

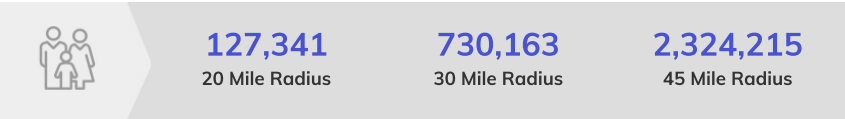


Building Type:	Office
Available SF:	1,221
Total SF:	15,000
Number of Stories:	1
Expandable:	No
Zoning:	Office
Year Built:	2006
Former Use:	Office
Can Subdivide:	No
Within City Limits:	Yes
Last Updated:	Jun 11, 2024

Property and Area Description

Premium office space. Two big private offices and a very large open work area. Single ADA bathroom. Great visibility from Water's Edge Dr. This is possibly one of the best office complexes in Granbury. Great tenant mix. On site property management. Meticulously maintained and managed. Adjacent 1222 sf with passage to total 2,444 sf if desired. Rate is a NNN rate and does not include NNN's estimated for 2018 to be \$4.75 psf.

Population

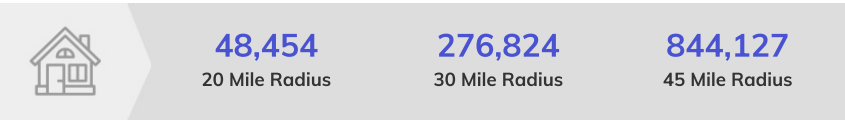


Source: ESRI®, 2024

Economic Development Contact

City of Granbury-Economic Development
116 West Bridge Street
Granbury, TX 76048
(817) 573-1114

Households



Source: ESRI®, 2024

Realtor/Owner Contact

Scott Whittington
(817) 578-6091

Transportation

Nearest Highway: SH 377 (<1 mi.)
Nearest Interstate: I-20 (25 +/- mi.)
Nearest Airport: Granbury Regional Airport (3 mi.)
Nearest Commercial Airport: DFW (60 +/- mi.)
Distance to Mass Transit: 3
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No
Short Line: Fort Worth & Western Railroad

Utilities

Electric: City of Granbury
Natural Gas: Atmos Energy
Water: City of Granbury
Sewer: City of Granbury
Telecommunications: AT&T or Spectrum