



**COMMERCIAL**

# **PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY**

**Lot 3 E Highway 377 – Cresson, TX**



LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY



## DESCRIPTION

## PROPERTY WEBSITE

Introducing a premier commercial development opportunity in Cresson, Texas. This offering consists of seven newly available lots ideally positioned for business growth and long-term investment. Strategically located just minutes from Granbury, these parcels benefit from placement within one of the region's most business-friendly communities. The area has experienced significant commercial expansion, driven in part by increased traffic flow along Highway 377 following completion of the loop that bypasses Cresson's well-known railroad crossing. The lots range in size from approximately 5.023 acres to 12.067 acres, providing flexibility for a variety of commercial development concepts. Five of the seven lots feature direct frontage along Highway 377, offering exceptional visibility and accessibility for a wide range of uses. Utilities, including electric and fiber connectivity, are readily available, supporting modern business infrastructure needs. This is a rare opportunity to establish a presence in a rapidly growing corridor with strong traffic counts and continued development momentum.

## LOCATION

CITY Cresson  
County Hood

## OFFER SUMMARY

List Price \$1,312,812  
Lot Size 5.023 acres

Driving Directions Southside of Hwy 377 between FM 167 and Old Granbury Rd.

## HIGHLIGHTS

RAPIDLY GROWING CORRIDOR

HIGHWAY & STATE ROAD FRONTAGE

STRONG TRAFFIC COUNTS

LOTS FROM 5.023 TO 12.067

CONTINUED DEVELOPMENT MOMENTUM

ELECTRIC & FIBER READILY AVAILABLE



## LISTING PRESENTED BY:

STEPHEN REICH & TAMMY ROKUS  
817-597-8884 817-694-8019

stephen.reich@williamstrew.com tammy.rokus@williamstrew.com



# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884  
TAMMY ROKUS – 817.694.8019



# AERIAL MAP

377 Commercial Development  
Texas, AC +/-



Stream Boundary

Stephen Reich  
P: 817-597-8884 reichranchre@gmail.com PO Box 1088, Weatherford, TX 76086

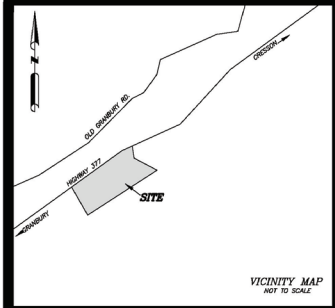
**id.** The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

STEPHEN REICH – 817.597.8884  
TAMMY ROKUS – 817.694.8019



**WilliamsTrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

# PLAT

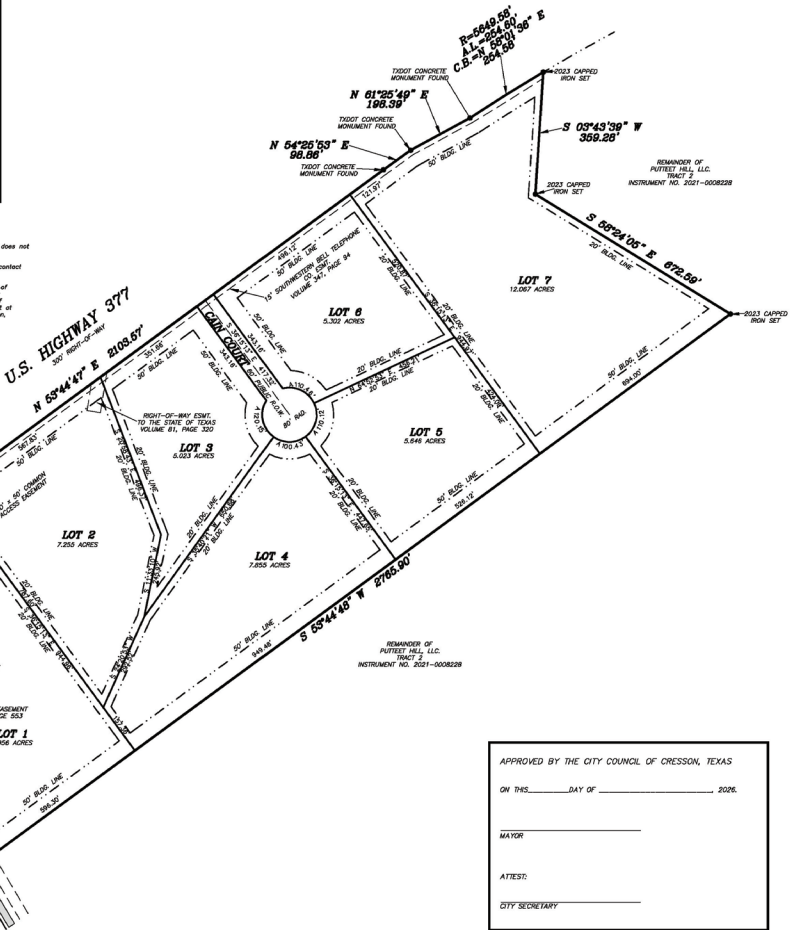


State of bearing per C.P.S. observations. Trimble RTK Network, North Texas Zone 4202 NAD83. Subject property is zoned Agricultural.

According to the F.L.R. Map, Parcel No. 482210029-E, dated April 05, 2016, subject property does not lie within a 100 year flood hazard.

Surveyor is not responsible or liable for the location of underground utilities or gas pipelines, contact 811 for exact location of underground utilities and gas pipelines.

Any public utility, including the city, shall have the right to move and keep removed all or part of any building, driveway, trees, shrubs, other growths, or improvements which in any way encroach or interfere with the construction, maintenance, or efficiency of its respective systems or any of the easements shown on this plat, and any public utility, including the city, shall have the right of all lines, of support and access upon easements for the purpose of construction, reconstruction, inspection, patrolling, maintenance, and adding to or removing of or part of its respective systems, without the necessity of procuring the permission of anyone.



STATE OF TEXAS |  
COUNTY OF HOOD |

WHEREAS DOC Commercial, LLC, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the N.H. HOOD SURVEY, Abstract No. 281, Hood County, Texas, said tract being a portion of that certain tract of land described as Tract 2, as listed in Fullert Hill, LLC, recorded in instrument No. 2021-0008228, Official Records, Hood County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northwest corner of said Tract 2, and being in the South line of U.S. Highway 377 and being for the Northwest corner of that certain tract of land described in deed to C.K. Hinkle, recorded in Volume 76, Page 210, Deed Records, Hood County, Texas and from which a 1/2" iron found bears S 30°47'43" E, 0.71 feet;

thence N 53°44'47" E, with the South line line of said U.S. Highway 377, a distance of 2103.57 feet to a TXDOT concrete monument found;

thence N 54°25'53" E, with the South line line of said U.S. Highway 377, a distance of 98.86 feet to a TXDOT concrete monument found;

thence N 61°25'49" E, with the South line line of said U.S. Highway 377, a distance of 198.39 feet to a TXDOT concrete monument found at the beginning of a curve to the right whose radius is 5846.58 feet;

thence with the South line of said U.S. Highway 377 and with said curve turning to the right with an arc length of 254.60 feet, with a chord bearing of N 58°01'36" E, with a chord length of 254.56 feet to a 2023 capped iron set;

thence S 03°43'39" W, a distance of 359.28 feet to a 2023 capped iron set;

thence S 58°24'05" E, a distance of 672.59 feet to a 2023 capped iron set;

thence S 53°44'48" W, a distance of 2765.90 feet to a 2023 capped iron set in the West line of said Tract 2 and in the East line of said Volume 76, Page 210;

thence N 30°47'43" W, with the common line of said Tract 2 and said Volume 76, Page 210, a distance of 846.26 feet to the POINT OF BEGINNING and containing 56.034 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DOC Commercial, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lets 1-7  
Hall Commercial Complex,  
Hood County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown herein.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Derek Osburn (Owner DOC Commercial, LLC)

STATE OF TEXAS |  
COUNTY OF HOOD |

BEFORE ME, the undersigned authority, on this day personally appeared Marie Savage, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public State of Texas



HORIZON LAND SURVEYING  
P.O. Box 1935  
Aledo, Texas 76008  
817-554-2027  
horizonlandsurveying.com  
FIRM NO. 10754418



KNOW ALL MEN BY THESE PRESENTS:  
That I, Doug Burt, Registered Public Surveyor, Texas Registration No. 2023, hereby certify that this plat correctly represents an actual and accurate survey made under my supervision on January 21, 2026, and that the corner monuments shown thereon were properly placed under my supervision.

Doug Burt, RPLS 2023  
Date: \_\_\_\_\_

OWNER/DEVELOPER  
DOC Commercial, LLC  
3923 Gunter Hill Road, Ste. 2  
Weatherford, Texas 76087

APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

Plat Recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ Slide \_\_\_\_\_

County Clerk Hood County, Texas.

Deputy \_\_\_\_\_

Preliminary Plat Showing  
Lots 1-7,  
Hall Commercial Complex  
an Addition to Hood County, Texas  
and being 56.034 acres of land situated in the  
N.H. HOOD SURVEY, Abstract No. 281, Hood County, Texas.

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