

# Commerce Centre of Granbury

SW corner of Loop 567 & Lipan Hwy, Granbury, TX

±5,000,000 SF AVAILABLE



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## Master Planned Commercial Park

RETAIL, OFFICE, INDUSTRIAL

Speculative or Build-to-Suit





“A Planned Development” that consist of Speculative and Build-to-Suit for Retail, Office, Office Flex, Light Industrial and Rail Served Industrial Buildings. Phase One is underway and contains 96.5 acres that will support 1,338,000 SF of retail, office, office flex and light industrial uses.

Commerce Centre of Granbury is Located North of the Airport on the Southwest corner of Loop 567 which is planned to tie into HWY 377. Upon total completion the Project will consist of 24 individual tracts which will contain ±5,000,000 SF of planned development making it the biggest master planned Commercial Park in Granbury, Texas.

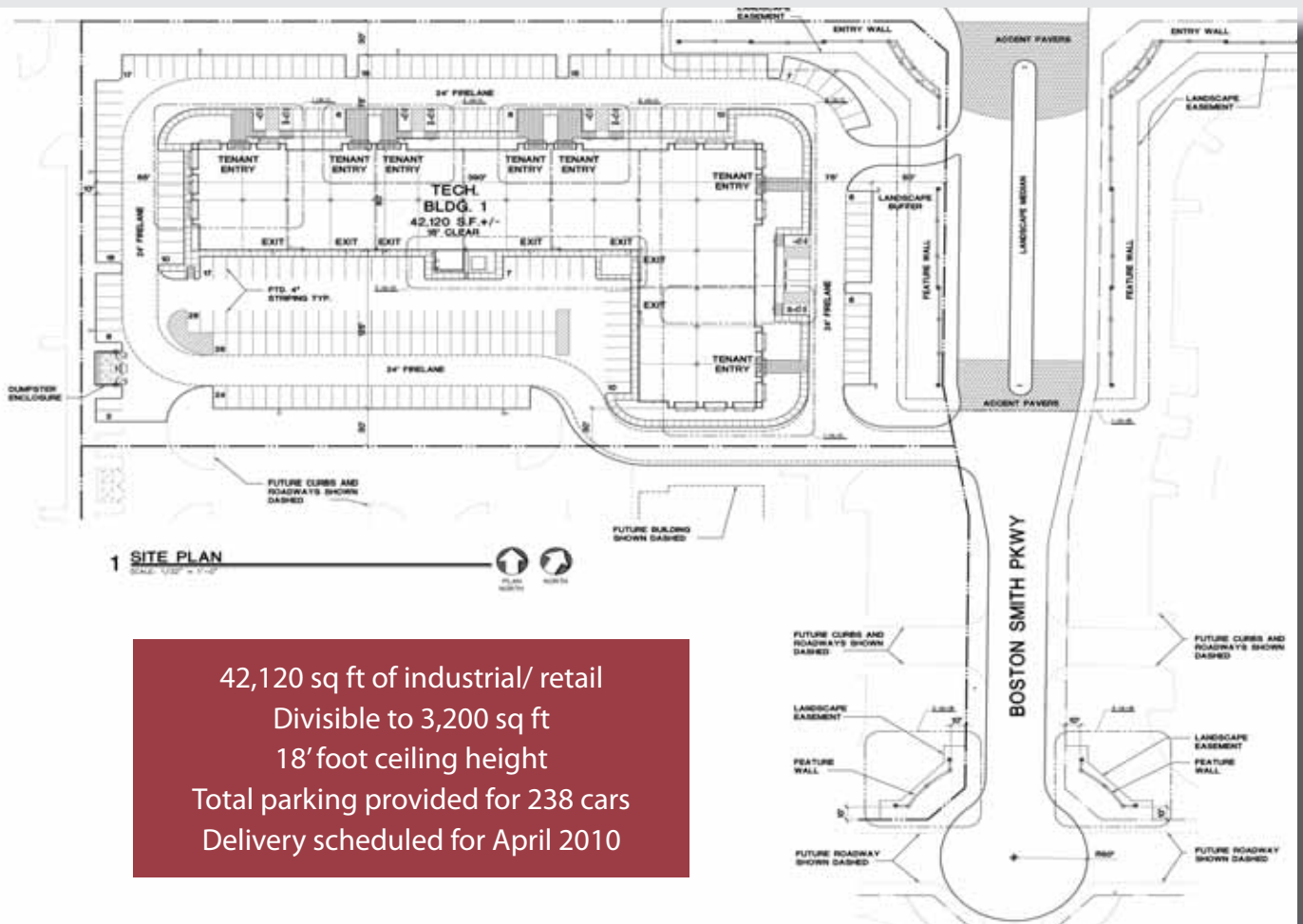
### PARK HIGHLIGHTS

- > 42,120 SqFt planned tech building (site #4a)
- > 104,732 SqFt Planned rear load distribution facility (Site #7)

### FUTURE DEVELOPMENT IN PHASE 1

Site #	Land Area	Building Area
1	31.2 Acres	550,000 SqFt
2	12.0 Acres	200,000 SqFt
3	8.6 Acres	124,000 SqFt
4	8.7 Acres	84,000 SqFt
5	6.5 Acres	55,000 SqFt
6	17.0 Acres	105,000 SqFt
7	6.4 Acres	110,000 SqFt
8	6.1 Acres	110,000 SqFt
	<b>96.50 Acres</b>	<b>1,338,000 SqFt</b>





42,120 sq ft of industrial/ retail  
 Divisible to 3,200 sq ft  
 18' foot ceiling height  
 Total parking provided for 238 cars  
 Delivery scheduled for April 2010

