



**17.28+/- ACRE COMMERCIAL DEVELOPMENT SITE**  
9311 Old Granbury Road | Fort Worth, Texas

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**Vanguard Real Estate Advisors (“VREA”)** has been exclusively retained by Ownership to offer the opportunity to purchase a 17.28+/- acre commercial development Site located at 9311 Old Granbury Road in Fort Worth, TX (the “Site”). The Site is dual zoned with 6+/- acres on the east side being zoned “E” Neighborhood Commercial with the balance being zoned “FR” General Commercial Restricted. Both zoning classifications allow for the same uses; however, “FR” zoning allows for all of the same uses as “E” but with added “moderately intense” uses such as theaters, auto sales, hotels, health care facilities, and large retail stores amongst others; other potential uses include daycare, event center, office, and retail sales.

The Seller is open to a purchaser rezoning the Site for other potential uses such as light industrial, multifamily, townhome, or build-to-rent. The Site has excellent frontage (approx. 1,250+/- LF) along Old Granbury Road (McPherson Boulevard) and is less than a mile west of the Chisholm Trail Parkway, a major regional thoroughfare which connects with the remainder of the DFW Metroplex. **This well-located development Site is being offered at \$4,400,000 (\$5.85 psf).**

A \$50,000 co-broker fee is available to a Co-Broker that sources a principal that VREA has not previously contacted in any format or sent any information regarding this opportunity. Please contact VREA for additional information.

INVESTMENT OVERVIEW <sup>(1)</sup>	
Property	17.278 +/- Acres
Location	9311 Old Granbury Road, Fort Worth, TX 76036 (32.611813, -97.431334)
Access	Via Old Granbury Road (McPherson Boulevard) and W. Risinger Road
Frontage	Approximately 1,250+/- feet along Old Granbury Road (McPherson Boulevard) & 400+/- feet along W. Risinger Road
Utilities	Water: 12" PVC Main along Old Granbury (McPherson) – Fort Worth CCN Sewer: 2-8" stub outs on NW and SW corners of Site – Fort Worth CCN
Zoning	6+/- Acres on the east side of the property is zoned E – Neighborhood Commercial. Remainder of property on west side is zoned FR – General Commercial Restricted
HUD Classification	DDA Designation
Appraisal District Property ID	41527143 (Tarrant County)
School District	Crowley ISD (B- Rating per Niche.com)
Floodplain	None







(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$4,400,000
Asking Price Per Square Foot	\$5.85

TAX INFORMATION	
Taxing Entity	Tax Rate
City of Fort Worth	0.67000
Tarrant County Hospital	0.16500
Tarrant County	0.18620
Tarrant Regional Water District	0.02650
Tarrant County College	0.11228
Crowley ISD	1.25520
<b>Total Tax Rate</b>	<b>2.41518</b>

## Fort Worth, TX

2026 Demographics at a Glance

 <b>1,049,355</b> Population	 <b>33.6 yrs</b> Median Age	 <b>\$79,507</b> Median HH Income
 <b>\$303,000</b> Median Home Value	 <b>57%</b> Homeownership	 <b>+79.2%</b> Growth Since 2000

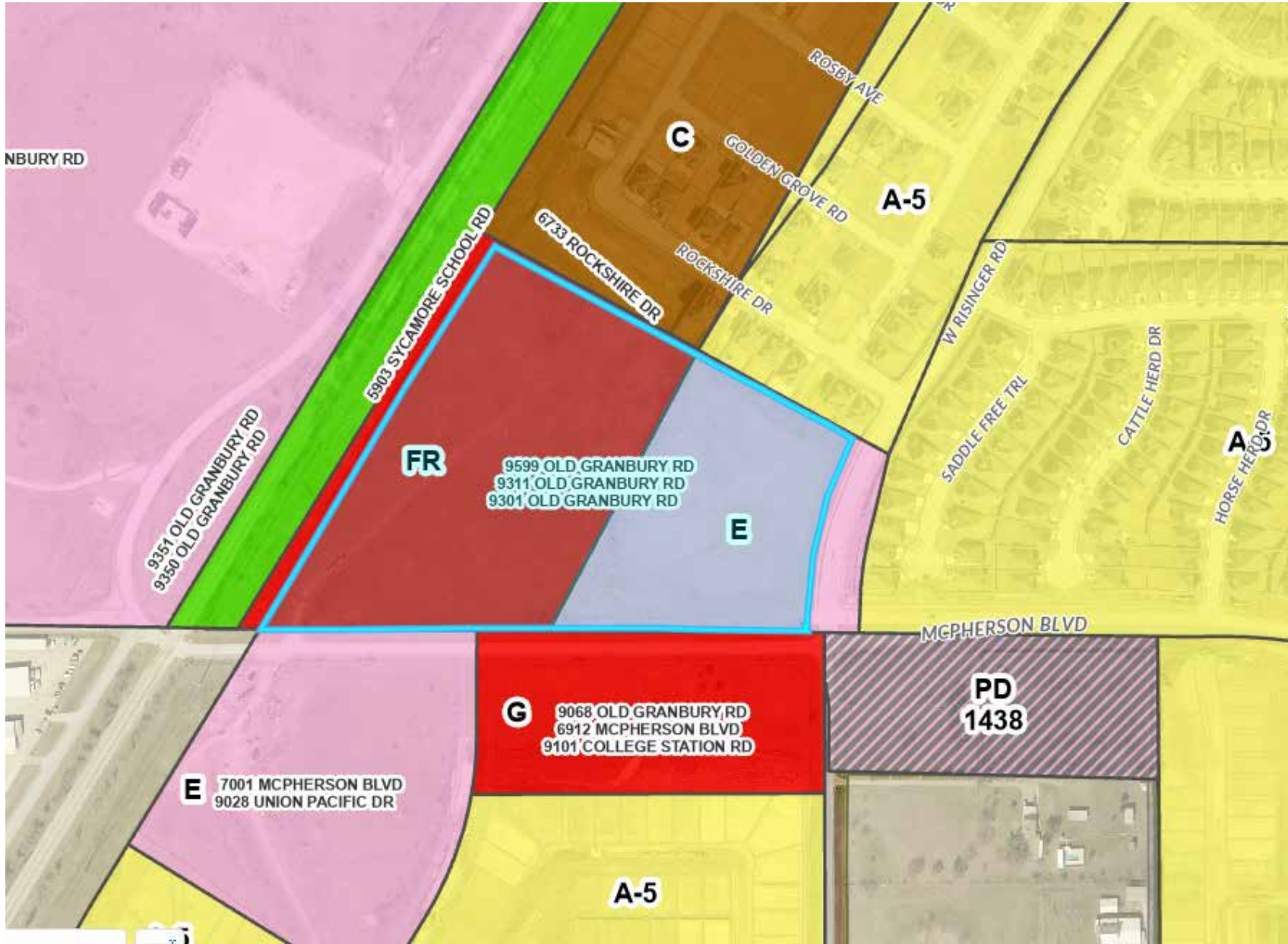
**SOURCES:**  
 U.S. Census Bureau ACS 2024 · DataUSA 2024  
 Census Bureau Pop. Est. Jul 2025 · Fort Worth Inc.

17.28+/- ACRES  
FORT WORTH, TEXAS



17.28+/- ACRES  
FORT WORTH, TEXAS





## INVESTMENT HIGHLIGHTS



### Strategic Location

- Positioned just 12 minutes south of downtown Fort Worth with approximately 1,250+/- feet of frontage along Old Granbury Road (McPherson Boulevard) and 400+/- feet along W. Risinger Road, this 17.278+/- acre site offers excellent and outstanding visibility.
- Located near the Chisholm Trail Parkway (less than 1 mile east) and Interstate 35 (6 miles east), the property sits in proximity to two of the submarket's most heavily trafficked arterials — providing seamless regional connectivity for any future commercial use.
- Surrounded by thousands of delivered and planned rooftops including Llano Springs, Rock Creek Ranch, and McPherson Village — creating an immediately captive consumer base for neighborhood-serving retail, medical, or mixed-use development.



### Zoning

- The property's dual zoning — 6+/- acres of "E" Neighborhood Commercial on the east and "FR" General Commercial Restricted on the west — accommodates a wide range of uses including retail, restaurants, medical offices, professional services, and convenience uses, offering a developer immediate optionality without rezoning.
- The "FR" zoning is an extension of the "E" zoning which allows moderately intense uses such as theaters, auto sales, hotels, health care facilities, and large retail stores amongst others.
- Other potential uses through a rezone including but not limited to: light industrial, multifamily, build-to-rent, or townhomes.
- *Buyer to verify zoning and permitted uses on the Property.*



### Population and Demographics

- Per the Fort Worth Report, the City surpassed 1 million residents in 2025 — ranking as the nation's 11th-largest city and one of the five fastest-growing metros in the country from 2023 to 2024 — with this property sitting directly in the southward expansion path fueling much of that growth.
- Fort Worth is growing at 2.07% annually with a median age of just 33.6 years, reflecting a young, household-forming population driving outsized demand for the neighborhood-serving retail, medical, and service uses this site is positioned to serve per World Population Review.
- Southwest Fort Worth is among the highest-velocity population growth zones in Tarrant County, with thousands of additional lots now delivering across the immediate trade area — creating sustained, long-term demand for quality commercial development along this corridor.



## AREA HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$800 billion in 2024. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, the DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poising DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Tarrant County, where the site is located, is the third most populous county in Texas with an estimated 2026 population of 2.25 million residents, according to US Census Data.

The Site is located in Tarrant County, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN  
PRODUCT**  
**\$800 Billion**



**DFW POPULATION  
GROWTH**  
**3.14% (2021-2023)**



**DFW ESTIMATED  
POPULATION**  
**8.3 Million**



## ECONOMIC OVERVIEW

DFW has the fourth largest economy in the nation among MSAs and has one of the highest concentrations of corporate headquarters in the United States, including twenty-four Fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year-over-year job growth rate as of April 2023 and securing the second-highest overall job growth among major U.S. metros. DFW's population of 8.3 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third-largest metro in the U.S. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fifth for Fastest-Growing Economy in 2023, and sixth as the Most Innovative City in the World. DFW shines as a beacon of economic strength, growth, and innovation.

The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. Some of the largest companies in DFW include global leaders such as Texas Instruments, AT&T, Comerica, Lockheed Martin and Southwest Airlines. Total employment as reported by the U.S. Bureau of Labor Statistics for the DFW metropolitan area increased by 53,600 in February 2025. The unemployment rate for this period remained impressively low at 4.1 percent. The region's business-friendly environment continues to attract both employers and employees, fostering substantial population and job growth over the past several years. This trend is anticipated to persist, further solidifying DFW's status as a thriving economic hub.



University of Texas Arlington

## FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Lockheed Martin	18,700
Dallas Fort Worth International Airport	14,000
General Motors Arlington Assembly Plant	10,512
Naval Air Station Joint Reserve	10,500
Burlington Northern Santa Fe Rail	4,900
University of Texas at Arlington	4,383

*Data from North Central Texas Council of Governments Regional Data & Analysis Center 2023*

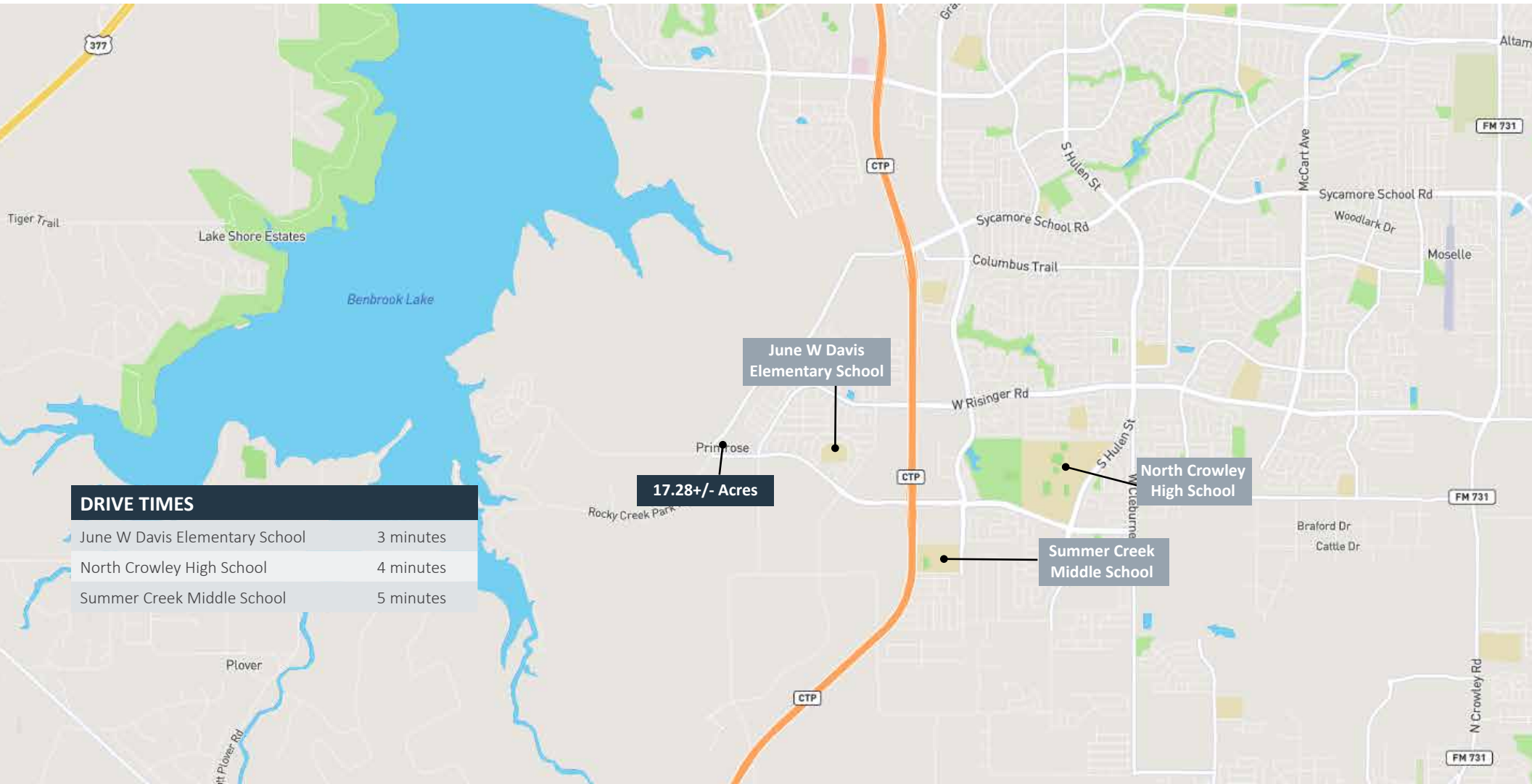


UNIVERSITY OF  
TEXAS  
ARLINGTON



### EDUCATION OVERVIEW

The Crowley Independent School District serves approximately 28,000 students across 28 campuses, including elementary, middle, and high schools, and plays a key role in supporting the area's growing population. The district has earned an overall "B-" rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. Additionally, the district has undertaken ongoing campus expansions and facility upgrades to accommodate continued growth.



## AREA OVERVIEW

The Site is strategically located in southwest Fort Worth with convenient access to several of the area's main thoroughfares. Interstate 35W is located approximately 6 miles east of the Site, while Interstate 20 is approximately 5.5 miles north, providing connectivity throughout the Dallas-Fort Worth Metroplex. Additionally, the Chisholm Trail Parkway is located approximately 1 mile east of the Site, offering direct access to Downtown Fort Worth and other major employment centers throughout the city. The surrounding area benefits from Fort Worth's continued population and economic expansion. As one of the nation's fastest-growing large cities, Fort Worth has added more than 194,000 residents since 2010, which is approximately a 25% increase.

## TRANSPORTATION



**Air:** The Site benefits from proximity to Dallas-Fort Worth International Airport (DFW), located approximately 30 miles northeast. DFW is among the busiest airports in the world, offering nonstop service to hundreds of domestic and international destinations. For general aviation and corporate flights, Fort Worth Spinks Airport is only 7.5 miles southeast from the Site, providing convenient access for private aircraft and business travel throughout the region.



**Highway:** The Site is located approximately 6 miles west of Interstate 35W, a vital north-south corridor connecting the Fort Worth area to downtown in under 15 minutes. Interstate 20 is approximately 5.5 miles north of the Site, providing efficient east-west access through the Dallas-Fort Worth Metroplex and beyond. Additionally, the Chisholm Trail Parkway is located approximately 1 mile east of the Site, further enhancing regional connectivity with direct access to Downtown Fort Worth and southwest Tarrant County.



**Public Transit:** Public transportation in the area is provided by Trinity Metro, Fort Worth's regional transit system. The Site is within reach of Route 52, which connects to various stops across southeast Fort Worth. Additionally, the Site is approximately 11 miles from TEXRail's T&P Station, offering direct commuter rail service between downtown Fort Worth and DFW Airport. This connectivity supports workforce mobility and provides a convenient alternative for regional travel demand shared rides.



*Tarrant County Courthouse*



*Dallas Fort Worth International Airport*

DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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**Disclaimer:** Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

**17.278+/- Acres | Old Granbury Road | Fort Worth, TX**



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