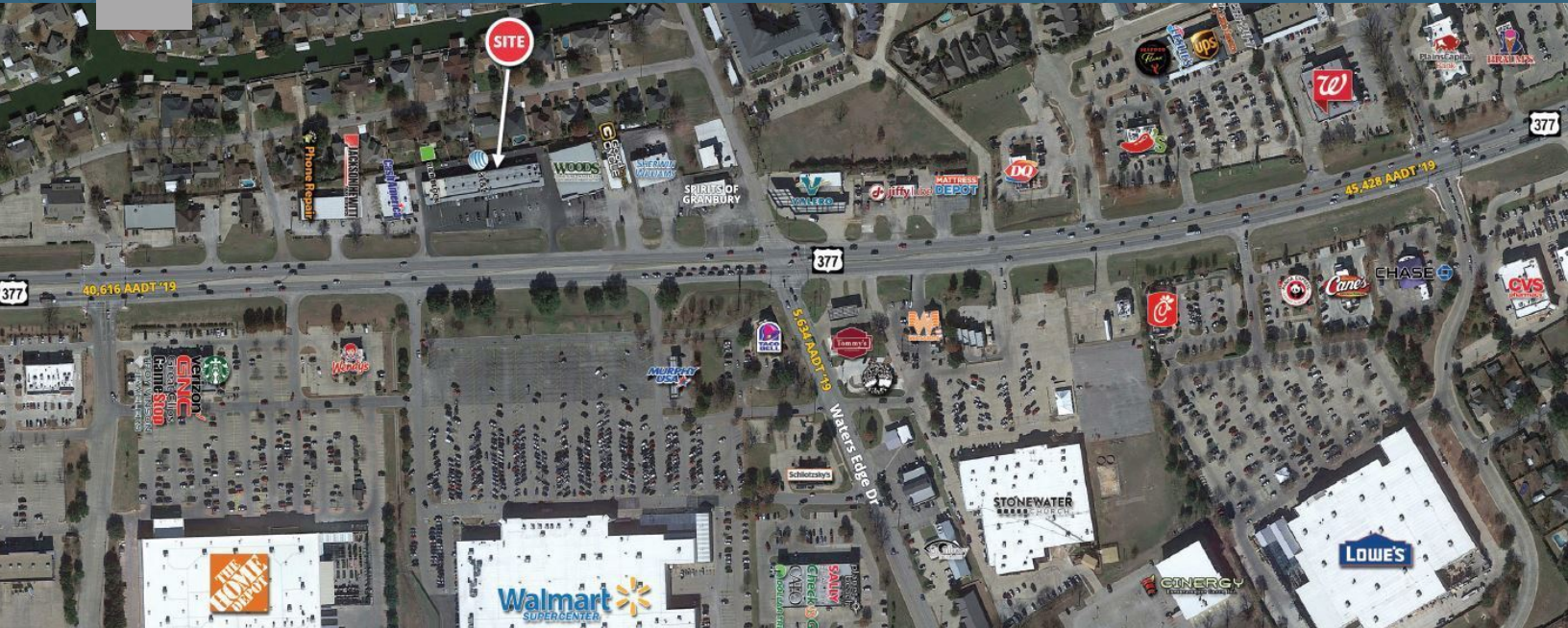


FOR LEASE
2nd Generation Restaurant End Cap Opportunity

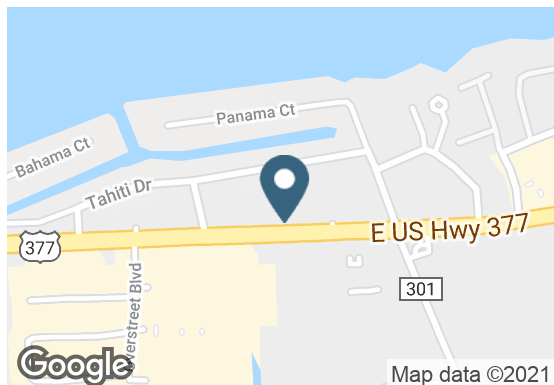
714 E. US Hwy 377 | Granbury, TX



Overview

LEASE RATE Contact Broker

AVAILABLE SF 2,000 SF



Description

This high profile shopping center has optimal visibility and located on US Hwy 377, the main commercial thoroughfare through Granbury. Located in the heart of town, this center is situated across from Walmart Supercenter, Home Depot, and Lowe's. We have a great 2nd generation restaurant end cap opportunity. Granbury is the commercial and political center for Hood County with captures shoppers from the surrounding Parker, Johnson, and Erath counties.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	4,007	18,972	38,420
Median HH Income	\$53,609	\$56,156	\$57,730
Households	2,103	8,136	15,558
Daytime Population	7,072	22,091	38,437

Year: 2020 | Source: Esri

Contact

JACK DAWSON

214.560.3269 | jack.dawson@srsre.com

KARLA SMITH

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Traffic Counts

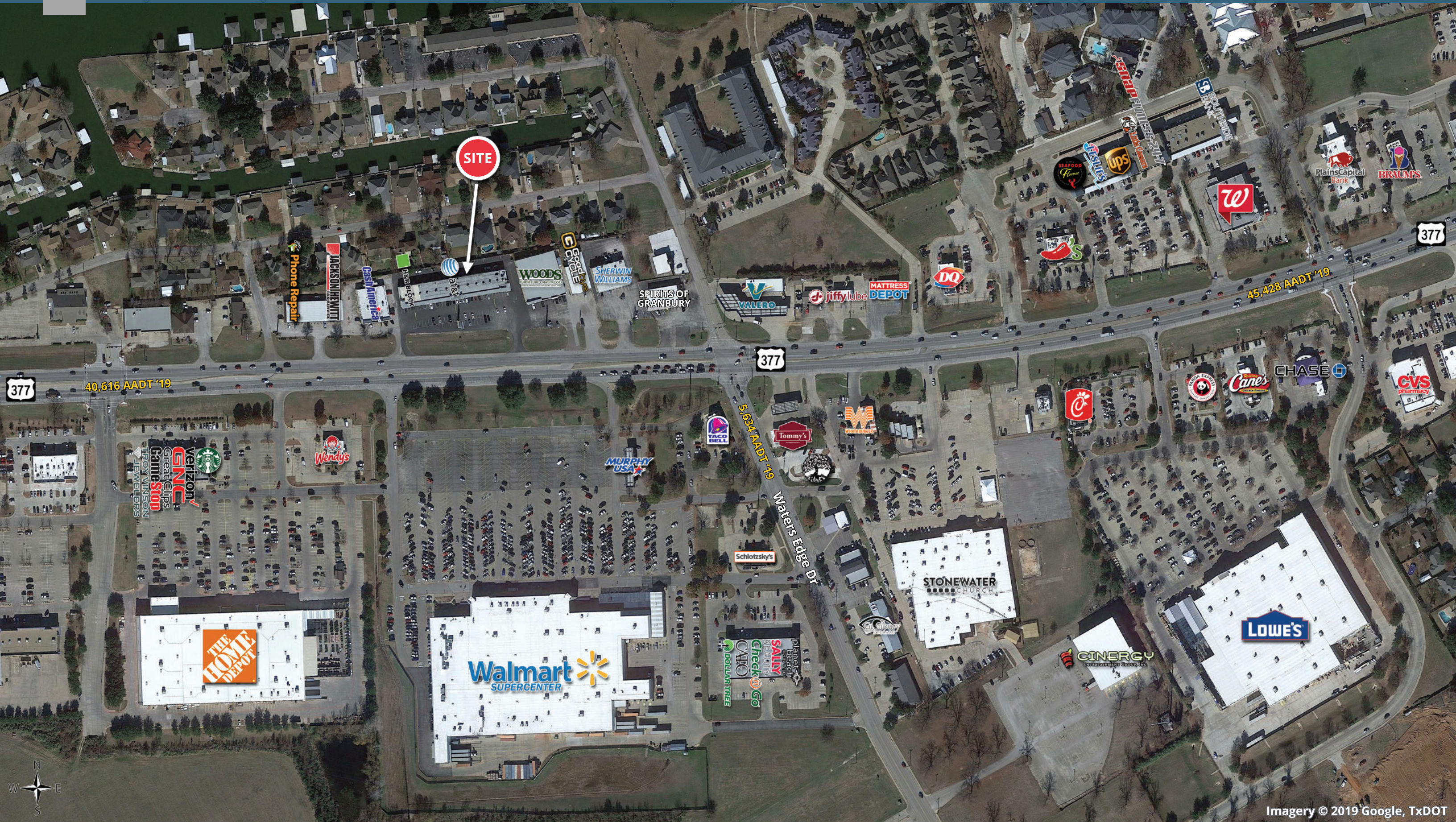
Hwy 377	40,616 VPD
Water's Edge Drive	5,634 VPD

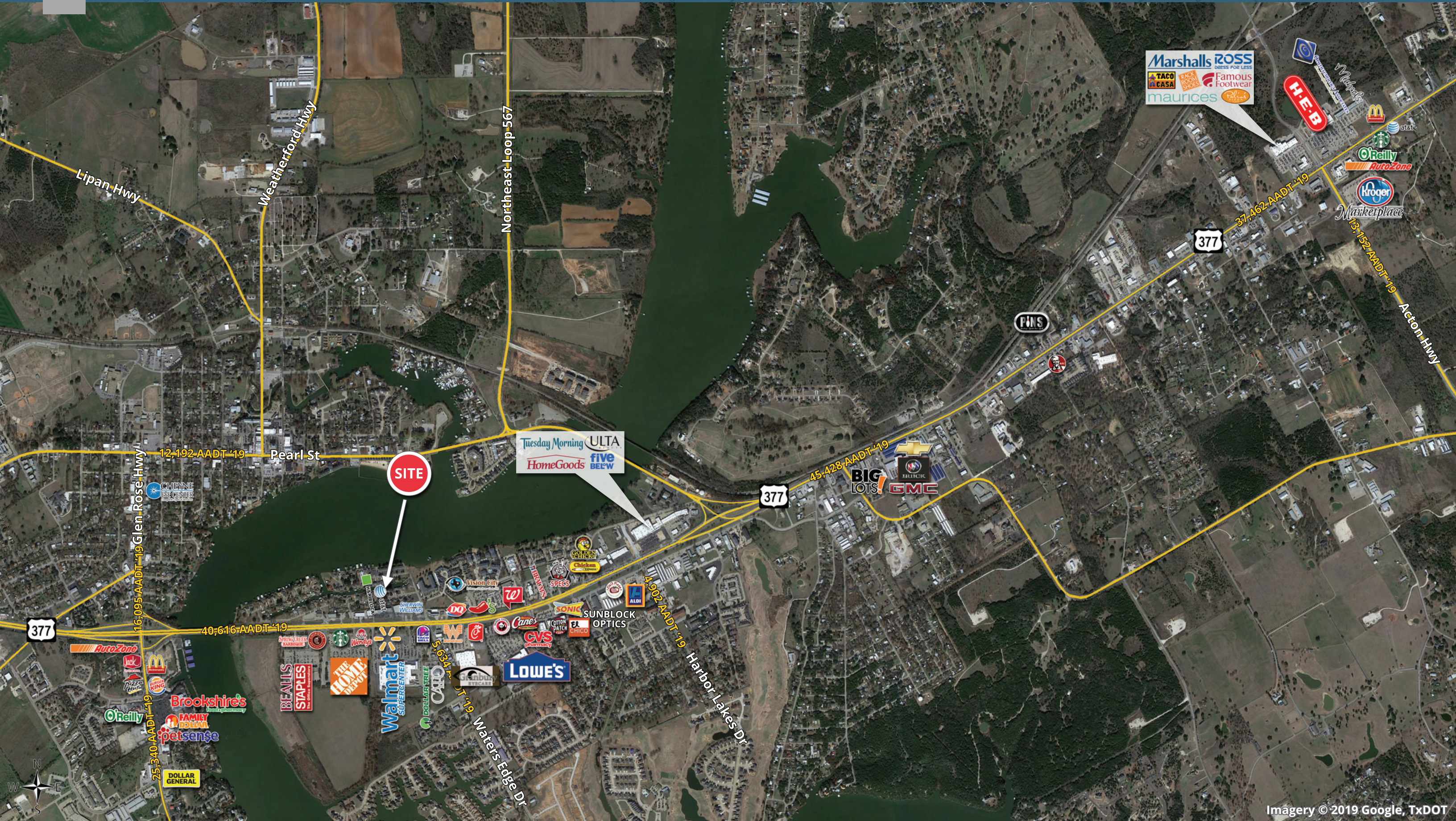
Year: 2019 | Source: TxDOT

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

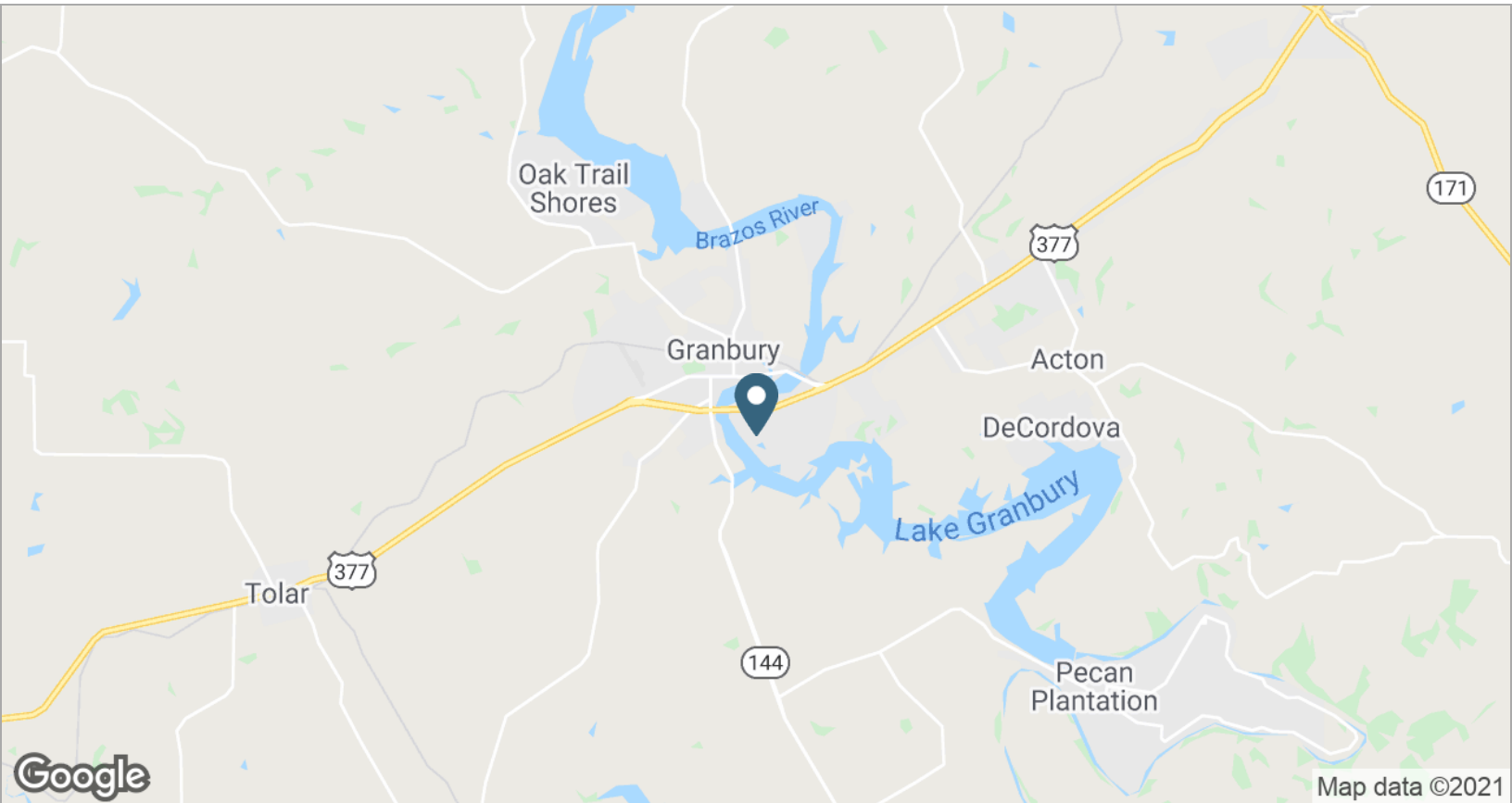




Imagery © 2019 Google, TxDOT

2nd Generation Restaurant End Cap Opportunity

714 E. US Hwy 377 | Granbury, TX



2nd Generation Restaurant End Cap Opportunity

714 E. US Hwy 377 | Granbury, TX



Prepared by Esri Latitude: 32.43454 Longitude: -97.78067

	1 mile	3 miles	5 miles
Population			
2000 Population	2,539	13,403	25,406
2010 Population	2,932	15,810	31,707
2020 Population	4,007	18,972	38,420
2025 Population	4,381	20,402	41,349
2000-2010 Annual Rate	1.45%	1.67%	2.24%
2010-2020 Annual Rate	3.09%	1.79%	1.89%
2020-2025 Annual Rate	1.80%	1.46%	1.48%
2020 Male Population	47.0%	48.9%	49.2%
2020 Female Population	53.0%	51.1%	50.8%
2020 Median Age	58.1	48.0	45.9
Households			
2000 Households	1,233	5,434	10,023
2010 Households	1,537	6,736	12,828
2020 Total Households	2,103	8,136	15,558
2025 Total Households	2,306	8,778	16,755
2000-2010 Annual Rate	2.23%	2.17%	2.50%
2010-2020 Annual Rate	3.11%	1.86%	1.90%
2020-2025 Annual Rate	1.86%	1.53%	1.49%
2020 Average Household Size	1.84	2.26	2.43
Housing Units			
2020 Total Housing Units	2,685	9,889	18,485
2020 Owner Occupied Housing Units	1,082	5,111	10,905
2020 Renter Occupied Housing Units	1,021	3,025	4,653
2020 Vacant Housing Units	582	1,753	2,927
Race and Ethnicity			
2020 White Alone	92.8%	90.2%	89.0%
2020 Black Alone	0.3%	0.5%	0.6%
2020 American Indian/Alaska Native Alone	0.5%	0.9%	0.9%
2020 Asian Alone	1.9%	1.1%	1.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Hispanic Origin (Any Race)	8.6%	13.8%	15.8%
Income			
2020 Median Household Income	\$53,609	\$56,156	\$57,730
2020 Average Household Income	\$86,665	\$83,201	\$82,350
2020 Per Capita Income	\$44,136	\$35,652	\$33,406
2019 Population 25+ by Educational Attainment			
Total	3,325	14,258	28,109
High School Graduate	24.8%	25.3%	24.8%
GED/Alternative Credential	4.7%	6.7%	6.6%
Some College, No Degree	25.3%	23.8%	24.6%
Associate Degree	4.9%	6.7%	6.4%
Bachelor's Degree	21.7%	18.7%	17.6%
Graduate/Professional Degree	13.5%	9.1%	8.8%
Daytime Population			
2020 Total Daytime Population	7,072	22,091	38,437
Workers	4,549	10,861	15,722
Residents	2,523	11,230	22,715

Source: Esri, U.S. Census

January 06, 2021

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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jack Dawson	633336	jack.dawson@srsre.com	214-560-3269
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date