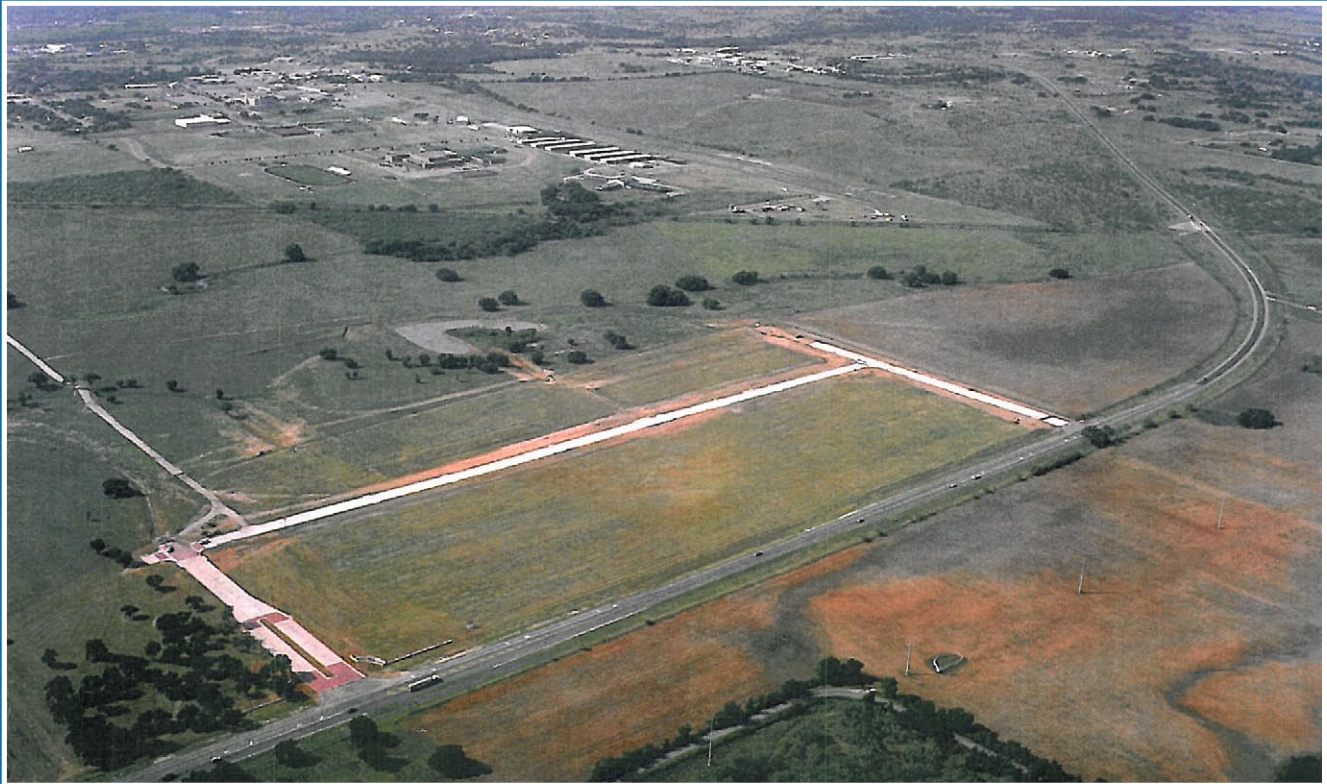


COMMERCE CENTRE of GRANBURY

Lake Granbury, Texas



Site Information

- 432 acres
- Municipal Water and Sewer
- Flat site
- Adjacent Rail (Fort Worth & Western Railroad) with access to three Class 1 rail carriers
- Triple-Freeport Exemption
- Adjacent to Granbury Municipal Airport
- Located less than 2 miles from U.S. Highway 377 (4-lane access to Fort Worth and I-20)

Demographics

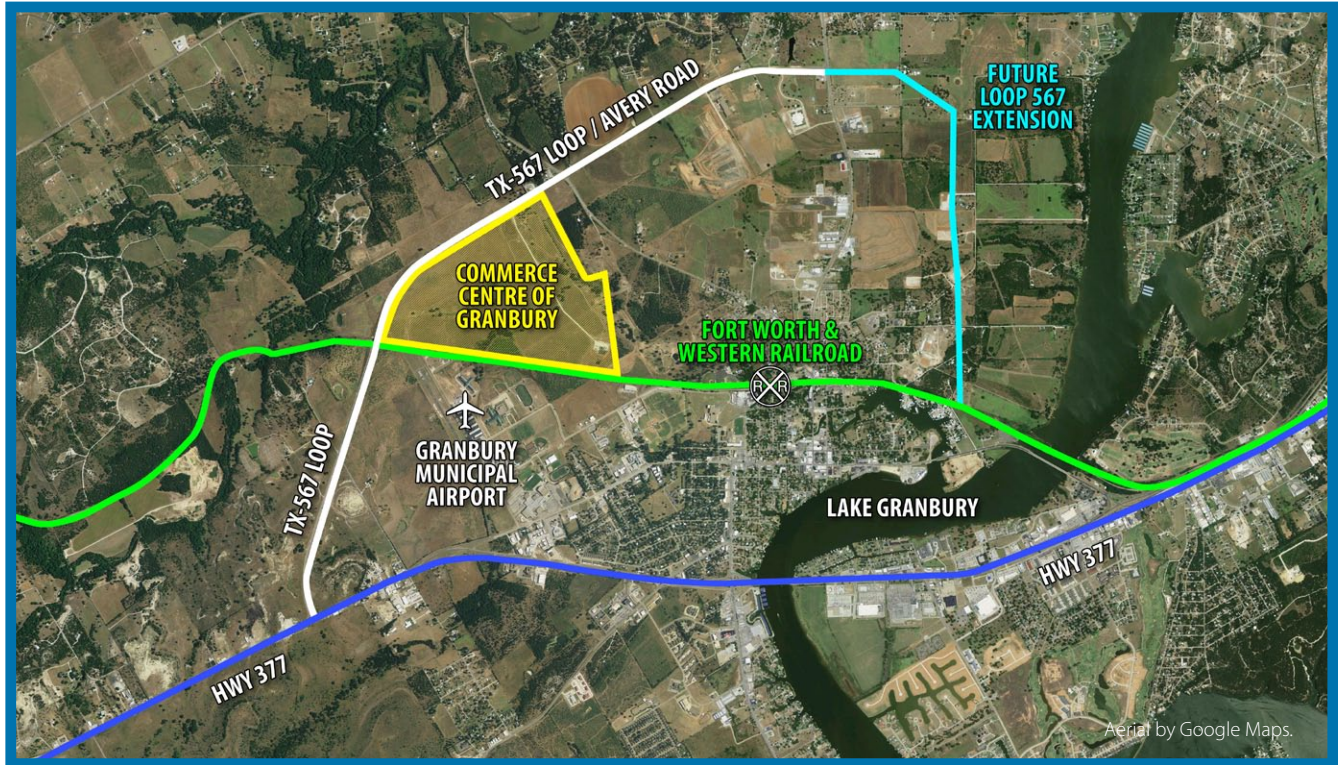
	10 Mile	15 Mile	20 Mile
2012 Population	48,221	65,202	106,543
2012 Avg. HH Inc.	\$65,336	\$68,974	\$71,462

APPROXIMATE TRAVEL TIMES FROM GRANBURY	
DFW Airport	1 hour
Alliance Airport	1 hour
Meacham Airport	40 minutes
Dallas Love Field	1.5 hours
Fort Worth	30 minutes
Arlington	1 hour
Dallas	1.5 hours
Interstate 20	20 minutes
Interstate 35	45 minutes

LAKE GRANBURY AREA EDC

Joey Grisham
Executive Director
Lake Granbury Area EDC
817-279-9991 Phone
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COMMERCE CENTRE of GRANBURY



TRACT	LAND USE	
	ACRES [±]	BUILDABLE S.F. [±]
1	31.2	550,000
2	12.0	200,000
3	8.6	124,000
4	8.7	110,000
5	6.5	55,000
6	17.0	105,000
7	6.4	110,000
8	6.1	110,000
9	16.7	250,000
10	24.1	300,000
11	6.4	110,000
12	6.1	110,000
13	6.3	105,000
14	8.2	125,000
15	28.5	480,000
16	10.0	200,000
17	11.6	215,000
18	8.1	165,000
19	13.7	185,000
20	29.3	625,000
21	7.9	165,000
22	12.5	175,000
23	21.6	430,000
24	40.8	600,000
TOTAL NET USABLE	346.3	5,604,000
COMMON AREAS	19.5	STREET R.O.W.
	19.7	POND / GREENBELT
	32.2	CITY PARK
	15.0	RESERVED
TOTAL GROSS	432.7	5,604,000

COMMERCE CENTRE of GRANBURY

MASTER PLAN

A DEVELOPMENT BY JERRY DURANT



Joey Grisham, Executive Director
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