

I-35 Frontage with acreage in Grandview

OFFERING MEMORANDUM | 10768 INTERSTATE 35W | GRANDVIEW, TX

Exclusively Listed by

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KW Commercial | Fort Worth

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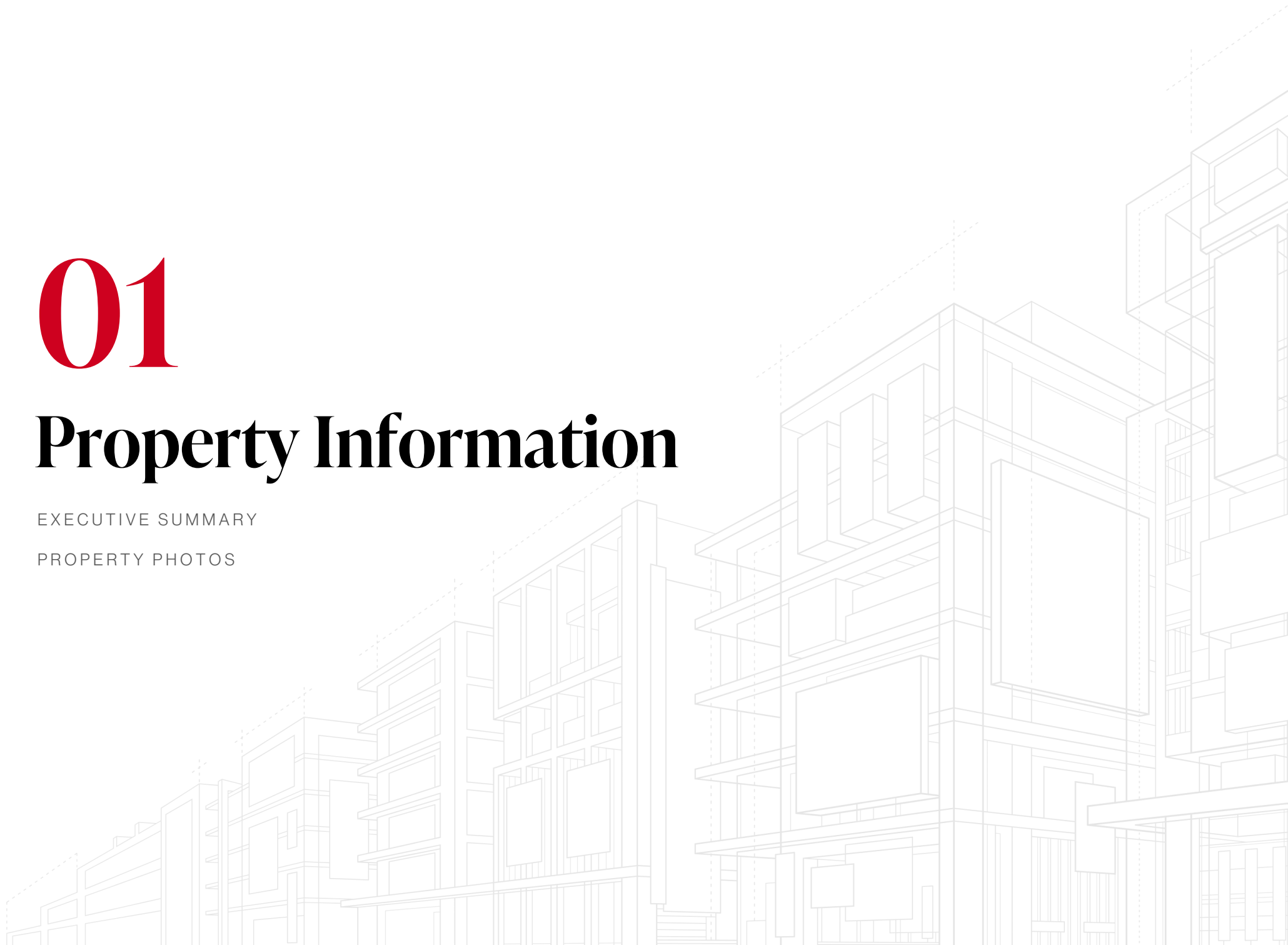
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary

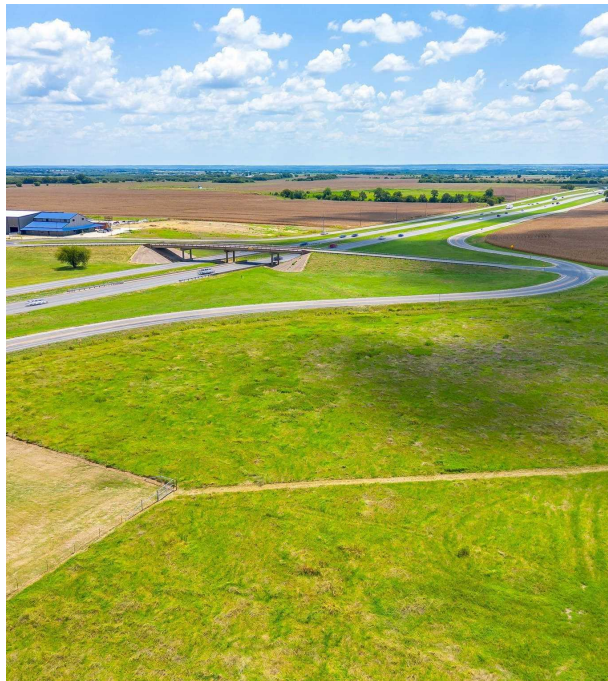


Price:	\$1,250,000
Building SF:	1,536
Price / AC:	\$80,076
Occupancy:	
NOI:	
CAP Rate:	
Available SF:	1,536
Lot Size:	15.61 Acres
Signage:	
Frontage:	212 Interstate frontage feet
Year Built:	2014
Renovated:	
Parking:	Surface
Parking Ratio:	



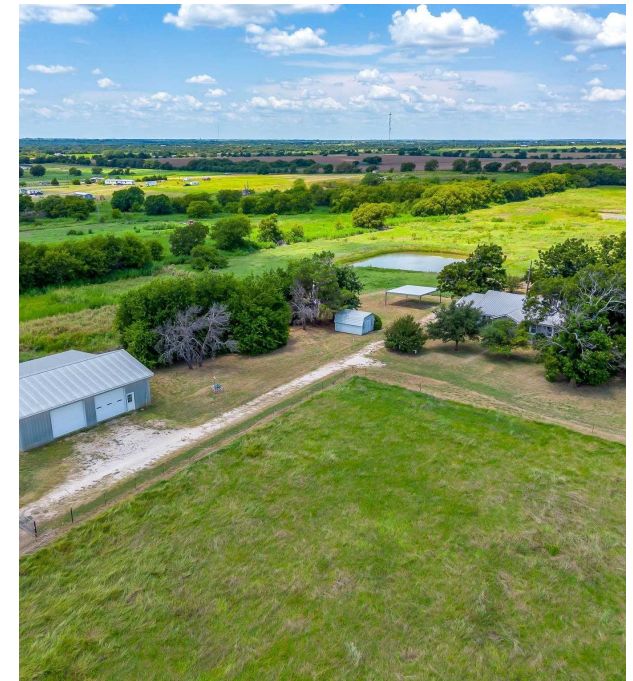
Property Highlights

- 11 acres ready for expansion or development
- 3.6 vacant acres
- One acre with buildings
- Interstate access via a frontage road North and South



Property Overview

Prime Residential & Commercial Opportunity – 15.61 Acres on High-Traffic Corner Located between Alvarado and Grandview, just minutes south of Fort Worth off I-35, this rare and versatile property sits on a prominent corner by an overpass with a service road running in both directions for exceptional visibility and access. Comprising four parcels totaling 15.61 acres, the property includes 3.36 vacant acres ready for development, 1 acre with a small warehouse and storefront ideal for retail, office, or light industrial use, a charming farmhouse in need of some TLC with rental or renovation potential, nearly 11 acres for future expansion or recreational use, and multiple metal shops for additional storage. With its prime location, multiple access points, and mixed-use potential, this property is a must-see for investors, business owners, and developers ready to bring their vision—whether commercial, residential, or a combination of both—to life.



Property Photos



Property Photos



Property Photos



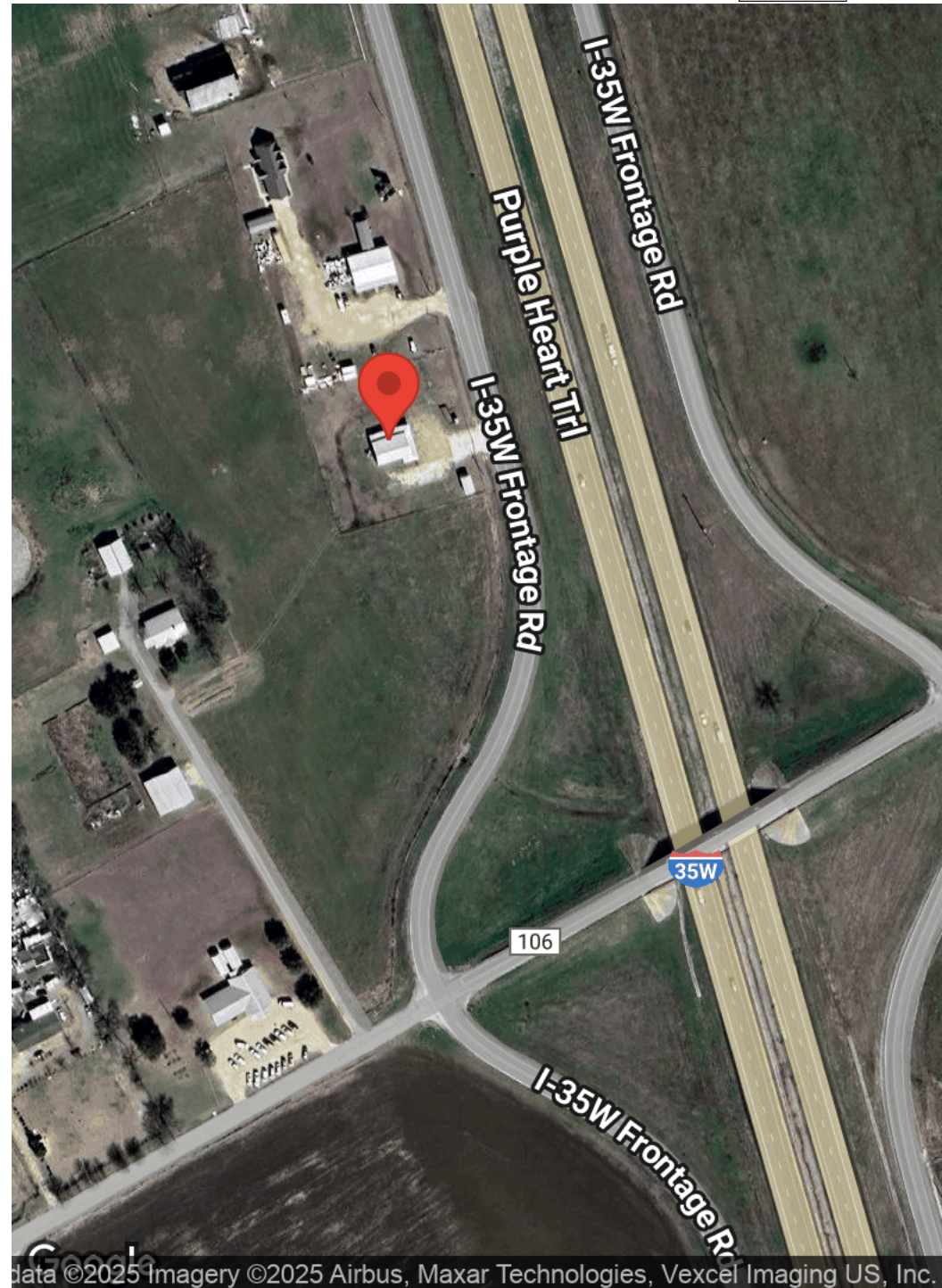
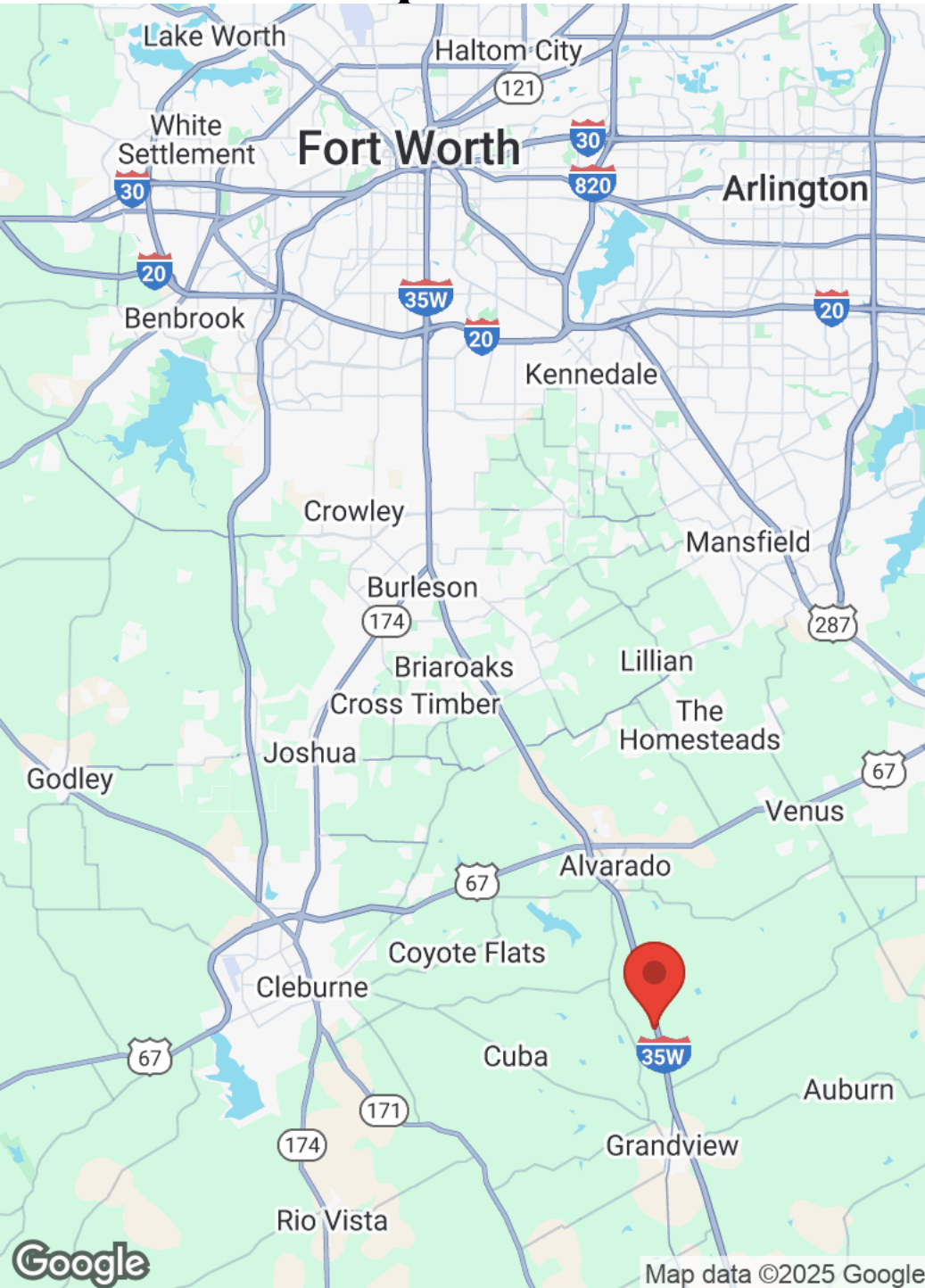
02

Location Information

LOCATION MAPS



Location Maps



03

Trade Area Overview

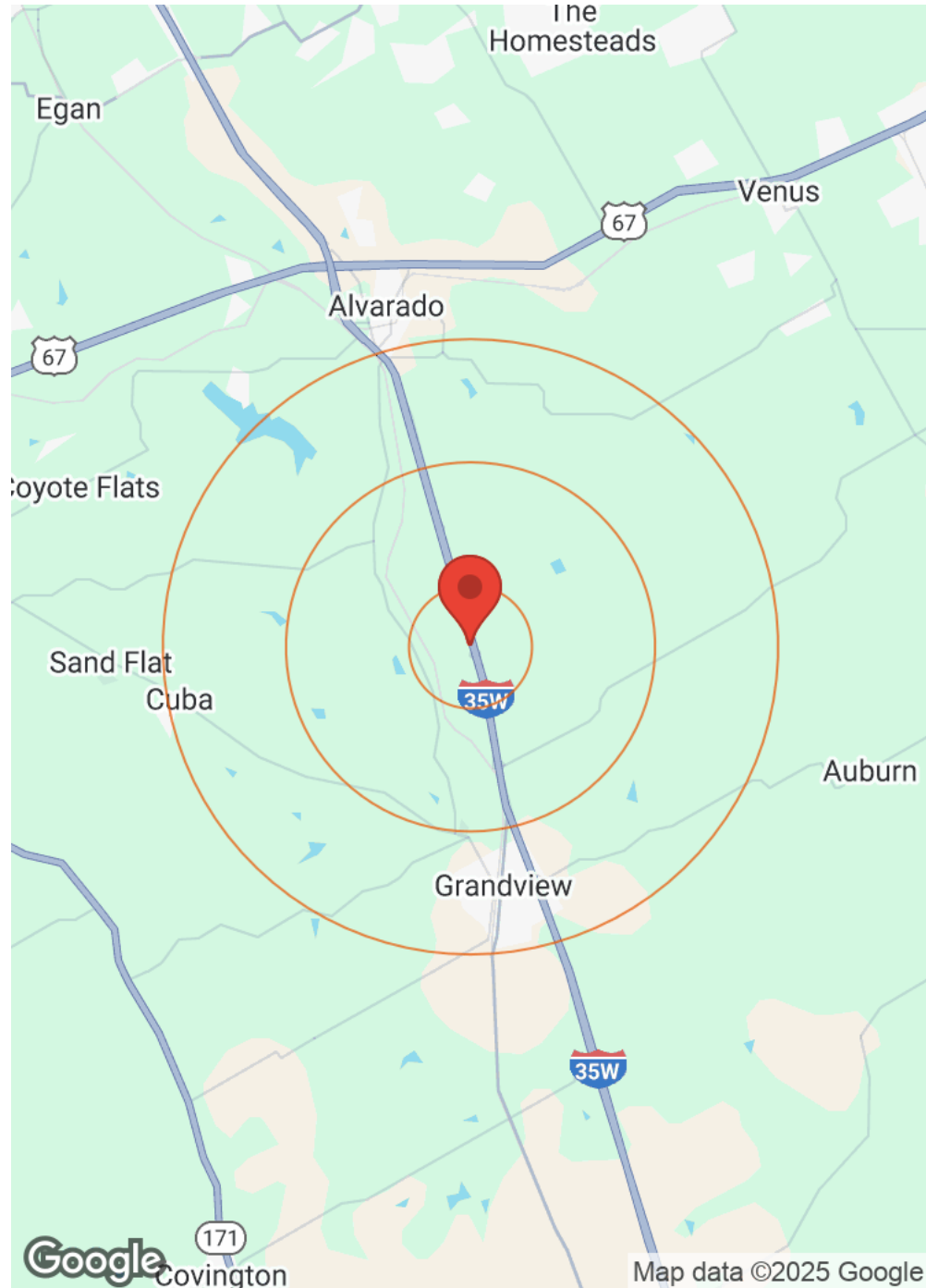
BUSINESS MAP

DEMOGRAPHICS

DISCLAIMER



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	41	1,122	4,037
	Female	41	1,089	3,860
	Total Population	82	2,212	7,897
Age	Ages 0-14	15	414	1,515
	Ages 15-24	10	294	1,012
	Ages 25-54	29	868	2,999
	Ages 55-64	13	291	1,050
	Ages 65+	15	346	1,322
Race	White	60	1,520	5,417
	Black	3	123	390
	Am In/AK Nat	N/A	4	21
	Hawaiian	N/A	N/A	2
	Hispanic	17	494	1,804
	Asian	N/A	18	75
	Multi-Racial	2	51	182
	Other	N/A	1	5
Income	Median	\$77,499	\$82,826	\$80,633
	< \$15,000	1	36	191
	\$15,000-\$24,999	N/A	17	86
	\$25,000-\$34,999	6	81	243
	\$35,000-\$49,999	4	99	350
	\$50,000-\$74,999	3	124	421
	\$75,000-\$99,999	3	116	379
	\$100,000-\$149,999	1	116	486
	\$150,000-\$199,999	11	151	361
	> \$200,000	N/A	48	235
Housing	Total Units	33	859	2,999
	Occupied	29	788	2,752
	Owner Occupied	24	622	2,198
	Renter Occupied	5	166	554
	Vacant	3	72	248

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Johnson County land and retail/light industrial

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