



Colliers

± 60 AC
(Demisable)
AVAILABLE

Catalina Bay /
The Island
Communities

Walmart

DOLLAR TREE

SALLY

TACO
BELL

For Sale

E Hwy 377 & Waters Edge Dr
Granbury, TX

Ben Perich

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Property Profile

Details

Lot Name	Size	Price	Price PSF
Tract 1	3.80 AC	\$2,069,100	\$12.50 PSF
Tract 2	15.578 AC	\$5,428,621	\$8.00 PSF
Tract 3	40.688 AC	\$4,430,923	\$2.50 PSF
Submarket	Granbury, TX		
Zoning	BC (Business Commercial); MF (Multifamily); and IH (Interim Holdings)		

Features

- Single-family, multi-family, senior living, hospitality, or commercial development opportunity
- Site is adjacent to Lake Granbury with canal lot potential
- Infill site located in the heart of town
- Can be subdivided
- Improved access and connectivity via the ongoing extension of Overstreet Blvd.

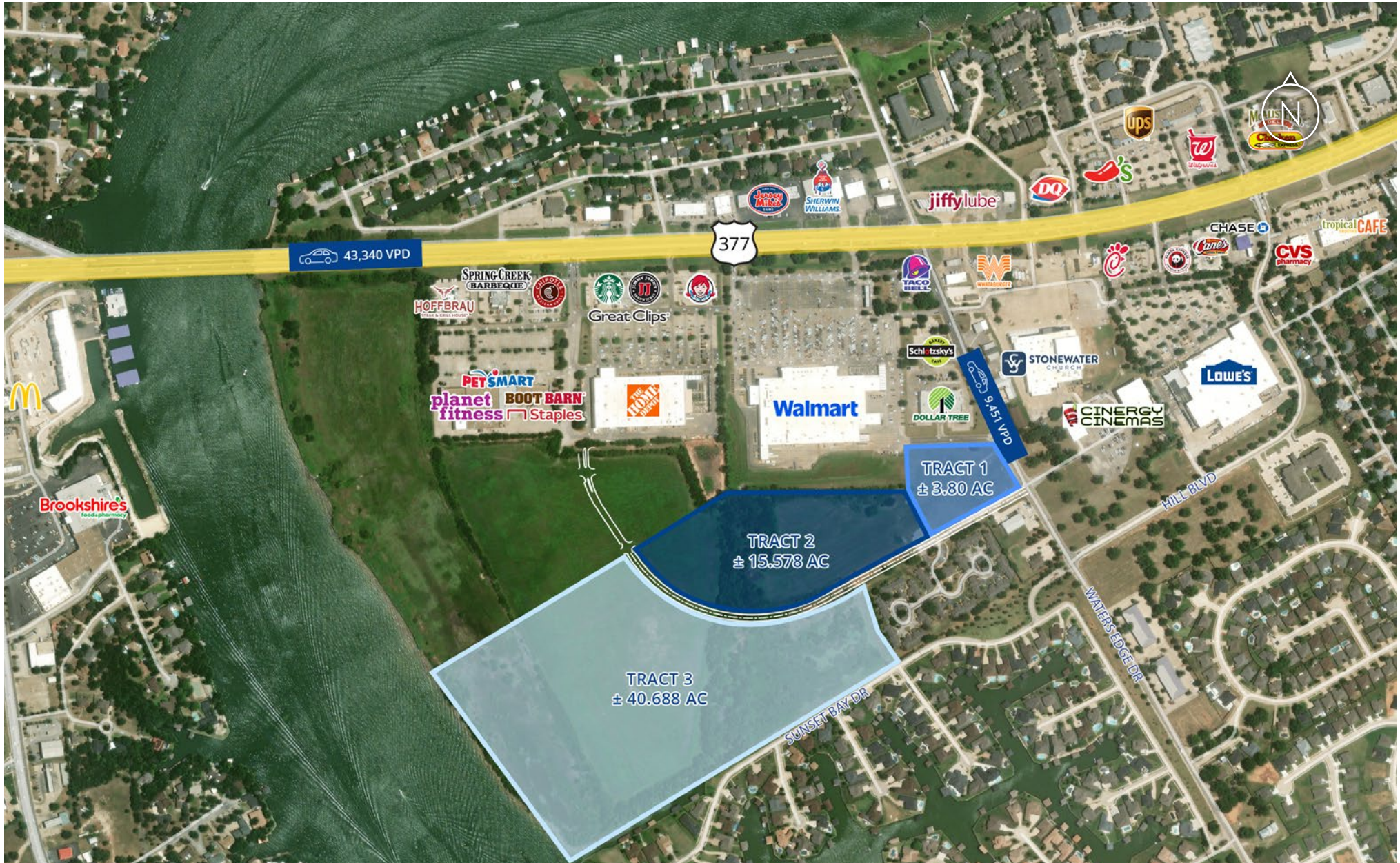
Area Tenants



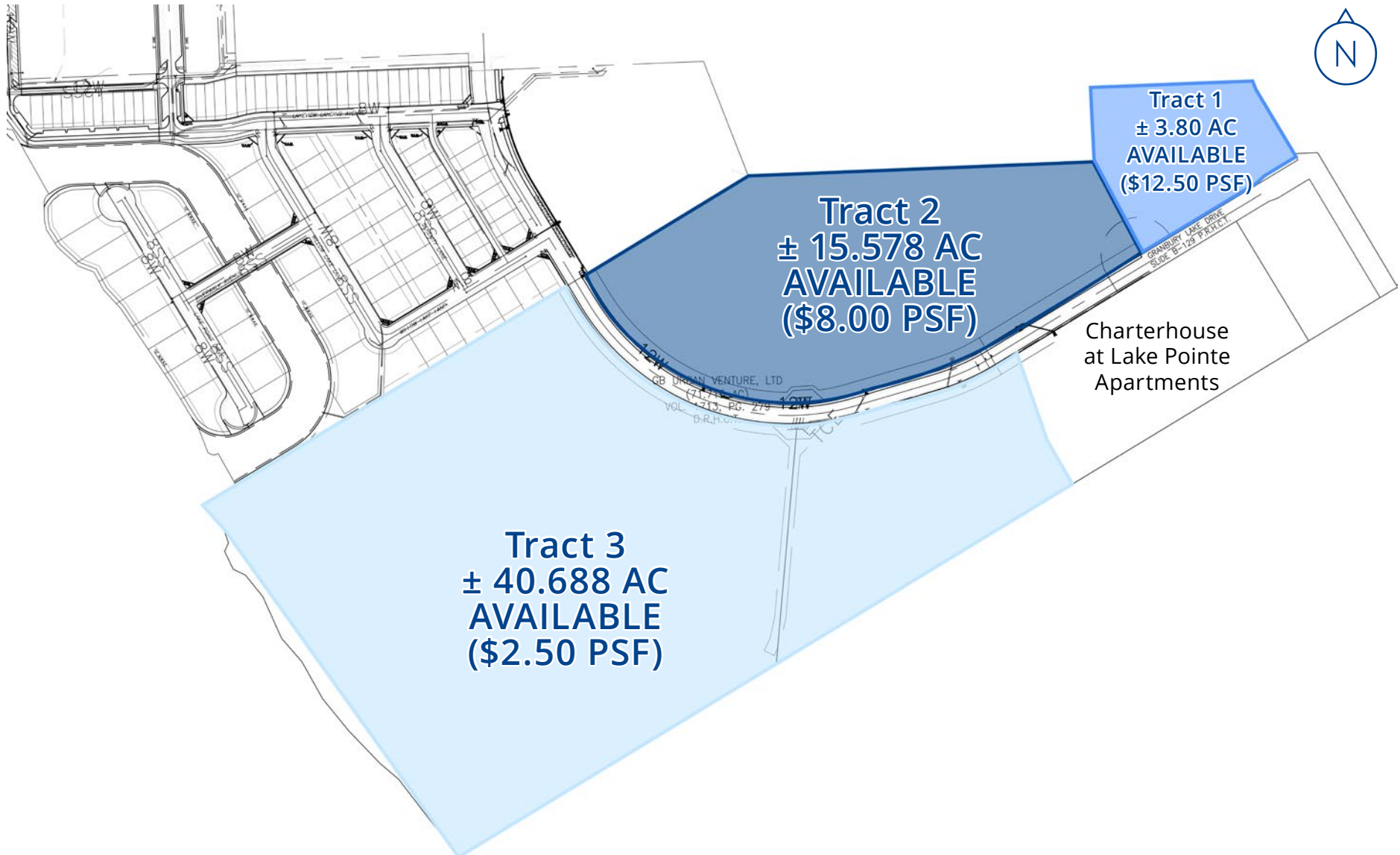
Trade Area Aerial



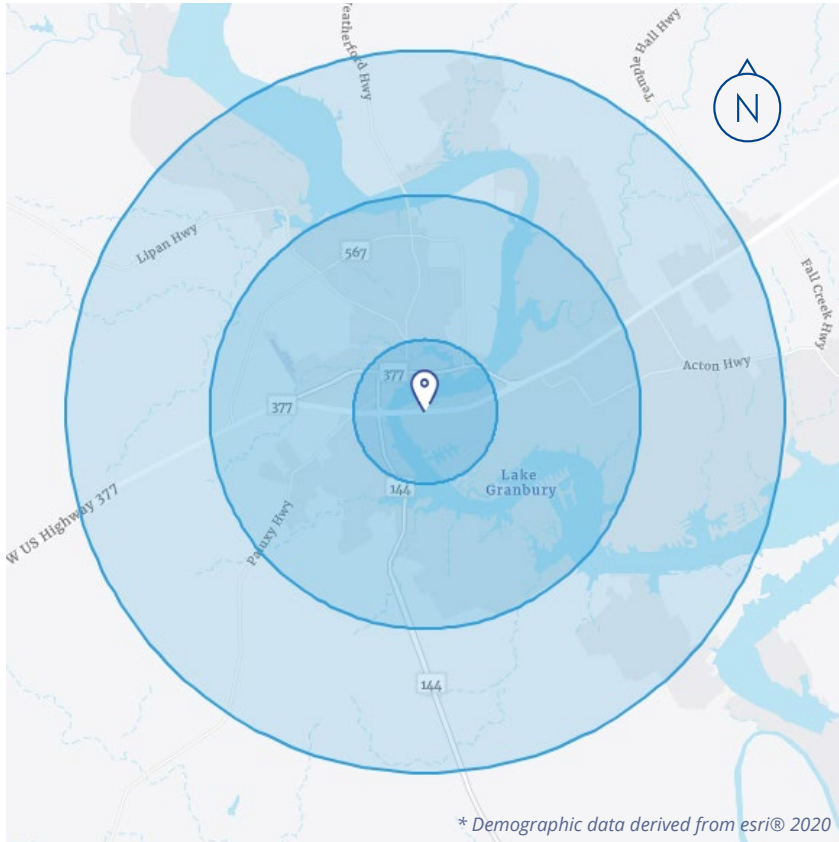
Intersection Aerial



Proposed Subdivision



Demographics*



	1 MILE	3 MILES	5 MILES
Population	5,004	20,462	39,271
Households	2,512	8,971	16,518
Median Age	56.4	49.6	47.0
Average HH Income	\$93,761	\$104,192	\$114,250
Per Capita Income	\$45,522	\$45,726	\$47,973
Daytime Population	10,148	26,363	39,635
College Education	39.9%	40.0%	41.6%



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