



3631 FALL CREEK HIGHWAY
GRANBURY, TX 76049



\$1,460,000



17,250 sqft

DESCRIPTION

****Your Next Investment Opportunity Awaits in Granbury**** Welcome to a brand-new, turnkey storage unit complex that's ready to generate revenue from day one. This newly constructed commercial property sits on the bustling Fort Worth side of town, enjoying prime placement along one of the area's most heavily traveled corridors. With excellent visibility and constant traffic flow, this location practically markets itself. The complex features 27 thoughtfully designed, fully insulated units built to accommodate a wide range of storage needs. The unit mix includes eighteen spacious 50-foot units, seven versatile 45-foot units, and two 40-foot units, offering tenants plenty of options for everything from personal belongings to boats, recreational vehicles, and commercial equipment. Insulated construction ensures climate resilience, adding a premium touch that today's renters actively seek out. What truly sets this property apart is its fully automated leasing and entry system. Tenants can sign leases, make payments, and access their units without the need for on-site staff, keeping operational overhead refreshingly low. Think of it as a business that practically runs itself while you sleep! Granbury continues to experience steady growth, and demand for quality storage solutions shows no signs of slowing down. This investment offers a rare combination of new construction, smart technology, high-traffic location, and a proven business model wrapped into one compelling package. Do not let this opportunity pass you by. Schedule your private tour today and see why this property deserves a place in your portfolio.

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 21191265

YEAR BUILT: 2023

COUNTY: Hood

TRACT OR SUBDIVIION: Walnut Creek

LIST DATE: 02/28/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 17,250

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.43

LOT SIZE (SQFT): 62,203

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Boat
- Concrete
- Covered
- Driveway
- Gated
- OnSite
- Oversized
- RvGarage
- RvGated
- RvAccessParking
- Secured

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecurityGate
 - SecurityLights
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LISTED BY: Randall Luna 

PHONE: 817.736.5757

BROKERED BY: Elevate Realty Group