



Beautiful Office Building on 377

4425 E Hwy 377
Granbury, TX 76049

FOR LEASE



**ASKING:
See Page 5**

817-803-3287
Molly MacEwan
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SPACE AVAILABLE:

- 120ft - 2,000ft

HIGHLIGHTS:

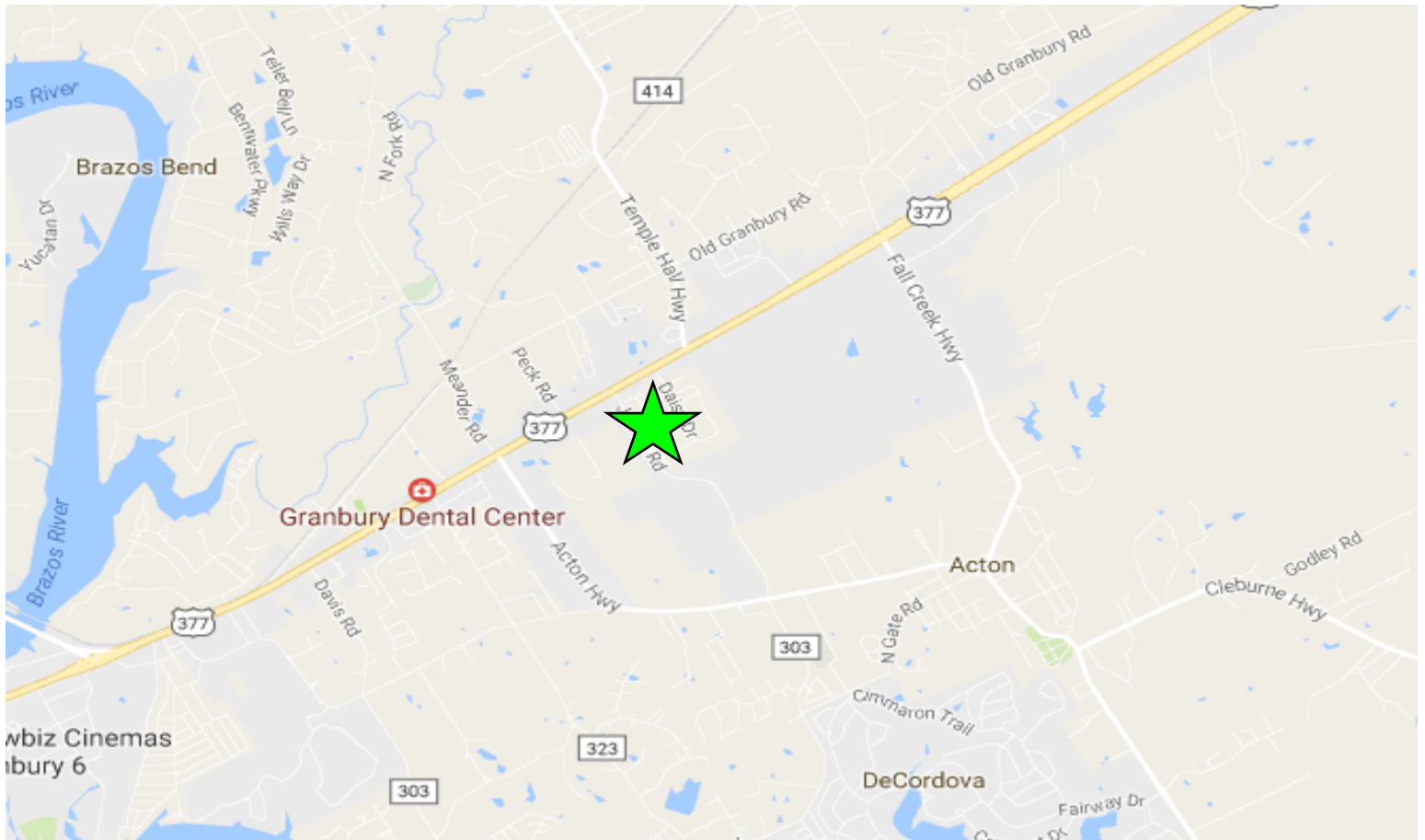
- 49 Parking Spaces
- Beautiful lobby
- Kitchen
- Conference room
- Large restrooms
- Fenced in courtyard

LOCATION:

- 0.9 mile E of HEB and Kroger

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Demographics



DEMOGRAPHICS (STDBonline.com 2016)

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	1,620	4,316	7,134	26,933
Employees	1,322	2,165	1,474	12,675
Average HH Income	\$70,789	\$80,886	\$77,274	\$85,423
2016-2021 Annual Rate	2.06%	3.66%	1.54%	1.79%

Traffic Counts (STDBonline.com 2016)

E HWY 377

26,130 VPD

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Beautifully Built Office Building On 377 Area Retail Map



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Tenant Overview



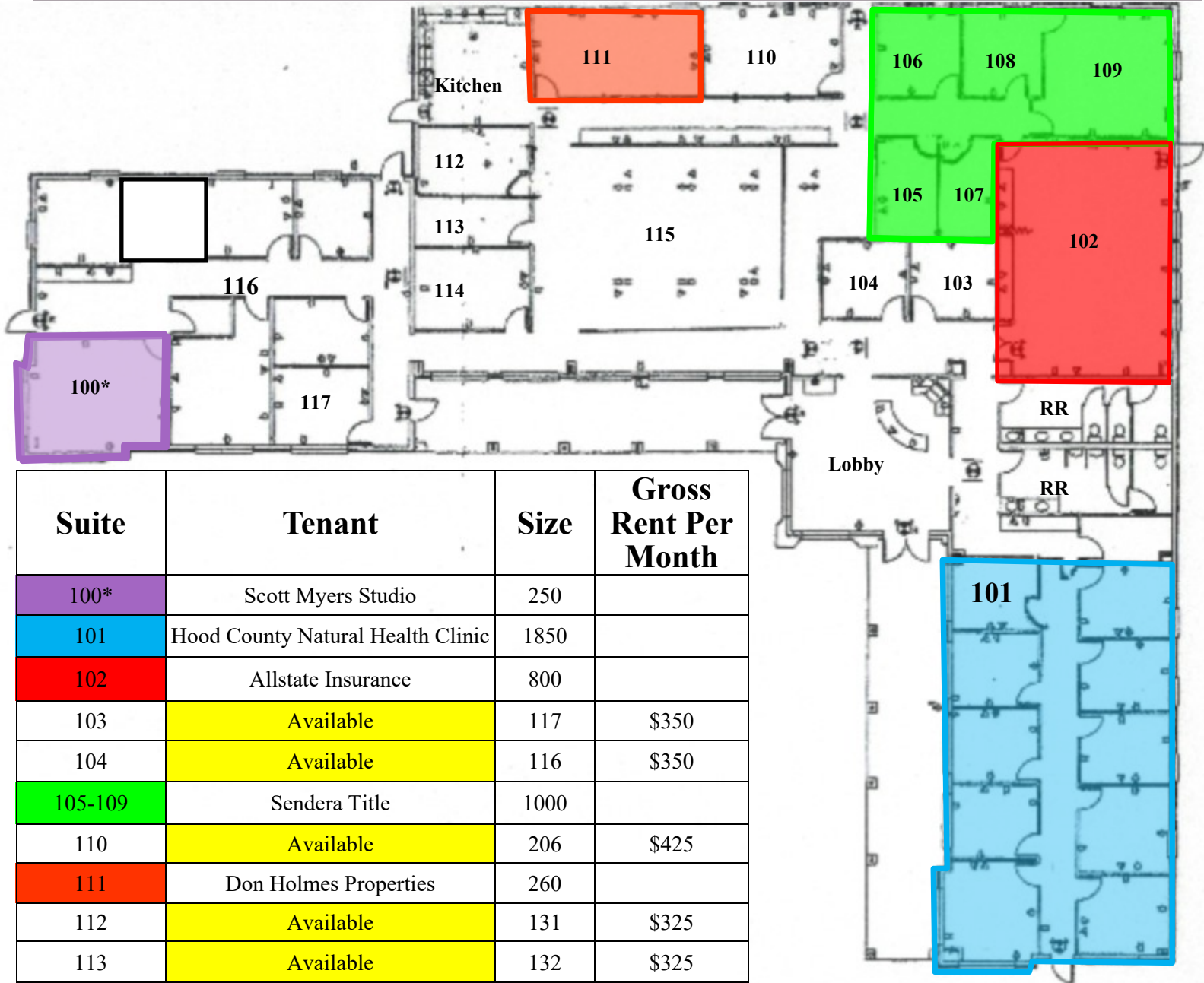
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Current Tenants



Suite	Tenant	Size	Gross Rent Per Month
100*	Scott Myers Studio	250	
101	Hood County Natural Health Clinic	1850	
102	Allstate Insurance	800	
103	Available	117	\$350
104	Available	116	\$350
105-109	Sendera Title	1000	
110	Available	206	\$425
111	Don Holmes Properties	260	
112	Available	131	\$325
113	Available	132	\$325
114	Available	127	\$325
115	Available	700	\$1000
116	Available	1360	\$2000
117	Available	131	\$325

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Beautifully Built Office Building on 377 Photos



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VISION
COMMERCIAL REAL ESTATE

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Information About Brokerage Services

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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Roger Smeltzer, Jr.	560209	roger@visioncommercial.com	817-320-2600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date