

HWY 67



127 +/- ACRES

OFFERING MEMORANDUM

5266 E HWY 67, & 1150 CR 317
RAINBOW/GLEN ROSE TX

SOMERVELL COUNTY BRAZOS RIVERFRONT - MIX-USE OPPORTUNITY



FORT WORTH
45 MILES



DALLAS
60 MILES

GRANBURY
15 MILES



GLEN ROSE
2 MILES

HWY 67

CR 317

127+/- ACRES

TOP AREA ATTRACTIONS

- 1 Fossil Rim Wildlife Safari Park
- 2 Dinosaur World
- 3 Dinosaur Valley State Park
- 4 Glen Rose Historic DT Square
- 5 Big Rocks Park
- 6 Squaw Valley Golf Course
- 7 Paluxy River
- 8 Lake Granbury & Historic DT Square

5266 E Hwy 67, & 1150 CR 317, Rainbow 76077



Riverfront Development Opportunity Outside Glen Rose City Limits



Riverfront Development Opportunity Outside Glen Rose City Limits



PROPERTY DETAILS



ADDRESS

5266 E Hwy 67 Unit#A, & 1152 CR 317
Rainbow TX 76077

COUNTY

SOMERVELL

SIZE

127 +/- ACRES

LAT., LONG.

32.269890, -97.677180

ZONING

NONE

PARCEL

106357/2592

GEOGRAPHIC ID

0111-0061-004000

UTILITIES

Asphalt, Co-op Electric, Co-op Water, Well
Electricity Connected, 12" Water Line Across 67

LEGAL

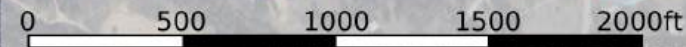
Acres:127.74 Tract:205,86 Abst: A136MilamCo

GLEN ROSE ISD



CALL FOR PRICING

Boundary Prelim Stream, Intermittent River/Creek Water Body Water Wells



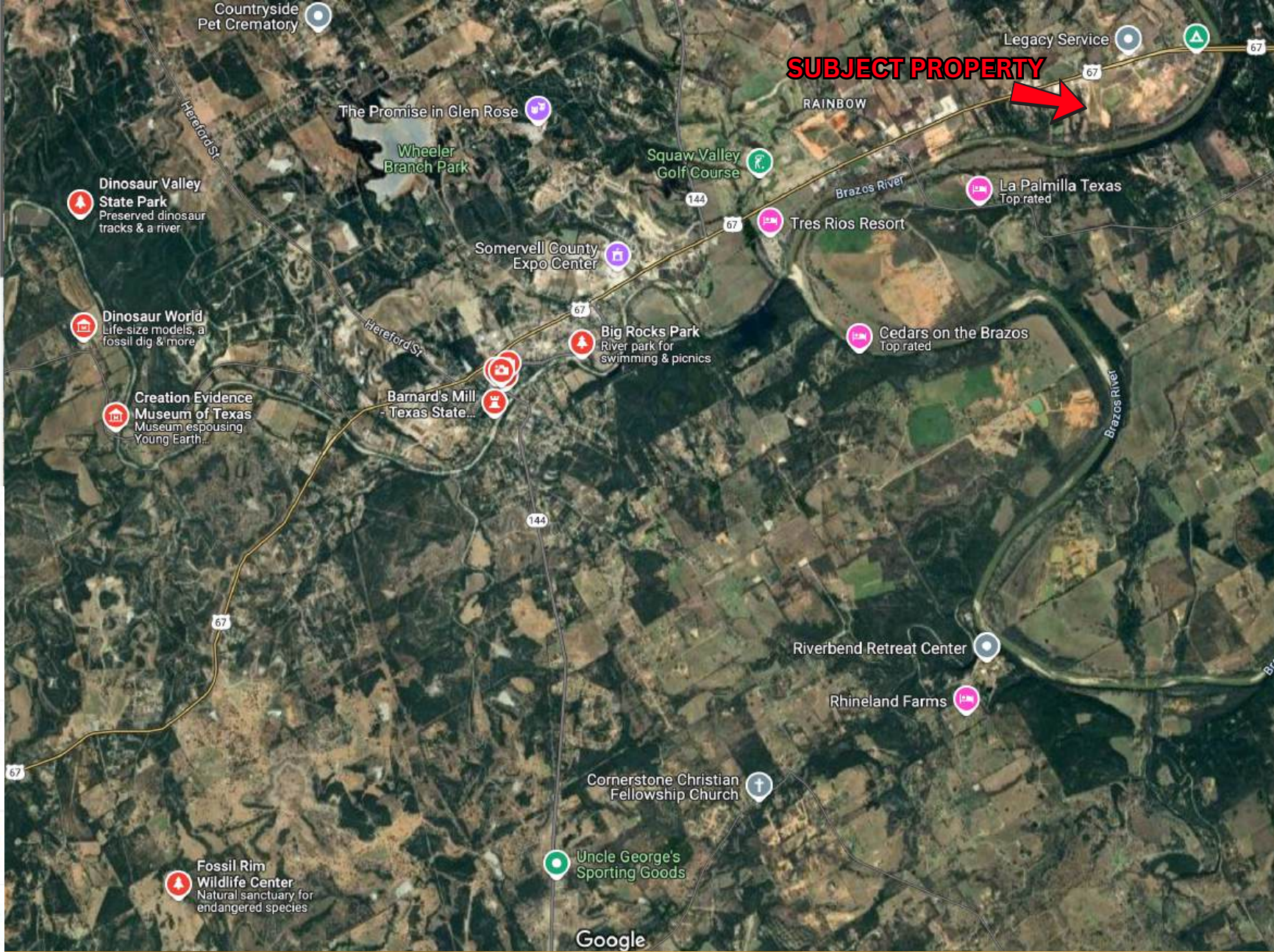
Riverfront Development Opportunity Outside City Limits

AREA HIGHLIGHTED



ATTRACTIONS

- Glen Rose Historic Downtown Square**
4.9 ★★★★★ (22)
Tourist attraction · 6 · 101 NE Barnard St
Open 24 hours
"This place has so many different things to offer."
- Big Rocks Park**
4.6 ★★★★★ (1,875)
Tourist attraction · 1014 SW Barnard St
River park for swimming & picnics
Open · Closes 10 PM
"Just a place for kids to run, climb, jump, and fall."
- Dinosaur Valley State Park**
4.7 ★★★★★ (4,312)
State park · 6
Preserved dinosaur tracks & a river
Open now
"Outdoor activities are numerous to keep you just in a beautiful scenery."
- Fossil Rim Wildlife Center**
4.6 ★★★★★ (3,885)
Tourist attraction · 6 · 2299 Co Rd 2008
Natural sanctuary for endangered species
Open · Closes 3:30 PM
"... the pandemic this is a good choice for something fun and safe to do."
- Dinosaur World**
4.5 ★★★★★ (2,410)
Tourist attraction · 6 · 1058 Park Rd 59
Life-size models, a fossil dig & more
Open · Closes 5 PM
- Somervell County Museum**
4.9 ★★★★★ (27)
Tourist attraction · 6 · 101 Vernon St
Eclectic collection of local artifacts
Closed · Opens 11AM Fri
"A cute museum that's free!"
- Dinosaur Tracks - Texas State Historical Marker**
4.7 ★★★★★ (59)
Tourist attraction · 6 · Vernon Street &, Elm St
Closed · Opens 11AM Fri
"The native pollinator garden immediately outside the museum is amazing."
- Barnard's Mill - Texas State Historical Marker**
5.0 ★★★★★ (25)
Historical landmark · 307 SW Barnard St
Closed · Opens 10AM Sat
"There is a ton of cool history here and new exhibits as well."
- Fresque murale**
4.7 ★★★★★ (3)
Tourist attraction · 215 NE Barnard St
Open 24 hours
- Creation Evidence Museum of Texas**
4.1 ★★★★★ (722)
Tourist attraction · 6 · 3102 FM 205
Museum espousing Young Earth



Near Glen Rose TX- Dinosaur Capital



Glen Rose attracts over 400,000 visitors annually
Total Visitor Estimate. Considering the major attractions and annual festivals:
Fossil Rim Wildlife Center: 200,000 visitors annually
Dinosaur Valley State Park: 100,000 - 150,000 visitors annually
Other Attractions (Big Rocks Park, Historic Downtown, etc.): 85,000 - 145,000 visitors annually
Festivals and Events: Additional 20,000 - 40,000 visitors annually
 Combining these, Glen Rose's total annual visitor count can be estimated to range from approximately **405,000 to 535,000**, accounting for both regular tourists and festival attendees.

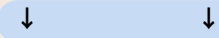
GOTTA GO TO *Glen Rose*

Glen Rose, Texas, is a quaint town steeped in history and natural splendor. Visitors can explore Dinosaur Valley State Park, famous for its well-preserved dinosaur footprints, or visit the Fossil Rim Wildlife Center, a sanctuary for endangered species. The town also boasts a charming downtown area with unique shops and eateries. Glen Rose's blend of prehistoric wonder, wildlife conservation, and small-town charm make it a compelling destination for nature enthusiasts and history buffs alike. A delightful getaway!



*Dinosaur Valley of
Texas Hill Country*

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TRIP ADVISOR

[A Guide to the Historic Architecture of
Glen Rose, Texas](#)

TOUR TEXAS

[7 Unique Things You Absolutely Must Do
In Glen Rose This Summer](#)

Texas A&M University Press

[A Guide to the Historic Architecture of
Glen Rose, Texas](#)

Granbury, TX

Granbury, Texas, is a charming town with a blend of historical allure and modern appeal. Set along the banks of Lake Granbury, it boasts a picturesque town square, rich Civil War history, and the grand Granbury Opera House. The lake provides ample opportunities for water sports and relaxation. Unique shops, cozy B&Bs, and lively festivals make it a perfect getaway. Granbury's small-town charm and warm hospitality make it an inviting destination for all.



C **CC** **C** **C**



Granbury Texas

The Historic Nutt House Hotel

Hotel Lucy

Top 8 Things to Do in Granbury, Texas

Visit Granbury Texas

Things To Do

Historical land of Texas

TxDot Traffic Counts

Visibility: Exceptional visibility due to high-traffic counts and proximity to a highly visited destination town.
TxDot Traffic Count Reports:

Frontage:

Hwy 67 over 1000 feet, which sees daily traffic counts between **10,000-17,000 vehicles**.
CR 317 frontage for an additional access point.

Highway 67: A Vital Corridor Linking North & Central Texas with Direct access to Glen Rose- a Thriving **Tourism Hub known as the Dinosaur Capital**

Visibility: Exceptional visibility due to high-traffic counts and proximity to a highly visited destination town.

STATION DATA

Year	AAADT	DHV-30	K %	D %	PA	BC	Src
2023	15,236	1,212	8	52	13,914 (91%)	1,322 (9%)	
2022	14,285	1,097	8	52	12,862 (90%)	1,423 (10%)	
2020	12,609	1,171	9	57	11,387 (90%)	1,222 (10%)	
2019	13,442 ²				12,181 (91%)	1,261 (9%)	
2018	13,442	1,185	9	50	12,306 (92%)	1,136 (8%)	

VOLUME TREND

Year	Annual Growth
2024	7%
2023	7%
2022	6%
2020	-6%
2019	0%
2018	5%
2017	-17%
2016	40%
2015	15%
2014	-18%

Glen Rose Limits: Hwy 67

In Town Glen Rose(2023): https://txdot.public.ms2soft.com/tcds/tsearch.asp?loc=Txdot&mod=tcds&local_id=213H14

Closer to Property Front(2023): https://txdot.public.ms2soft.com/tcds/tsearch.asp?loc=Txdot&mod=tcds&local_id=213H4

AREA & GROWTH

Location:

- **County:** Somervell
- **City:** Rainbow- which is just outside city limits of Glen Rose, Texas- The Dinosaur Capital of Texas and a top tourist destination
- < hour from Fort Worth and Dallas
- 15 minutes from Granbury-America's Best Historic Small Town. Lake Granbury.
- Located in **Glen Rose ISD: #136** in Best School Districts in Texas | Grade A-Overall Grade [Source Link](#)

Local Economy: Supported by tourism, agriculture, education, and healthcare sectors.

Events and Festivals: Year-round events and festivals in Glen Rose and Granbury.

Development Potential: No zoning or restrictions, with preliminary engineering for an RV/tiny home resort.

Market Demand: Increasing demand for single-family housing and short-term rentals due to steady population growth.

NEWEST AREA DEVELOPMENT:

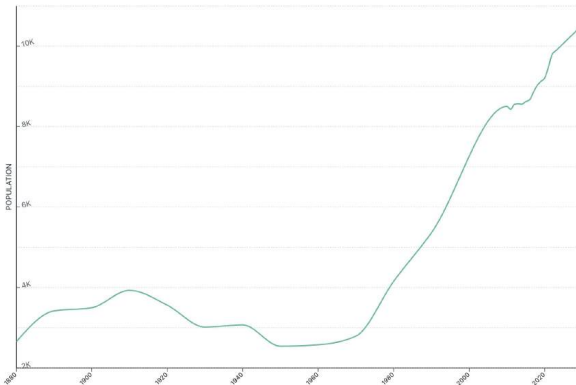


Population Growth:

Somervell County, Texas's estimated 2024 population is **9,979** with a growth rate of **0.92%** in the past year according to the most recent [United States census data](#). Somervell County, Texas is the **163rd largest county in Texas**. The 2010 population was **8,501** and has seen a growth of **17.39%** since that time.

Note: data after 2022 is projected based on recent change

Somervell County, Texas Population 2024 9,979



2024 Growth Rate	0.92% (91)
County Website	Somervell County
State	Texas
County Seat	Glen Rose
2020 Population	9,205
Area	186 mi ²
Density	54 people/mi ²
Growth Since 2020	8.41% (774)
Founded	1875
Cities in Somervell County	
Zip Codes in Somervell County	

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Note: data after 2022 is projected based on recent change

YEAR	POPULATION	GROWTH	CHANGE
2029	10,434	91	0.88%
2028	10,348	91	0.89%
2027	10,252	91	0.9%
2026	10,161	91	0.9%
2025	10,070	91	0.91%
2024	9,979	91	0.92%
2023	9,888	91	0.93%
2022	9,797	320	3.38%
2021	9,477	272	2.85%
2020	9,205	82	0.9%
2019	9,123	106	1.18%
2018	9,017	167	1.89%
2017	8,850	187	2.16%
2016	8,663	44	0.51%
2015	8,619	60	0.7%
2014	8,559	-8	-0.09%

<https://worldpopulationreview.com/us-counties/texas/somervell-county>

Somervell US Census: https://data.census.gov/profile/Somervell_County,_Texas?g=050XX00US48425#populations-and-people

PRIME LOCATION

AREA OF TIPPING POINT GROWTH

PRIME DEVELOPMENT SITE IN SOMERVELL COUNTY

Prime riverfront opportunity:

- 127+/- acres near Glen Rose, TX.
- Hwy 67 frontage,
- Floatable scenic Brazos River
- **No Restrictions.**

Ideal for development or recreation.

- High visibility, tourism boost
- Endless potential just an hour from Dallas/Fort Worth.

HIGHWAY 67: STRATEGICALLY LOCATED

- **A VITAL CORRIDOR LINKING NORTH & CENTRAL TEXAS WITH DIRECT ACCESS TO GLEN ROSE- A THRIVING TOURISM HUB KNOWN AS "THE DINOSAUR CAPITAL"**

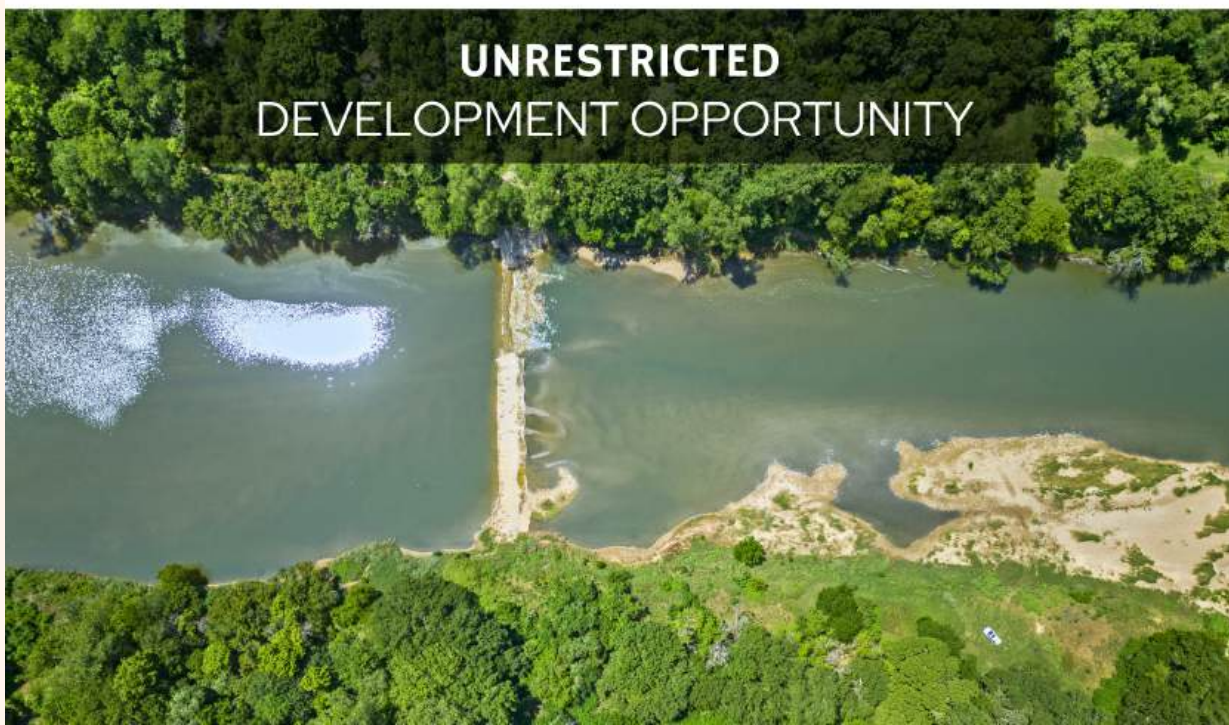


HWY 67 & CR 317 FRONTAGE



PRELIM WORK & STUDIES AVAILABLE

UNRESTRICTED DEVELOPMENT OPPORTUNITY



PRIME LOCATION

HIGH DEMAND: SFR, STR, MIX-USE, COMMERCIAL



PRELIM AND DEVELOPMENT PLANS WERE DEvised TO BE A **FIREFLY RESORT- WHICH WAS VOTED **BEST LUXURY RV & TINY HOME RESORT IN TEXAS** BY USA TODAY 2024.**

PRELIMINARY PLANS AND STUDIES FOR A LUXURY RV/TINY HOME RESORT ARE AVAILABLE UPON REQUEST.

TO LEARN MORE

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TRADE REPORT



BELOW



Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 76077



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

76077



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

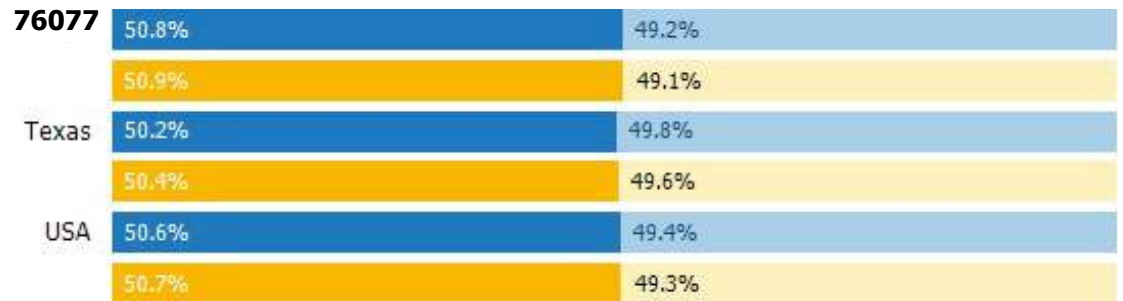
Update Frequency: Annually

Women 2023

Men 2023

Women 2028 (Projected)

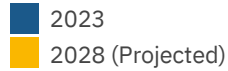
Men 2028 (Projected)



Median Age

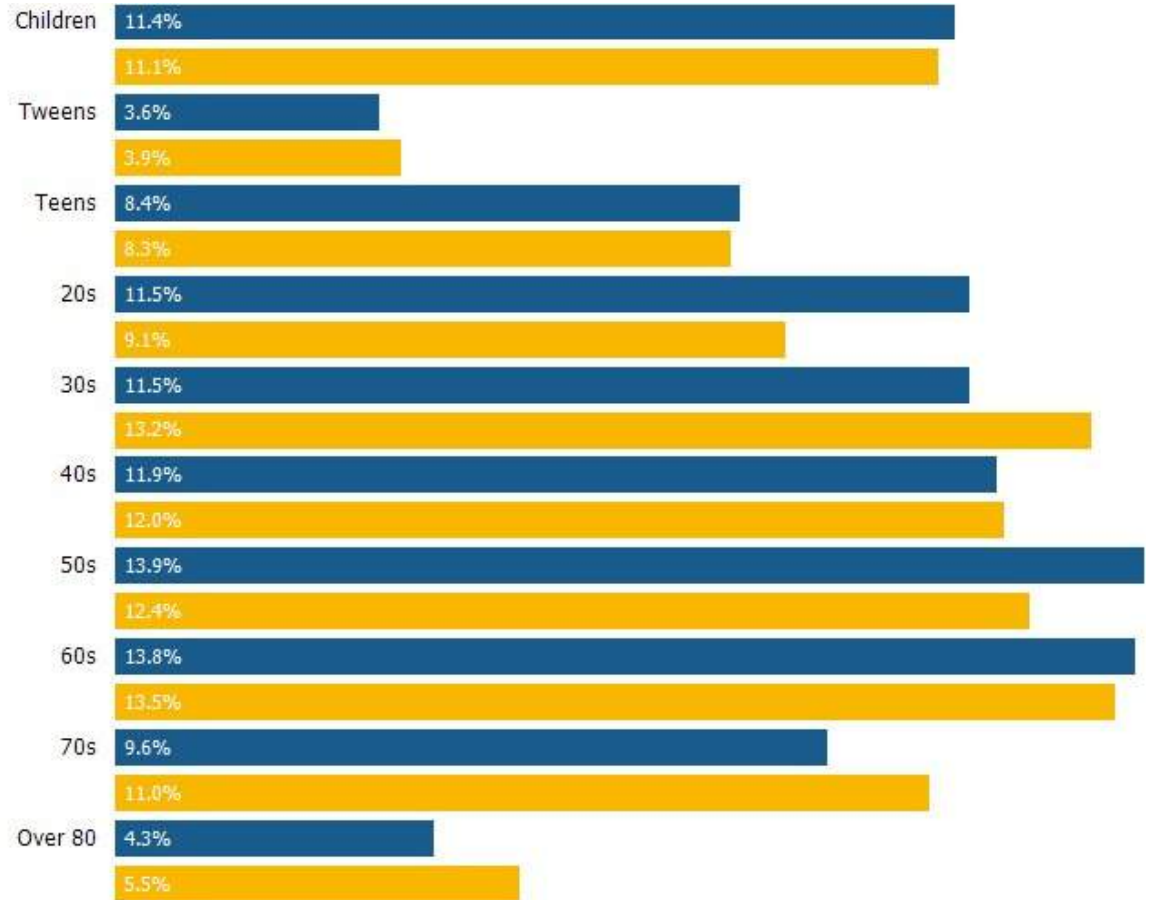
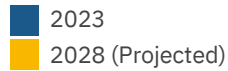
This chart shows the median age in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Population by Age

This chart breaks down the population of an area by age group.
 Data Source: U.S. Census American Community Survey via Esri, 2023
 Update Frequency: Annually



Unemployment Rate

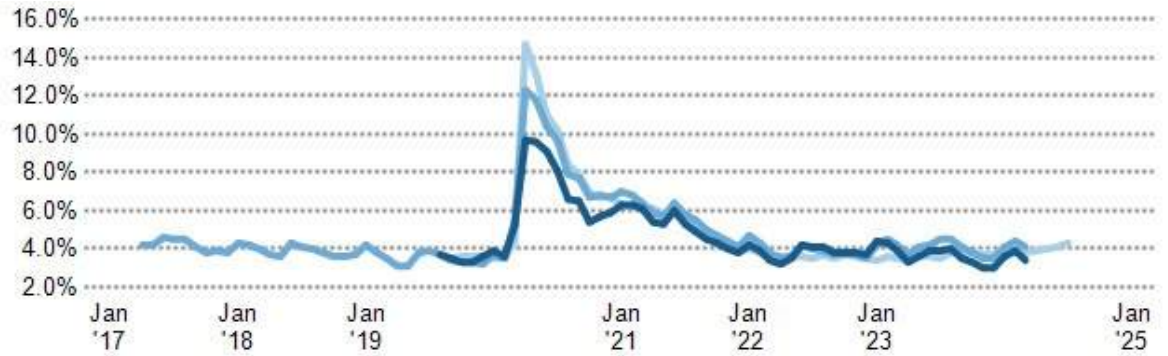
This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor

Statistics via PolicyMap

Update Frequency: Monthly

- Somervell County
- Texas
- USA



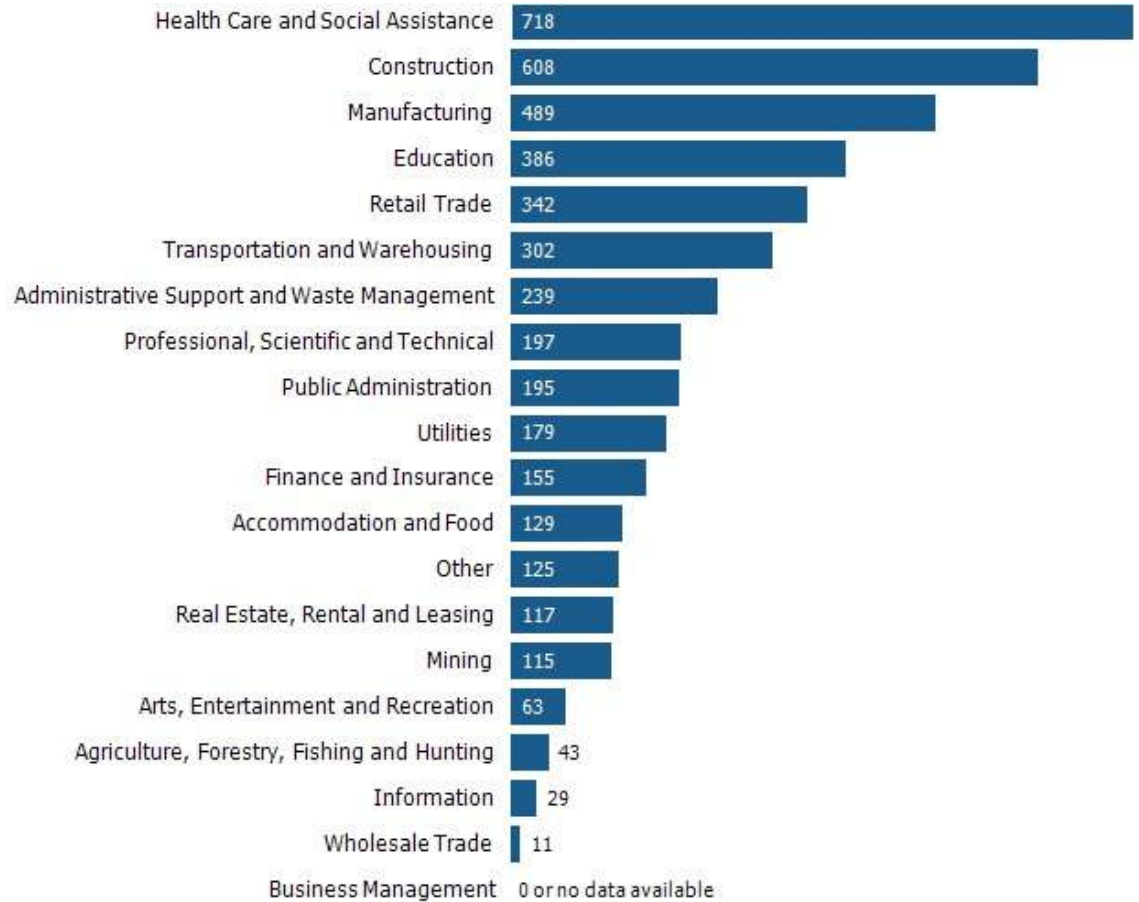
Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor

Statistics via Esri, 2023

Update Frequency: Annually



LESS THAN 9TH GRADE

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



SOME HIGH SCHOOL

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



HIGH SCHOOL GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



HIGH SCHOOL GRADUATE

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



SOME COLLEGE

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



ASSOCIATE DEGREE

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



BACHELOR'S DEGREE

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



GRAD/PROFESSIONAL DEGREE

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

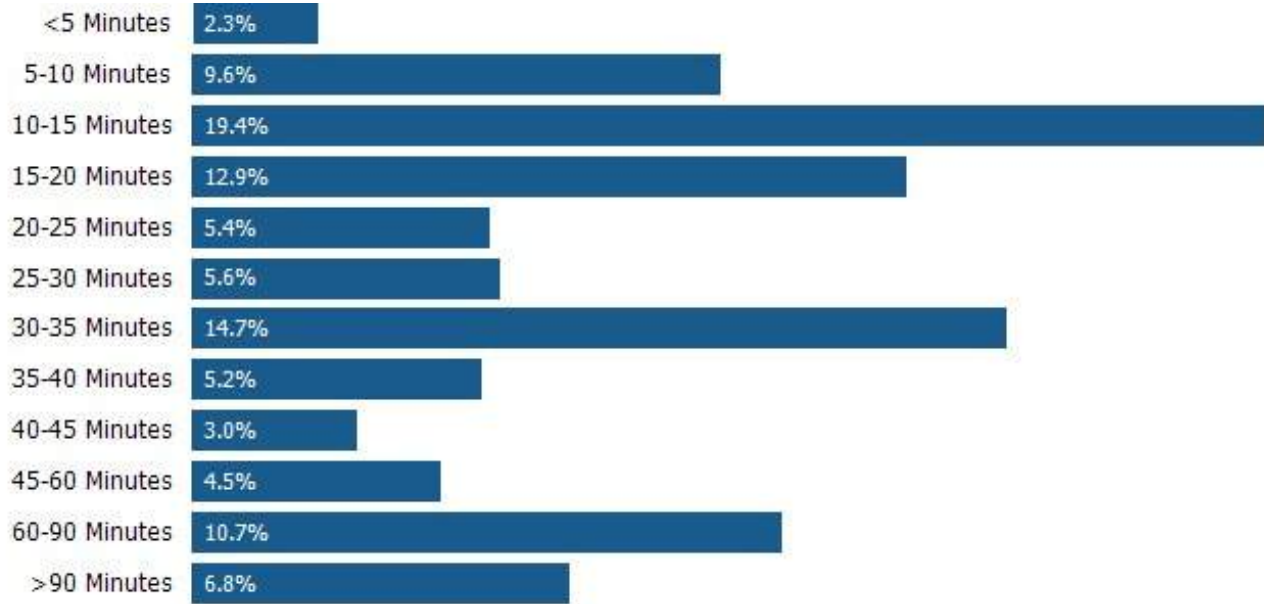
Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



AVERAGE COMMUTE TIME

This chart shows average commute times to work, in minutes, by percentage of an area's population. Data Source: U.S. Census American Community Survey via Esri, 2023 Update Frequency: Annually

■ 76077



HOW PEOPLE GET TO WORK

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population. Data Source: U.S. Census American Community Survey via Esri, 2023 Update Frequency: Annually

■ 76077



MEDIAN ESTIMATED HOME VALUE

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



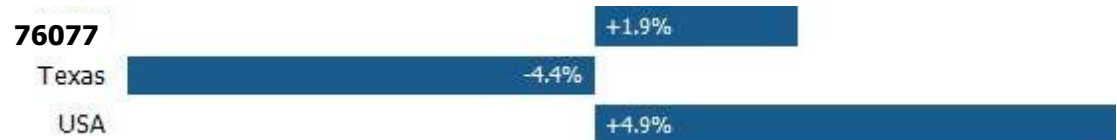
12 MO. CHANGE IN MEDIAN ESTIMATED HOME VALUE

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state.

Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



MEDIAN LISTING PRICE

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



12 MO. CHANGE IN MEDIAN LISTING PRICE

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

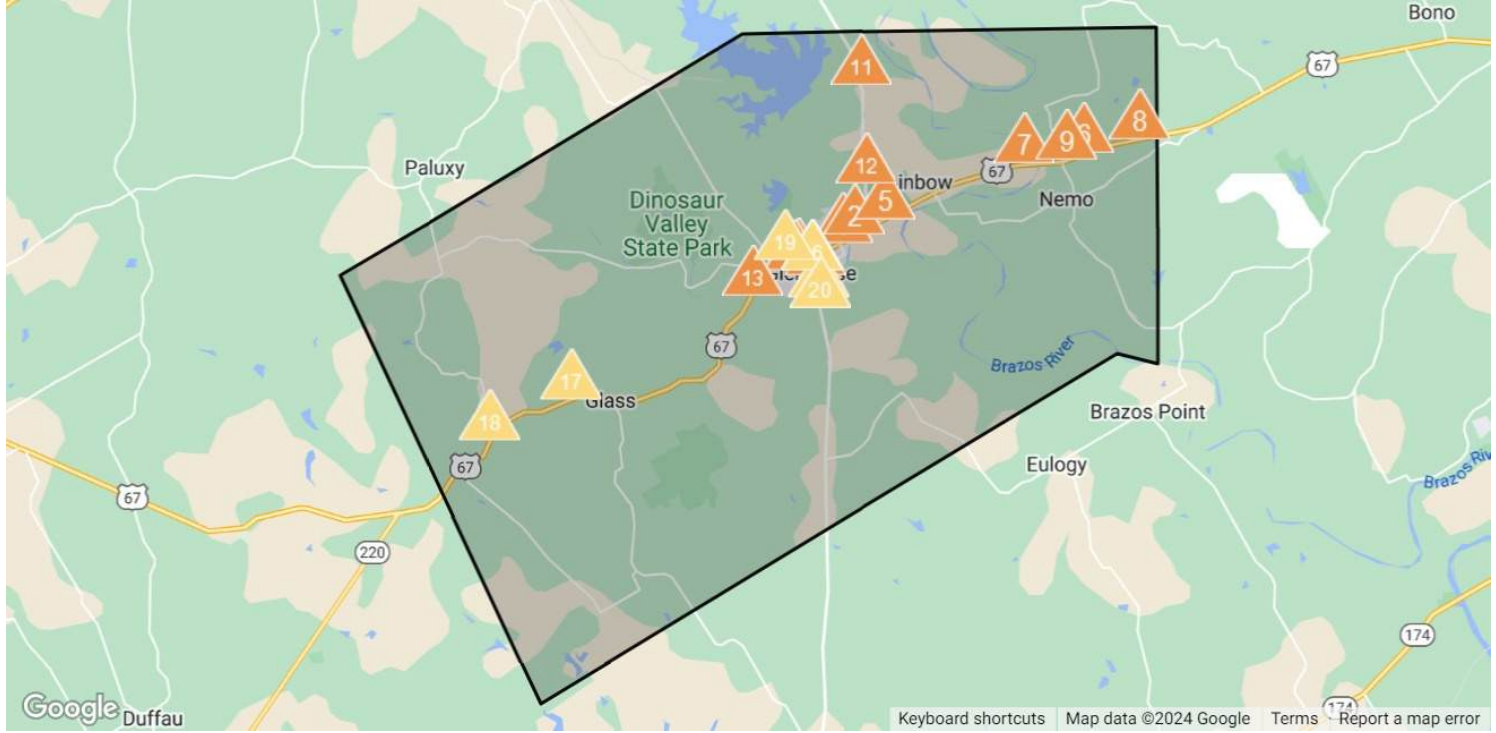
Data Source: Listing data

Update Frequency: Monthly





TRAFFIC COUNTS



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

14,650

2023 Est. daily traffic counts

Street: US Hwy 67
Cross: NE Barnard St
Cross Dir: SW
Dist: 0.09 miles

Historical counts

Year	Count Type
2020	▲ 13,769 AADT
2019	▲ 15,881 AADT
2018	▲ 14,564 AADT
2016	▲ 16,450 AADT
2015	▲ 11,793 AADT

2

13,256

2023 Est. daily traffic counts

Street: US Hwy 67
Cross: Hwy 67 E
Cross Dir: NE
Dist: 0.01 miles

Historical counts

Year	Count Type
2020	▲ 12,609 AADT
2019	▲ 13,442 AADT
2018	▲ 13,442 AADT
2016	▲ 15,407 AADT
2015	▲ 11,016 AADT

3

11,770

2023 Est. daily traffic counts

Street: US Hwy 67
Cross: Spanish Oaks Trl
Cross Dir: NE
Dist: 0.03 miles

Historical counts

Year	Count Type
2020	▲ 11,031 AADT
2019	▲ 13,405 AADT
2018	▲ 10,964 AADT
2016	▲ 13,045 AADT
2015	▲ 9,681 AADT

4

11,264

2023 Est. daily traffic counts

Street: US Hwy 67
Cross: Hereford St
Cross Dir: E
Dist: 0.04 miles

Historical counts

Year	Count Type
2020	▲ 11,088 AADT
2019	▲ 11,928 AADT
2018	▲ 11,928 AADT
2016	▲ 10,224 AADT
2015	▲ 10,083 AADT

5

9,352

2023 Est. daily traffic counts

Street: Hwy 67 E
Cross: E Hwy 67
Cross Dir: NE
Dist: 0.03 miles

Historical counts

Year	Count Type
2020	▲ 8,456 AADT
2019	▲ 10,489 AADT
2018	▲ 9,324 AADT
2016	▲ 10,012 AADT
2015	▲ 7,373 AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- Listing data from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- Public records data including tax, assessment, and deed information.
- Foreclosure and distressed data from public records.
- Market conditions and forecasts based on listing and public records data.
- Census and employment data from the U.S. Census and the U.S. Bureau of Labor Statistics.
- Demographics and trends data from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- Business data including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- School data and reviews from Niche.
- Specialty data sets such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



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Buyer's broker must be identified on first contact and must accompany showing to be allowed full fee participation.

Maps and Drawings are for representation purposes only.

TRADE REPORTS & STATS

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