

MIXED USE FOR

HIGHWAY FRONTAGE IN GODLEY

9809 STATE HIGHWAY 171, GODLEY, TX 76044



FOR SALE

KW COMMERCIAL | FORT WORTH

PRESENTED BY:

LINK KARLEN

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$1,975,000
BUILDING SF:	2,120
PRICE / SF:	
NOI:	
CAP RATE:	
OCCUPANCY:	Occupied
LOT SIZE:	20.06 Acres
PRICE / ACRE:	\$98,454
POWER:	At street
RAIL ACCESS:	
TRUCK DOOR:	
WAREHOUSE SF:	2,000 sf
YARD:	Acreage

PROPERTY OVERVIEW

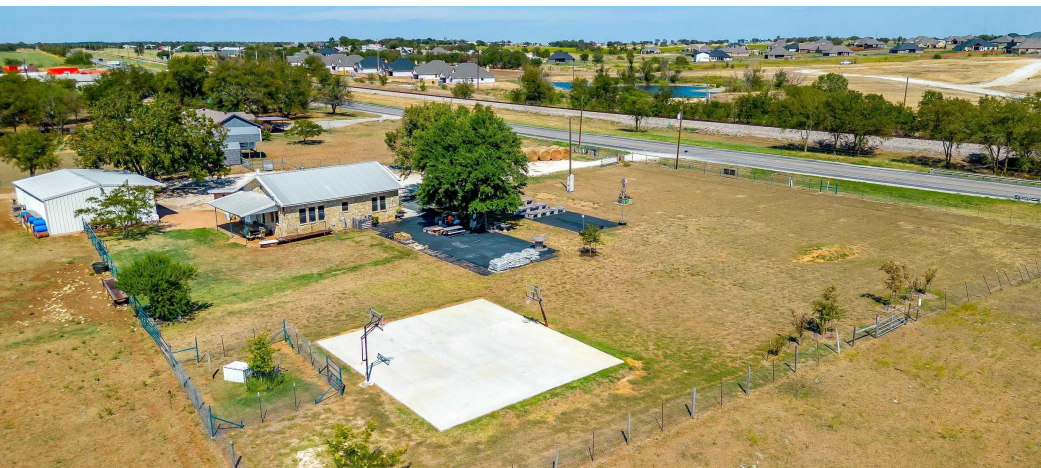
State Highway frontage. 20.06 acres of land and a charming ranch-style home. The property is within walking distance to Godley High School and the new football stadium. This versatile land parcel and cozy home offer a blend of convenience and potential that's truly unmatched. This property is perfect for those seeking either commercial or residential use and features 574.88 linear feet of road frontage on Hwy 171. The property is fenced and cross fenced. Huge 40X50 metal shop with electric. The ranch style home features 3 bedrooms, 2 baths and a huge office space that could serve as a fourth bedroom, second living room or game room. Whether you envision a trendy cafe, a professional office space, or any other commercial enterprise, this property offers the versatility to accommodate your business aspirations.

PROPERTY HIGHLIGHTS

- Explosive residential and income growth make Godley one of the fastest-growing and wealthiest small Texas towns.
- Median property value is around \$323.5K, with a homeownership rate of ~84%
- Godley's economic outlook is a story of explosive growth: booming population, sharply rising incomes, and strong housing fundamentals.

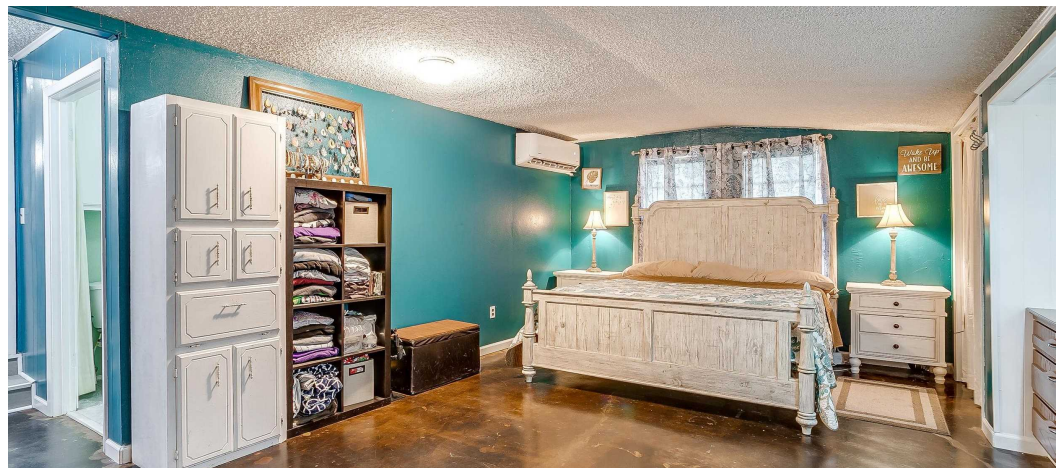
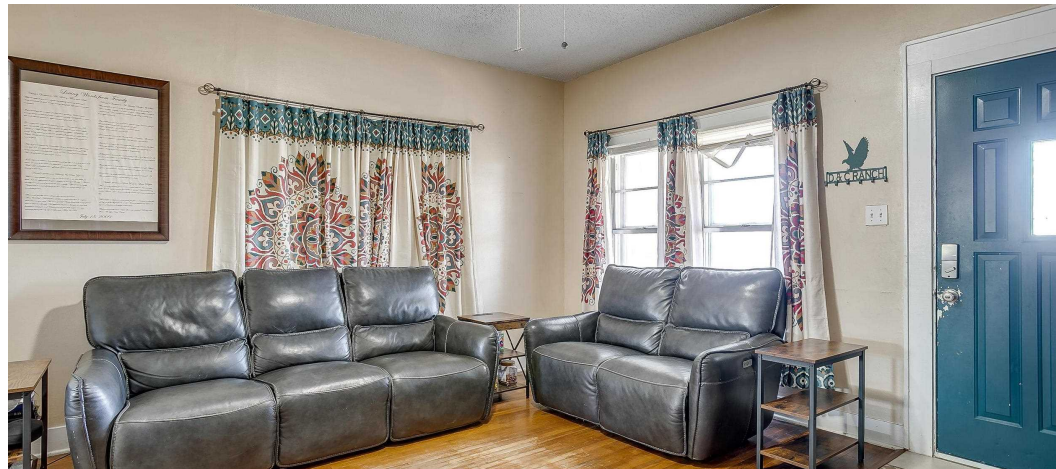
PROPERTY PHOTOS

9809 STATE HIGHWAY 171



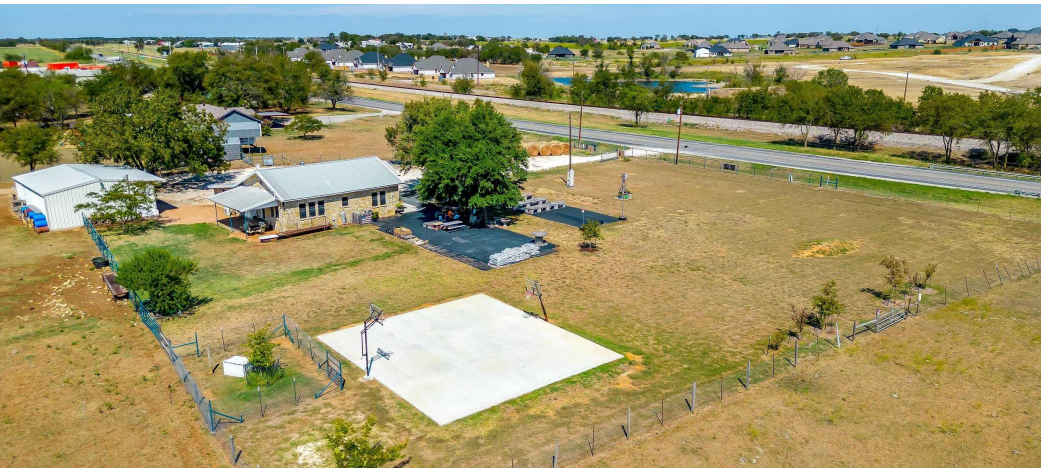
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PROPERTY PHOTOS

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