



# THE SHOPS OF GRANBURY

Retail Space Available

301 East Highway 377, Granbury, Texas 76048

## PROPERTY OVERVIEW

- 78,292 SF retail center at the signalized intersection of Highway 377 & Overstreet Boulevard
- The center is anchored by the recently expanded Bealls department store which is one of their highest performing stores in the region
- Granbury is a bedroom community in the Fort Worth metropolitan service area and is approximately 35 miles southwest of the Central Business District
- Granbury has 94,000 people living in the geographic trade area

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,411	17,460	33,325
Daytime Population	1,984	7,391	13,507
Average HH Income	\$68,457	\$71,904	\$68,674

## LEASING INFORMATION

Call for Rates

1,125-6,766 SF Available

NNN's \$4.42 PSF

## TRAFFIC COUNTS

Highway 377

42,378 VPD (Costar 2011)

## AREA TRAFFIC DRIVERS



For More Information  
Please Contact:

**Mike Cagle**  
(972) 764-6001  
mcagle@inroadsrealty.com

**James Cagle**  
(972) 764-5402  
jcagle@inroadsrealty.com

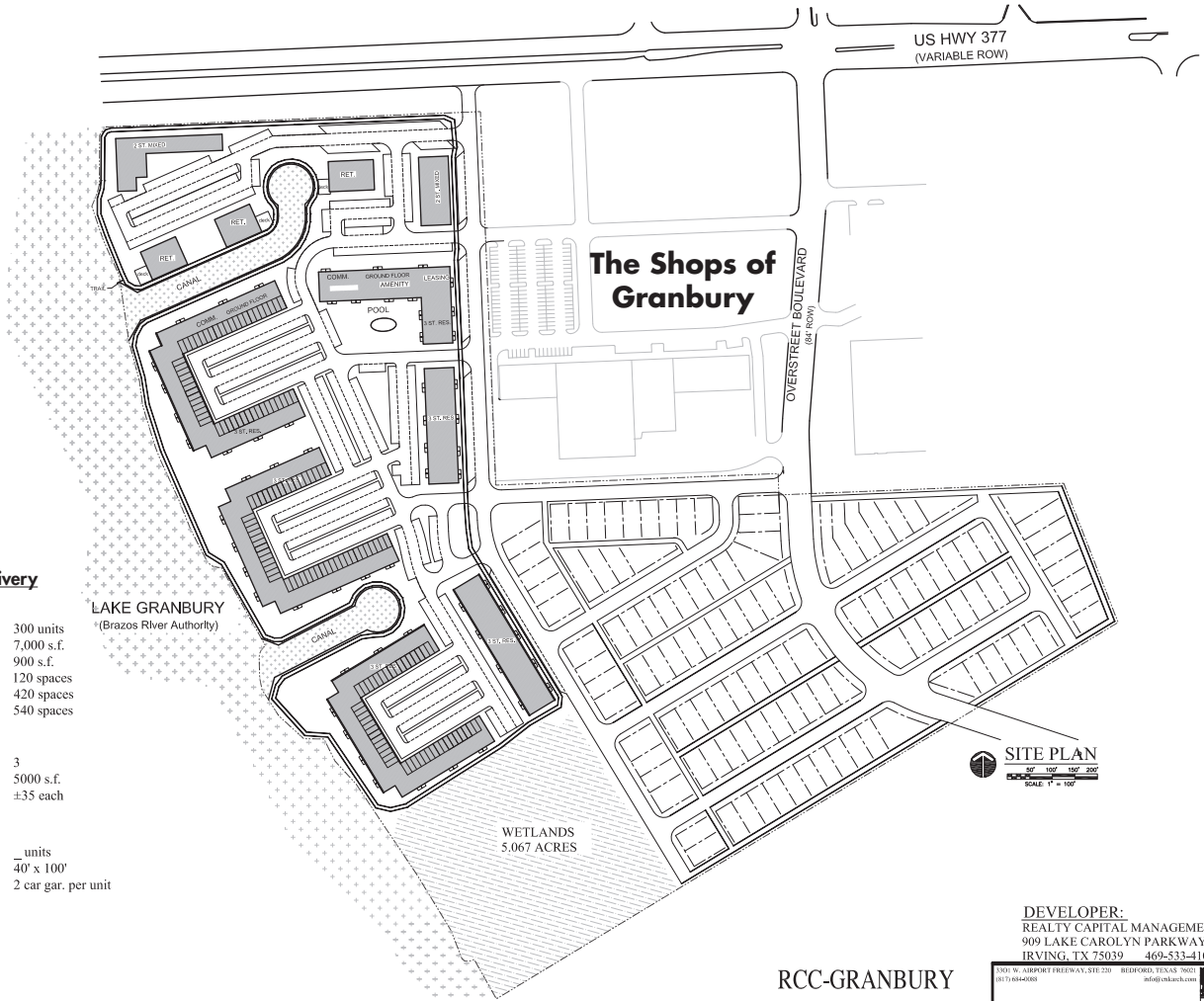








# SITE OVERVIEW



## 2020 Project Delivery

**APARTMENT**  
 TOTAL UNITS: 300 units  
 LEASING/ AMENITIES: 7,000 s.f.  
 AVERAGE UNIT SIZE: 900 s.f.  
 GARAGE SPACES : 120 spaces  
 SURFACE SPACES : 420 spaces  
 TOTAL SPACES: 540 spaces

**RESTAURANTS**  
 Total: 3  
 Nominal size: 5000 s.f.  
 Parking: ±35 each

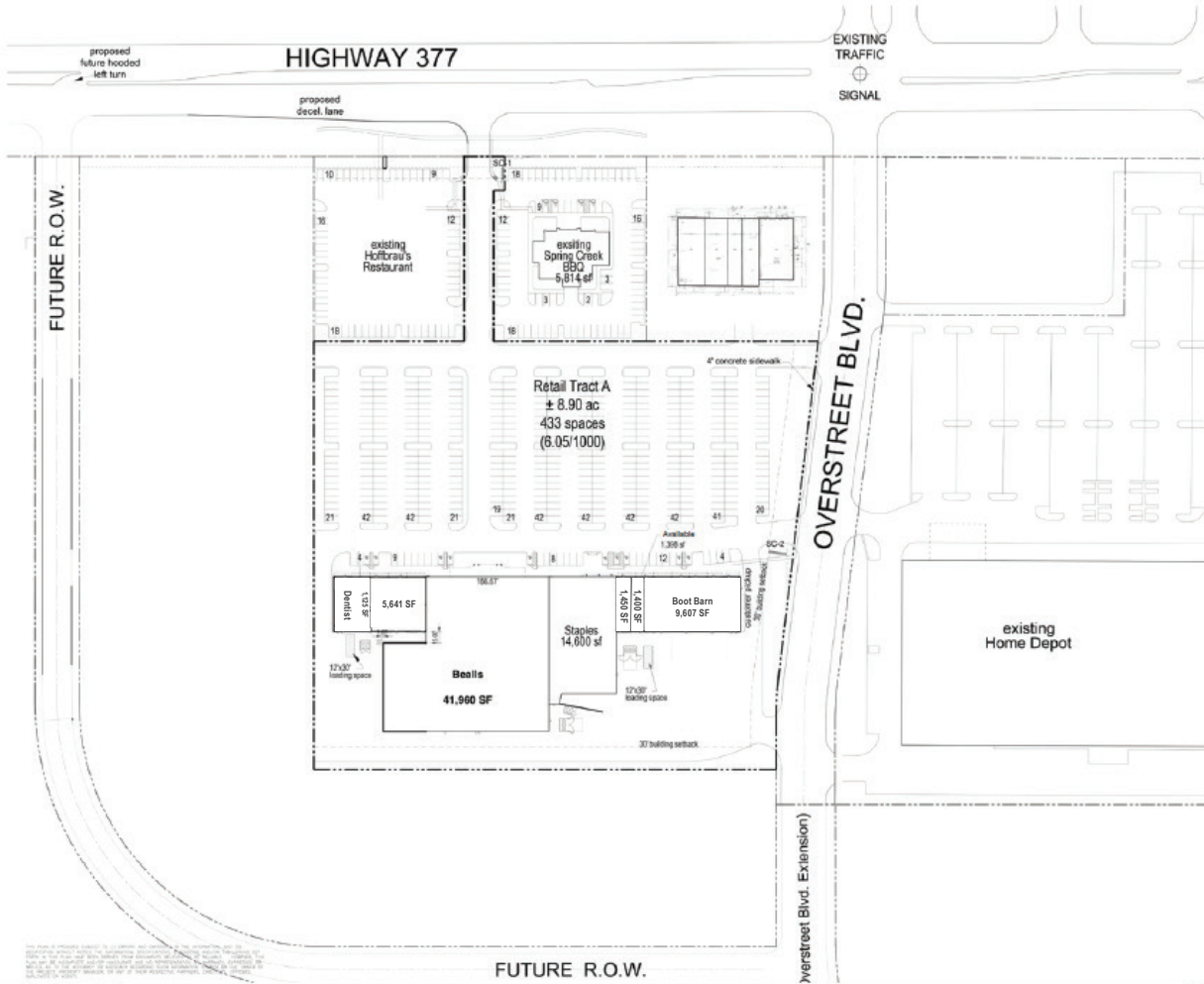
**PATIO HOMES**  
 Total: \_ units  
 Nominal size: 40' x 100'  
 Parking: 2 car gar. per unit

**RCC-GRANBURY**  
 Granbury, Texas

**DEVELOPER:**  
 REALTY CAPITAL MANAGEMENT, LLC  
 909 LAKE CAROLYN PARKWAY SUITE 150  
 IRVING, TX 75039 469-533-4107  
901 W. AIRPORT FREEWAY, STE 220 IRVING, TEXAS 75039 (917) 684-0088 info@rckm.com

**CNK ARCHITECTS, INC.**

# SITE OVERVIEW



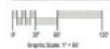
VICINITY PLAN

TABULATIONS	BLDG AREA	PRKGS REQ'D
Anchor	49,600	1,300 sf / 105
Retail	21,892	1,300 sf / 73
Restaurant	12,814	12.5 seats/152
<b>TOTAL</b>	<b>84,306</b>	<b>390</b>
<b>PARKING PROVIDED</b>		<b>508</b>
<b>NET SITE AREA</b>	<b>± 11.24 ac</b>	<b>Parking Ratio (7.29/1000)</b>
<b>PAD SITE AREA</b>	<b>± 2.34 ac</b>	

NOTE: PARKING CALCULATED PER RESTAURANT AS FOLLOWS:  
 PAD SITE 1 RESTAURANT: 180 SEATS: 2.6 = 73 SPACES  
 PAD SITE 2 RESTAURANT: 200 SEATS: 2.6 = 86 SPACES  
 TOTAL RESTAURANT PARKING REQ'D = 152

The Shops of Granbury, Ltd.  
 7632 Campbell Road Suite 308  
 Dallas, TX 75248  
 972-733-4900

## CONCEPTUAL SITE PLAN



The Shops of Granbury Granbury, Texas

**RODGES** architecture planning  
 & ASSOCIATES  
ARCHITECTURE PLANNING  
 INTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 1000 FOCKENBURG COURT  
 DALLAS, TEXAS 75248  
 (972) 733-4900

DATE: 11-23-11  
 SHEET: 001  
 OF: 11-01-11  
**SP-2**



# Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**Before** working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

\_\_\_\_\_  
Buyer, Seller, Landlord or Tenant

\_\_\_\_\_  
Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)