

INDUSTRIAL FOR SALE

## OAK TRAIL COMMERCIAL PROPERTY

3130 OAK TRAIL DRIVE, GRANBURY, TX 76048



FOR SALE

KW COMMERCIAL | FORT WORTH



Each Office Independently Owned and Operated

PRESENTED BY:

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736507, Texas

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# EXECUTIVE SUMMARY

3130 OAK TRAIL DRIVE



## OFFERING SUMMARY

|               |            |
|---------------|------------|
| PRICE:        | \$650,000  |
| BUILDING SF:  | 1,828      |
| PRICE / SF:   | \$355/sf   |
| NOI:          |            |
| CAP RATE:     |            |
| OCCUPANCY:    | Vacant     |
| LOT SIZE:     | 1.22 Acres |
| PRICE / ACRE: |            |
| POWER:        | Connected  |
| RAIL ACCESS:  | No         |
| TRUCK DOOR:   | No         |
| SHOP SF:      | ~2,000 sf  |
| YARD:         | Yes        |

## PROPERTY OVERVIEW

Situated on 1.22 acres, this property allows for a business to capture Granbury's rapid growth and influx of industry. Ability for flexible options including commercial and residential, or a turnkey facility with service and support for growing businesses.

## PROPERTY HIGHLIGHTS

- Granbury's commercial real estate market is expanding robustly, backed by public infrastructure funding, increased acreage supply, rising per-acre valuations, and planned mixed-use developments. This positions the area for sustained commercial growth into 2026 and beyond.
- Tax and utility competitiveness: The city offers no state income tax and lower property and operating costs compared to peers in the DFW metro area
- Strong fiscal management: Granbury's finance department has earned a GFOA "Triple Crown" for excellent budgeting and reporting; the city maintains AA-rated GO bonds signaling sound governance and investor confidence.

# PROPERTY SUMMARY

3130 OAK TRAIL DRIVE



## Property Summary

|              |             |
|--------------|-------------|
| Building SF: | 1,828       |
| Lease Rate:  | TBD         |
| Lot Size:    | 1.22 Acres  |
| Parking:     | Street, lot |
| Price:       | \$650,000   |
| Year Built:  | 1995        |
| Zoning:      | Commercial  |

## Property Overview

Situated on 1.22 acres, this property allows for a business to capture Granbury's rapid growth and influx of industry.

## Location Overview

Granbury's commercial real estate market is expanding robustly, backed by public infrastructure funding, increased acreage supply, rising per-acre valuations, and planned mixed-use developments. This positions the area for sustained commercial growth into 2026 and beyond.



## PROPERTY PHOTOS

3130 OAK TRAIL DRIVE





## PROPERTY PHOTOS

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## PROPERTY PHOTOS

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## DISCLAIMER

3130 OAK TRAIL DRIVE

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