



PROPERTY LINE IS APPROX.

FARM & RANCH

TREMENDOUS DEVELOPMENT OPPORTUNITY - 1,674+/- ACRES

7700 Old Granbury Rd. – Cresson, TX



LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Tremendous development opportunity located in the heart of the westward movement. This hard to find 1,674 plus or minus acre parcel is prime for a mixed use development and is located only 30 miles from downtown Fort Worth, Texas. Cresson is a rapidly growing area due to its convenient location to Fort Worth via Highway 377, a new loop and ease of railroad accessibility. This tract features rolling terrain and scattered hardwoods providing perfect settings for residential development. 1,300 feet of road frontage and being located less than 1.5 miles from the new loop makes accessibility extremely easy. Over two miles of Atchison, Topeka and Santa Fe rail frontage make the industrial opportunities endless.

LOCATION

CITY Cresson
County Hood
Schools Granbury ISD

Driving Directions From Hwy 171, go west on Hwy 377. Right on Old Granbury Rd.

OFFER SUMMARY

List Price \$30,976,807
Lot Size 1,674.422 acres
Utilities Electric Available, Private Sewer, Septic, Well

HIGHLIGHTS

- MIXED USE DEVELOPMENT
- RAILROAD ACCESSIBILITY
- 1,300 FT OF ROAD FRONTAGE
- NO RESTRICTIONS
- 30 MILES FROM DOWNTOWN FT. WORTH
- AG EXEMPT

LISTING PRESENTED BY:



PROPERTY WEBSITE LINK:

stephenreichgroup.com/20123229



STEPHEN REICH
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TAMMY ROKUS
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PARKER COUNTY OFFICE

107B YORK AVENUE

WEATHERFORD, TX 76086

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

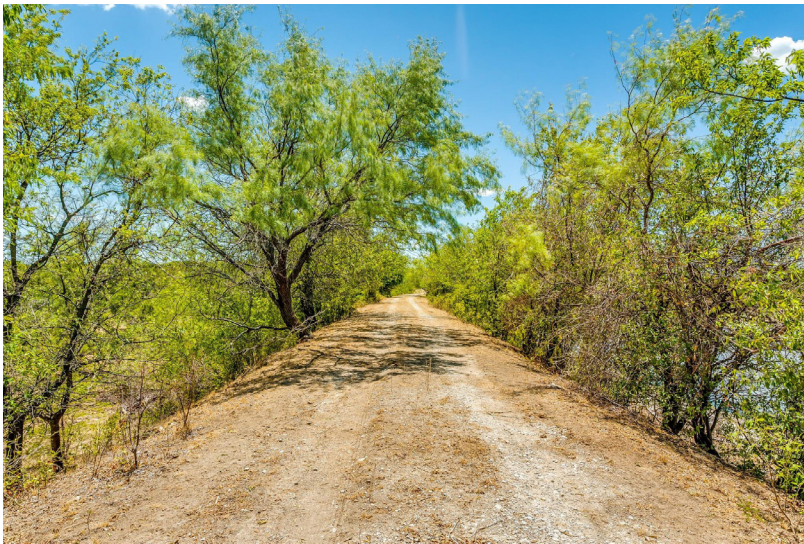
PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



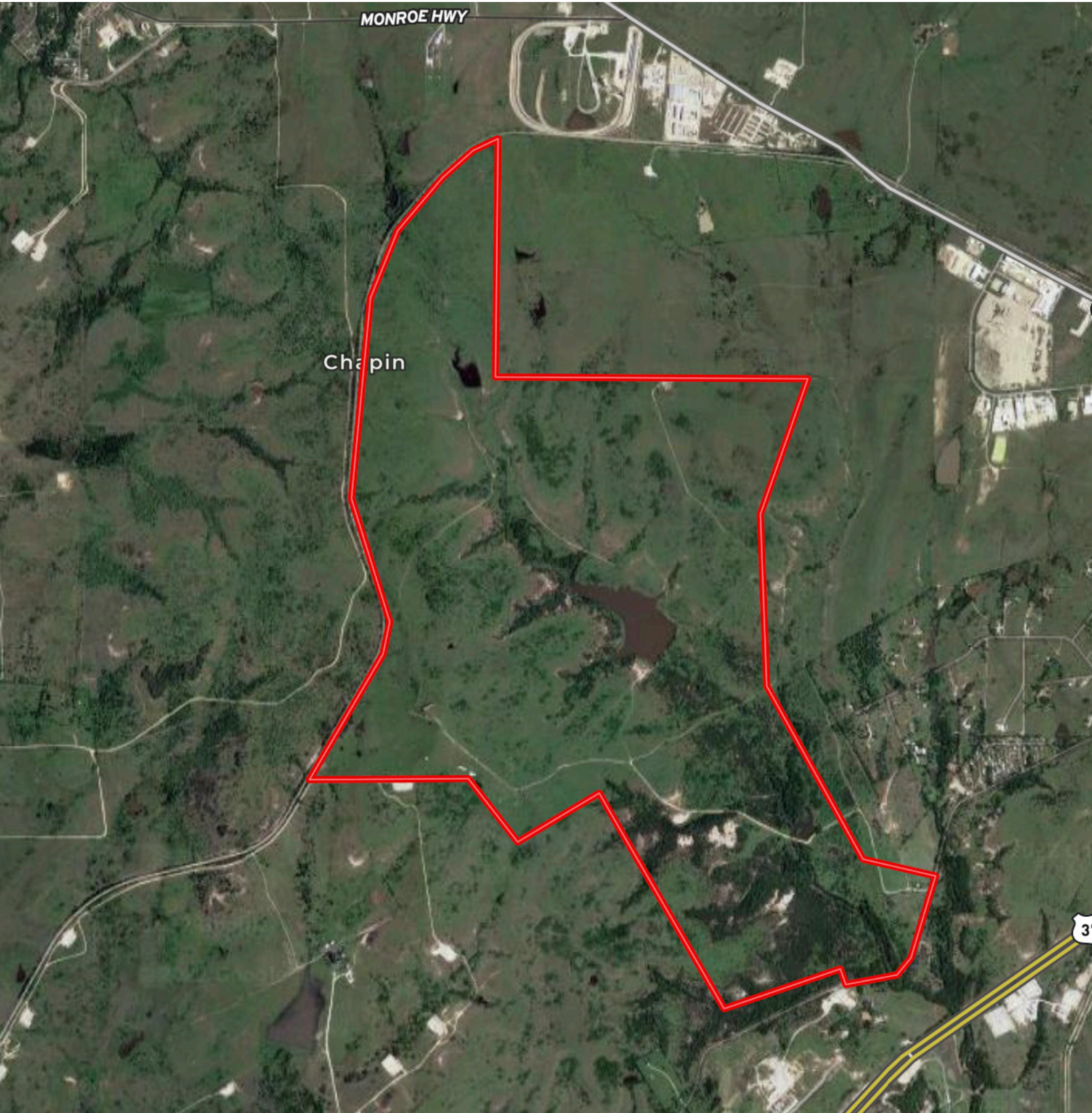
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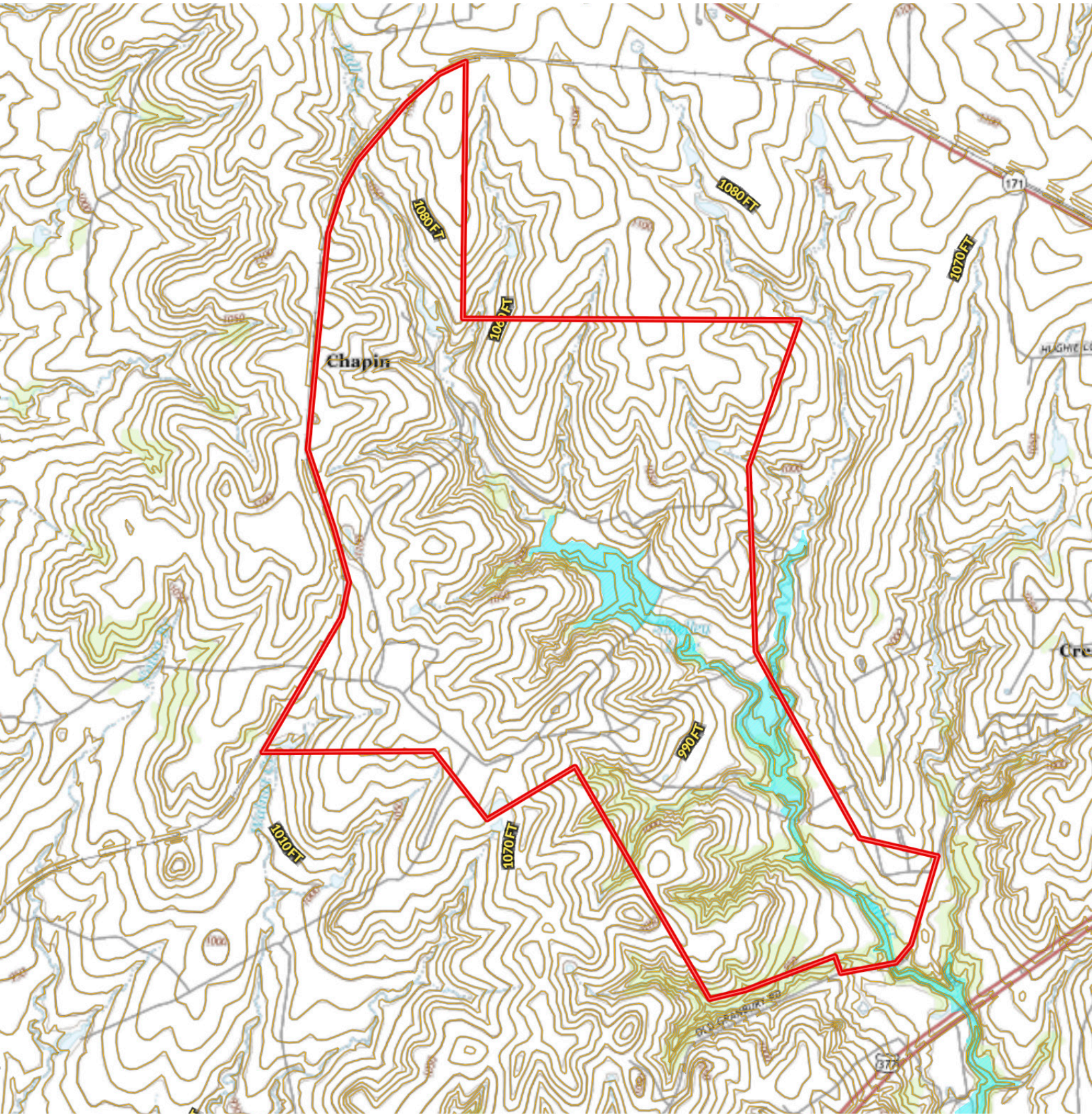
AERIAL MAP



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CONTOUR LINES & FLOODPLAIN



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STATE OF TEXAS WELL REPORT

WELL REPORT

#188548

DRILLING START DATE

8/29/2006

BOREHOLE:

Depth 30 ft.

Diameter 11 in.

WATER LEVEL BELLOW SURFACE

620 ft.

WELL TESTS

Yield: 60 GPM

COMPANY INFORMATION

Associated Services