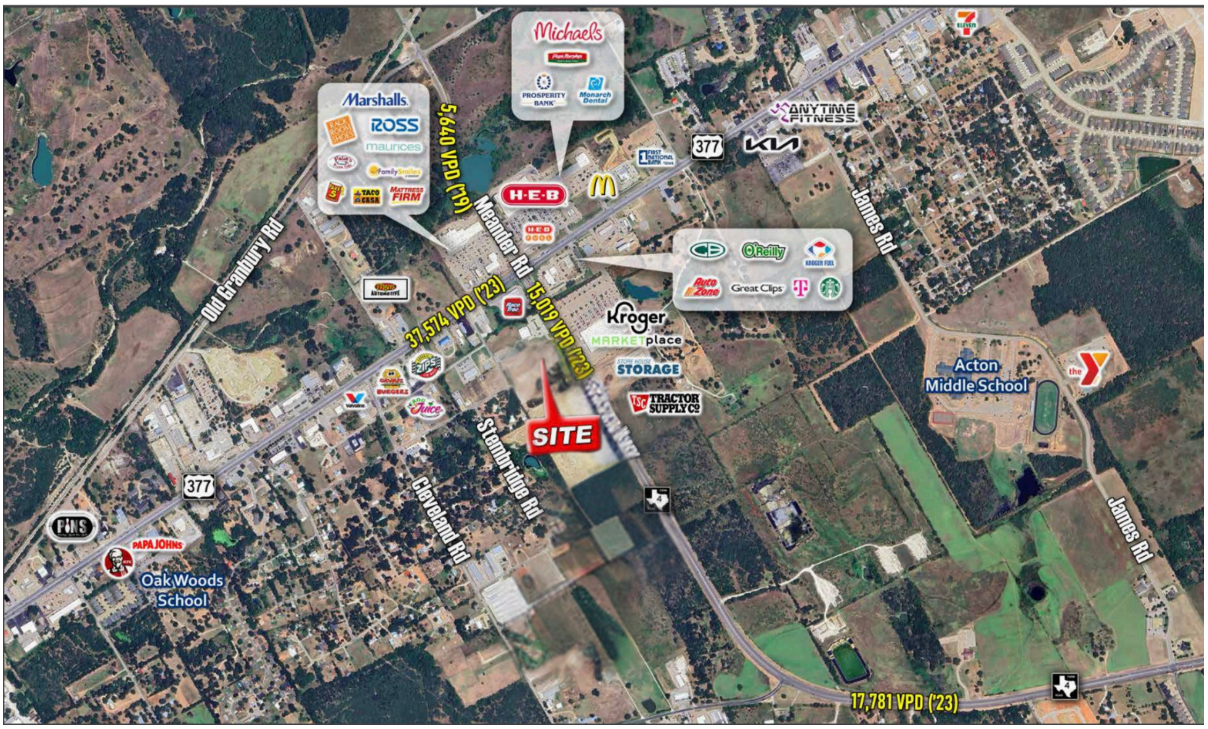
CENTURY 21
Judge Fite Company



3617 FM-4 TBD

GRANBURY, TX 76049

$3,900,000 1 acres

DESCRIPTION

Prime commercial development opportunity in one of Granbury's fastest-growing corridors. This 4.382-acre unimproved lot is located just one block south of the high-traffic intersection of Highway 377 and FM 4, offering dual access with direct frontage on FM Highway 4 and rear access from East Clifton Road. This configuration provides excellent entry and exit flexibility for future commercial development. The property measures approximately 600 feet deep and 525 feet wide, featuring a 30-plus foot elevation change from the northwest corner to the southeast corner. This unique topography presents creative design opportunities for elevated views and standout site planning. A recently installed city water main and fire hydrant run along the eastern boundary, offering added utility value and eliminating infrastructure setup concerns. Currently zoned HC (Heavy Commercial), the land is well-suited for retail, office, medical, restaurant, or service-based development. The zoning could also be revised to meet the needs of your specific project. With very few trees on-site, developers will benefit from significantly reduced tree mitigation costs—saving time and money during the preparation phase. Located on the Fort Worth side of Granbury, this lot is just 400 yards from Highway 377, offering high visibility and exposure to daily traffic. It is also close to major national retailers and dining including HEB, Kroger, Starbucks, and the vibrant Luton Ranch shopping center. This area is experiencing rapid commercial expansion and increased consumer demand, making it an ideal location for long-term investment or business growth. With exceptional location advantages, dual road access, and public utilities already in place, this property is a rare opportunity to secure prime commercial land in one of the most desirable and high-traffic areas of Hood County.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20904900
YEAR BUILT:
COUNTY: Hood
TRACT OR SUBDIVIION: ACE HARDWARE ADDITION
LIST DATE: 04/15/2025

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4.38
LOT SIZE (SQFT): 190,879

INTERIOR FEATURES

VIRTUAL TOUR:

- View virtual tour

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- Level

FENCING:

- None

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Turner Cavender

PHONE: 214.537.1010

BROKERED BY: BrayREG - North DFW

ADDITIONAL PROPERTY DETAILS