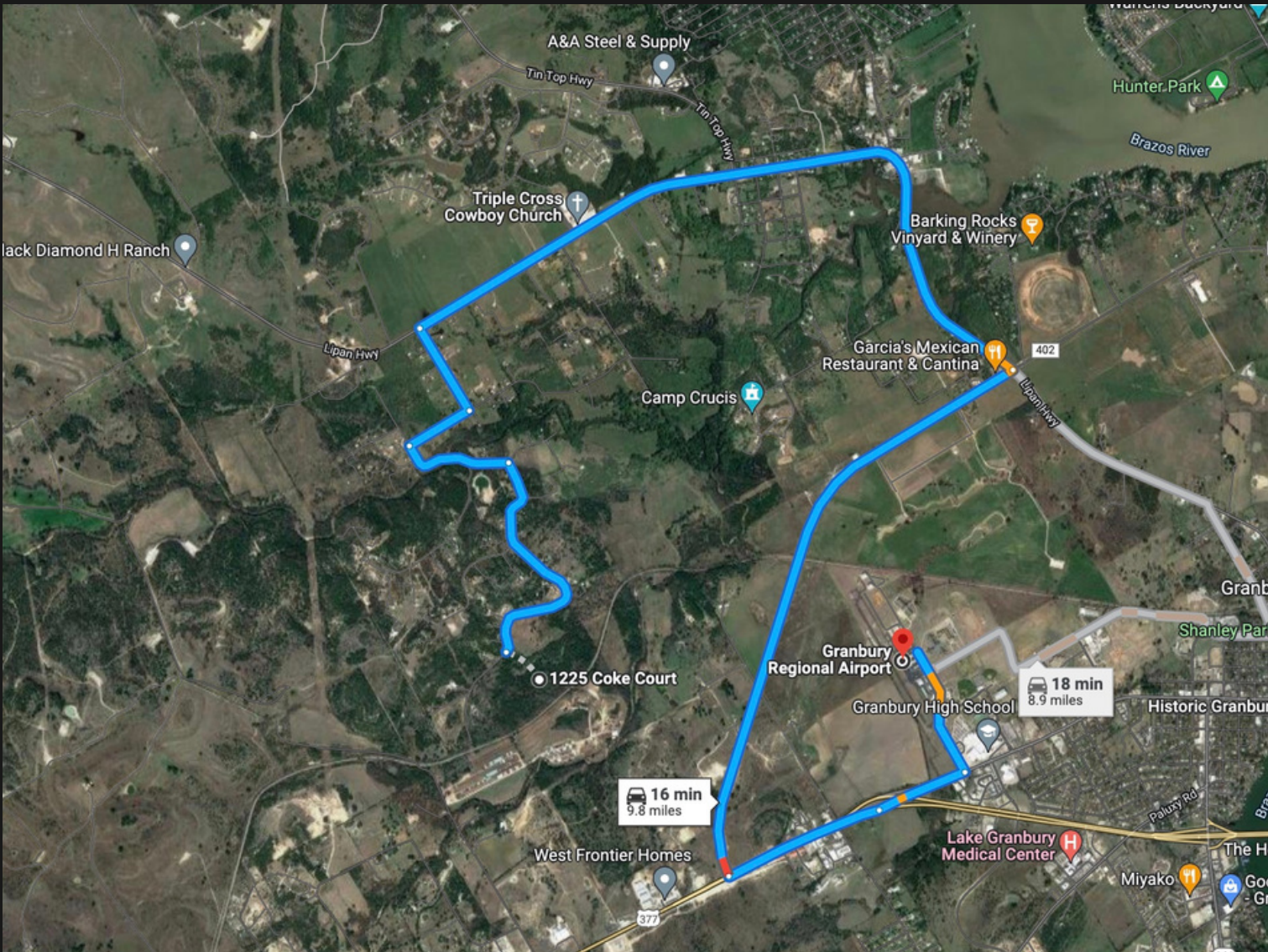


TO LAKE CITY HALL: 16 Minutes

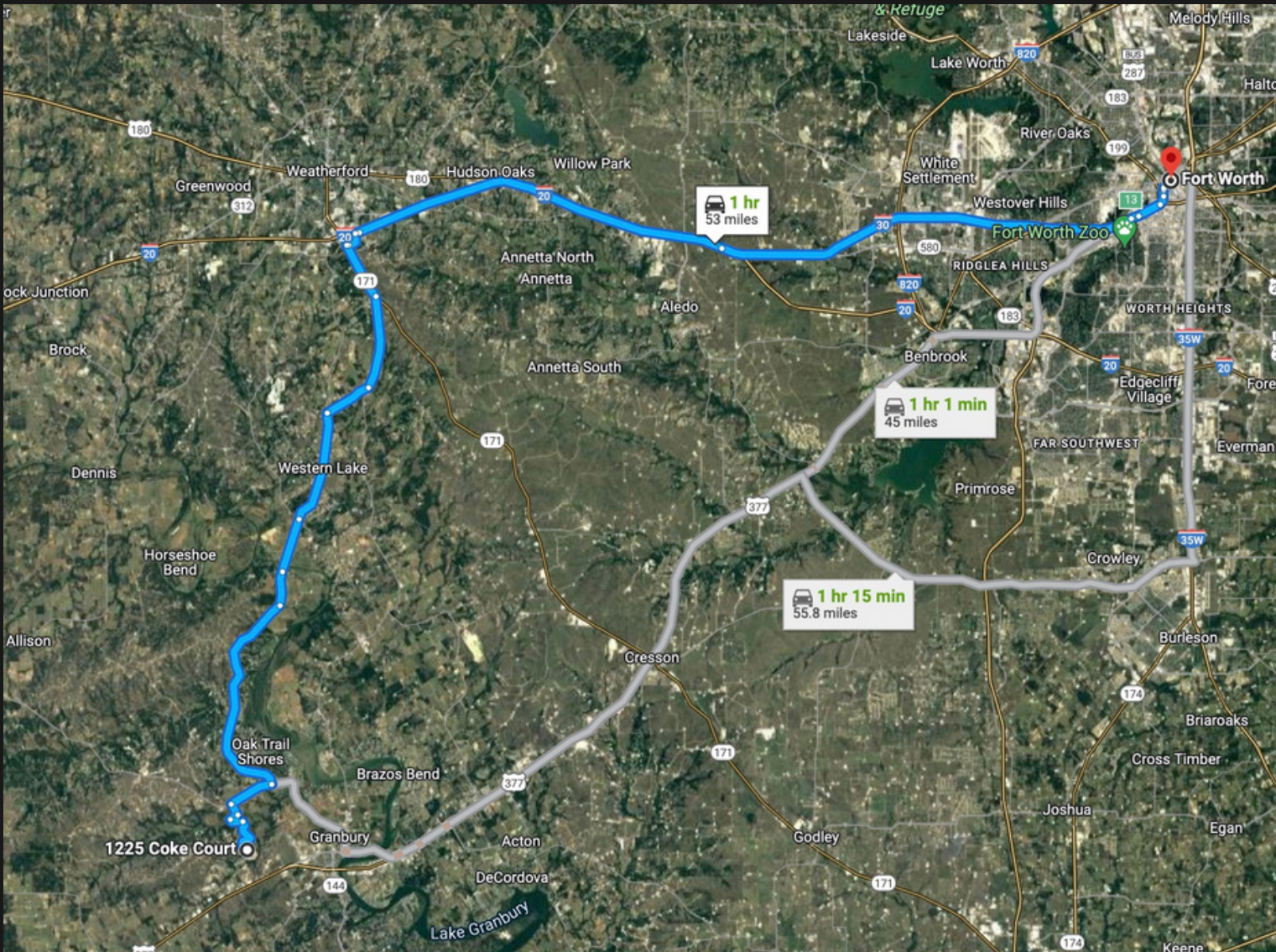


DISTANCE FROM CITY LOCATIONS

TO GRANBURY REGIONAL AIRPORT: 16 Minutes



TO FORT WORTH: 61 Minutes





AIRPORT EXPANSION PROJECT: NEW 5,200' RUNWAY



BENEFIT OF GRANBURY REGIONAL

Economic Impact of GRANBURY REGIONAL AIRPORT (GDJ)

BASIC INFORMATION:

The Granbury Regional Airport is a public-use, general aviation facility that serves the region's air transportation needs. Major facilities at the airport include a 3,603-foot primary runway (Runway 14/32) equipped with medium intensity runway lighting and a full length parallel taxiway. Operations at the airport are supported by VOR/DME and RNAV(GPS) approaches. Other services include avgas and jet fuel services and aircraft storage in T-hangars and tiedowns. Granbury



Regional Airport is included in the National Plan of Integrated Airport Systems, making it eligible for federal Airport Improvement Program grants.

QUALITATIVE BENEFITS:

Granbury Regional Airport is home to several on-airport businesses, which offer services such as FBO amenities, flight instruction, sightseeing, and medical evacuation. The most frequent general aviation operations at Granbury Regional include flight training, recreational flying, medical transport and evacuation, and flights bringing tourists to the region.

The airport supports Granbury High School's Eagle's Nest program, where students learn to construct and fly RV-12 aircraft. Additionally, CareFlight provides round-the-clock air ambulance service, and AirEvac has a regional maintenance office that supports helicopters based in Texas and surrounding states. The airport regularly assists the Texas Forestry Service in combatting forest fire emergencies.

The City of Granbury, aided by TxDOT, funded a new 5,200-foot runway. The increased capacity will encourage larger aircraft to use the airport, which will provide new business opportunities.

IMPACT MEASURES

Employment measures the number of full-time equivalent (FTE) jobs related to airport activity including visitor-supported and on-airport construction jobs. A part-time employee counts as half of a full-time employee.

Payroll measures the total annual salary, wages, and benefits paid to all workers whose livelihoods are directly attributable to airport activity.

Output measures the value of goods and services related to airports in Texas. The output of on-airport businesses is typically assumed to be the sum of annual gross sales and average annual capital expenditures.

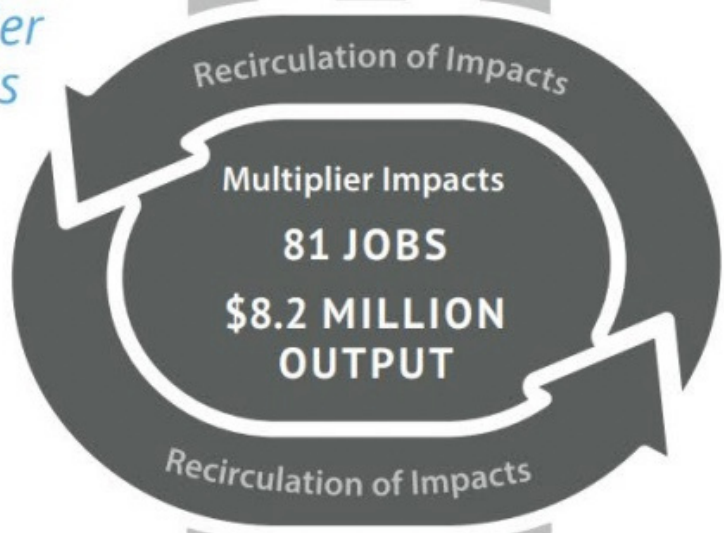
Direct Impacts

On-Airport
Impacts
44 JOBS
**\$9.6 MILLION
OUTPUT**

Capital
Improvement
Impacts
2 JOBS
**\$231,000
OUTPUT**

Visitor Impacts
8 JOBS
**\$463,000
OUTPUT**

Multiplier Impacts



Total Impacts

Total Impacts
135 JOBS
\$4.9 MILLION PAYROLL
\$18.5 MILLION OUTPUT

RUNWAY 1/19 PROJECT TIMELINE

