

CENTURY 21[®]

Judge Fite Company



2420 BOB WHITE DRIVE
GRANBURY, TX 76049



\$1,995,000



14,600 sqft

DESCRIPTION

Incredible Commercial Investment Opportunity This exceptional investment property, offers 100% occupancy through 2034 with escalating lease terms and two top-tier, long-term tenants. Property Features: Powerhouse Gym (11,000+ sq ft) – A nationally recognized brand, providing an established, high-traffic business that draws a loyal customer base. Fit Body Boot Camp (3,000 sq ft) – A thriving fitness brand, also secured with a long-term lease and strong community presence. Additional 20 x 20 storage that could be rented, but currently not. Prime Location & Fully Improved – Two well-maintained buildings, ample designated parking, and a large storage facility. Modern Infrastructure – Asphalt paving, city water, and all the amenities needed for seamless operations. This is a truly rare opportunity to own an outstanding property in a prime location with reliable, increasing rental income. With established, nationally recognized tenants and a secure lease structure through 2034, this is a hands-off, high-return investment. Contact me today for more details and to arrange a tour!

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21122257
YEAR BUILT: 2005
COUNTY: Hood
TRACT OR SUBDIVIION: Lake Granbury Christian Temple
LIST DATE: 11/30/2025

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800.451.8055

AREA:
SQUARE FEET: 14,600
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2
LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OffStreet
- Outside
- Paved

LOT DESCRIPTION:

- Acreage
- Cleared

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- SteelSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- OverheadUtilities
- PhoneAvailable
- SepticAvailable
- WaterAvailable

LISTED BY: Kirk Mcdonald 

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ADDITIONAL PROPERTY DETAILS

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

each office is independently owned and operated