

PRIME DEVELOPMENT INVESTMENT OPPORTUNITY!

1300 N. MEADOWS



GRANBURY, TEXAS



ZEAL REALTORS®

817.694.2067 817.382.2110

500 DENNIS ROAD
WEATHERFORD, TX 76087



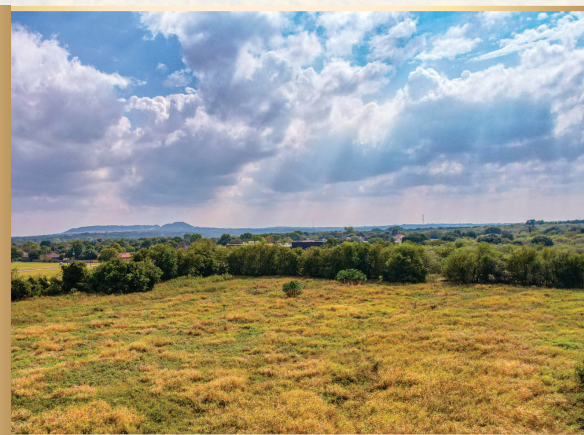
PROPERTY SUMMARY



1300 N. MEADOWS

Located within walking distance to Lake Granbury Medical Center this 10-acre, prime residential development screams opportunity. Currently zoned SFR with abundant access to City infrastructure, this project longs to be brought to fruition. Current concepts for R-8.5 & R-PH are available, including conceptual drainage analysis - narrowing the time required for due diligence.

Granbury is a history rich, constant level Lake Community that is rapidly growing west of the DFW Metroplex. In a market with historic low inventory, now is the time to strike at this lucrative opportunity. Invest & hold, develop right away or expand your senior living portfolio with this large in town acreage. [Click Here](#) or scan the QR code below for the digital version of the marketing deck, to review the video tour as well as gain access to numerous documents &

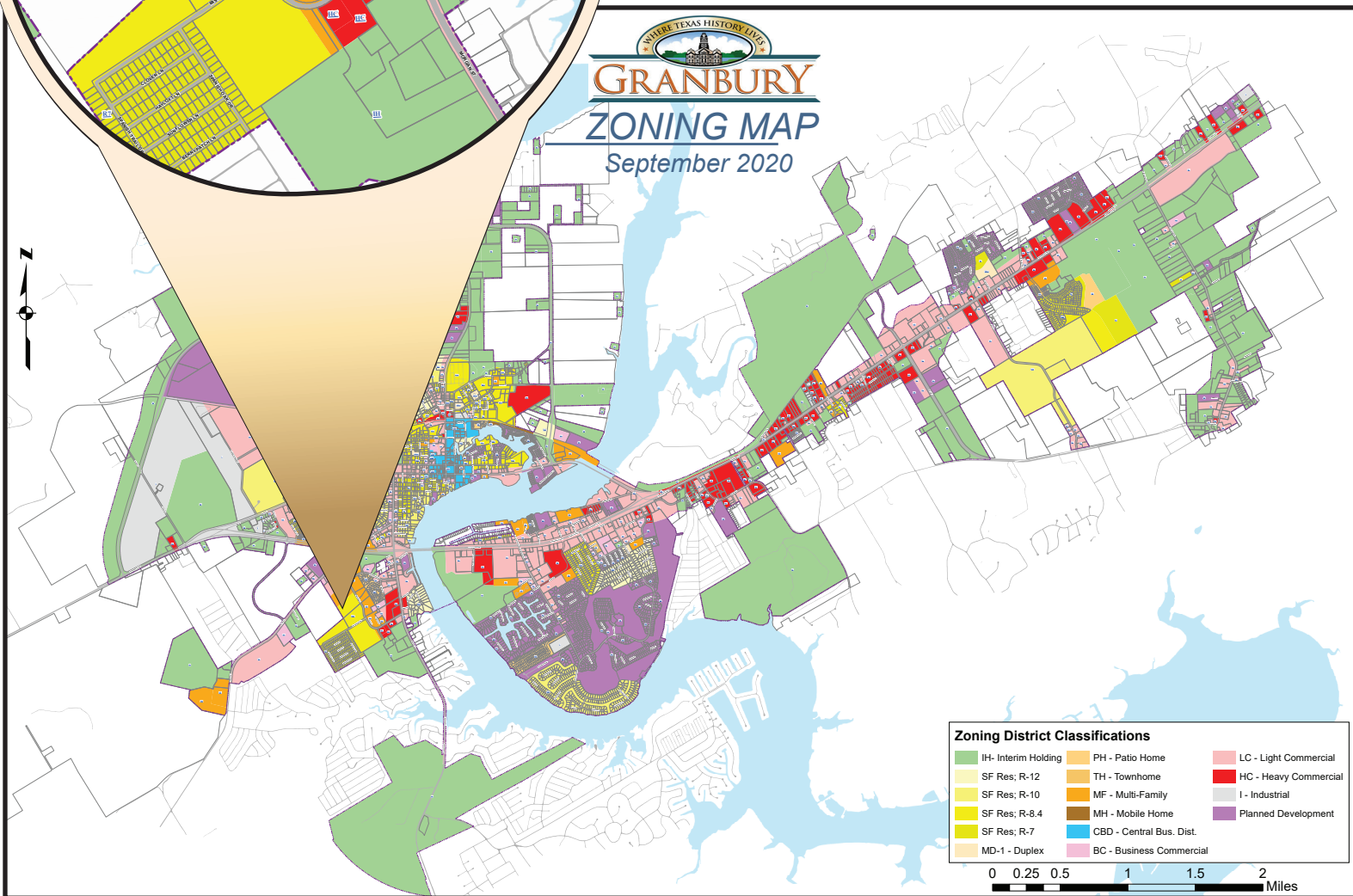
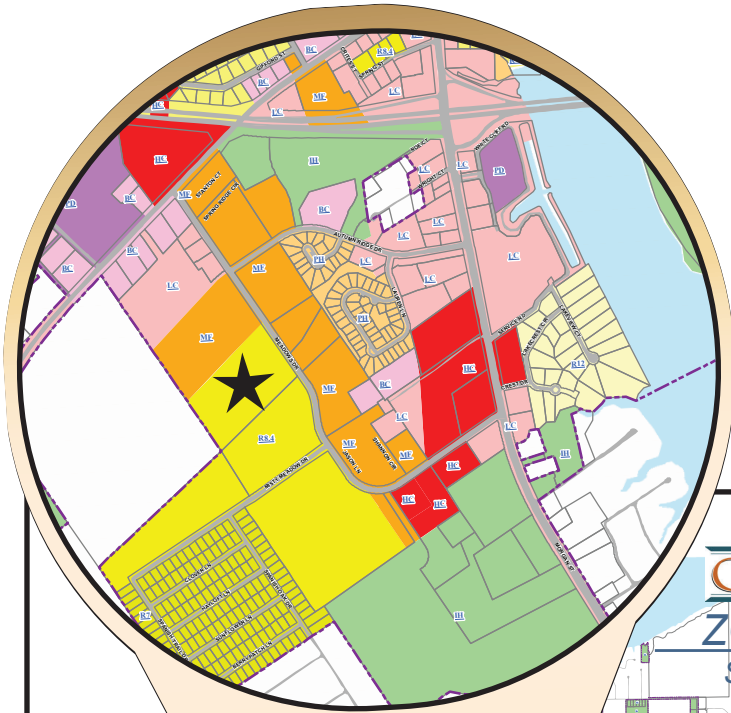


1300 N. MEADOWS, GRANBURY, TX



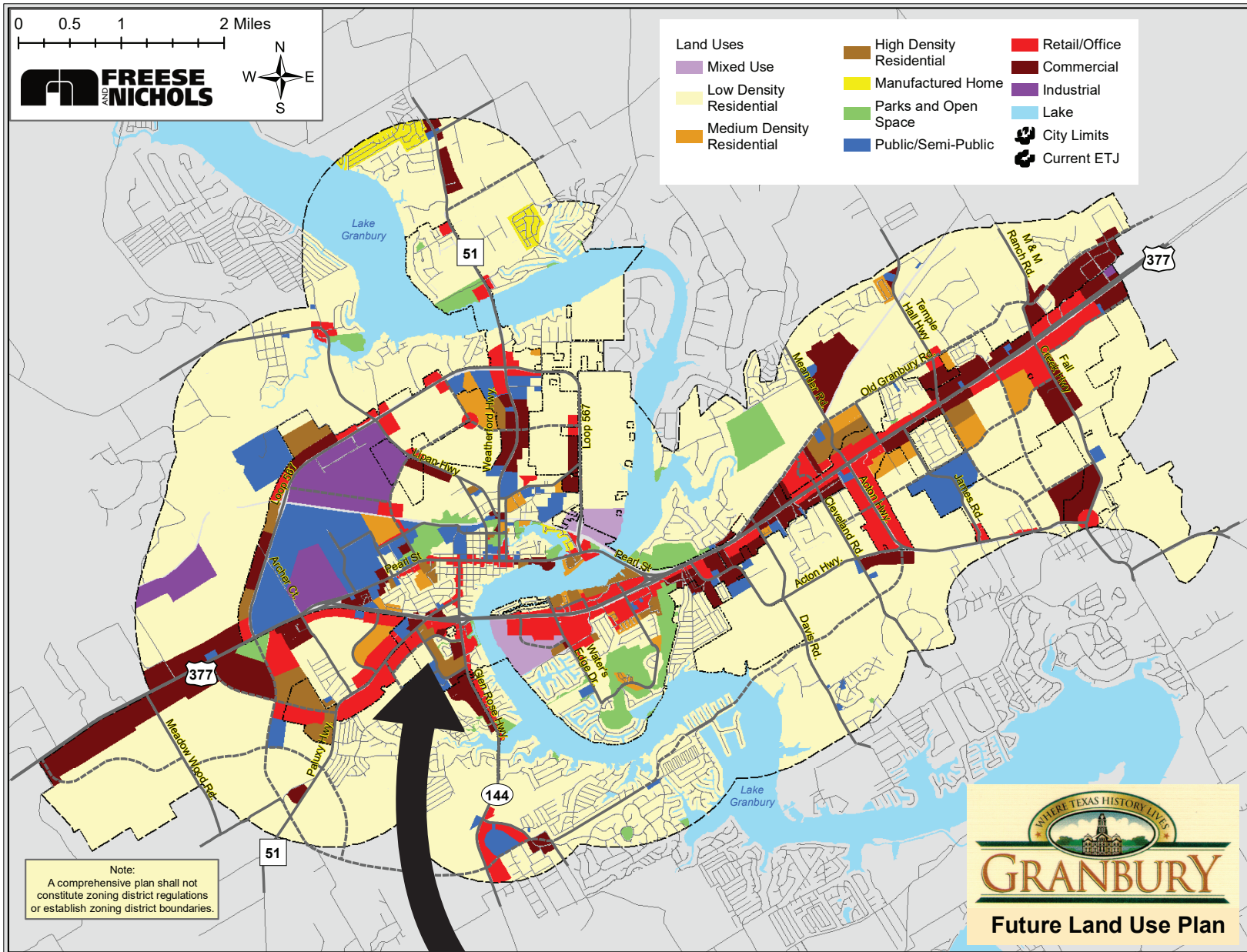
CURRENT ZONING MAP

Current City of Granbury Zoning calls for R-8.4 Single Family Residential. The R-8.4 SFR is intended to be similar to the R-10 except composed of detached, single-family residences on lots of not less than 8400 sq.ft.. Permitted uses include Dwellings/Single-Family detached, Community Care Facility, Civic Center along with various other uses requiring Specific Use Permitting.



Scan the QR code or [Click here](#) to view the complete Granbury Zoning Map online.

FUTURE LAND USE MAP



Approximate Property Location
1300 N. Meadows



Scan the QR code or
[Click here](#) to view the future
land use map online.

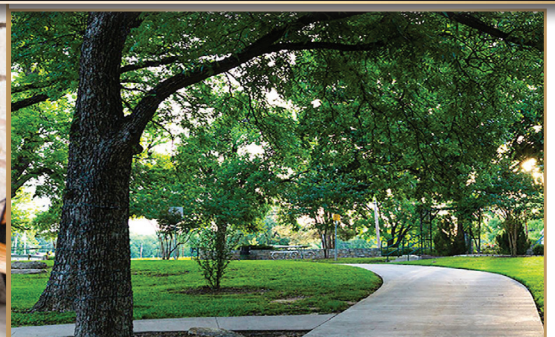
HISTORIC GRANBURY, TX



The quaint town of Granbury is rich in its unique culture, Texas history, southern hospitality and some seriously good stories and legends. Granbury was founded in 1866, but much of what makes Granbury unique was already here! Granbury started as a square and log cabin courthouse. Many of which the buildings on the square are now registered historic landmarks. The most known building in Granbury is the Granbury Opera House, which still hosts live “Broadway” productions. You can also relax on the beach, and enjoy the beautiful lake, play a round of golf with your new neighbors or grab a drink from one of our local brewery’s. Come experience the entertainment, and everything in between that the Historic town of Granbury has to offer!



WHERE TEXAS HISTORY LIVES



PROXIMITY MAP



Fort Worth: 45 minutes
DFW Airport: 69 minutes
Waco: 95 minutes
Abilene: 2 hours
Austin: 3 hours
Houston: 4 hours

Local Hospital 2 minutes – Lake Granbury Medical Center

Multiple local golf courses within 7+minutes

Local Downtown attractions 5 minutes

Shopping & Restaurant business district 4 minutes

Lake Granbury Marina 4 minutes

Granbury High School 4 minutes

R-8.4 CITY ORDINANCE

Article 5 – Districts
ZONING ORDINANCE

Section 5.6 R-8.4 - Single Family Residential District

5.6.A. GENERAL PURPOSE & DESCRIPTION

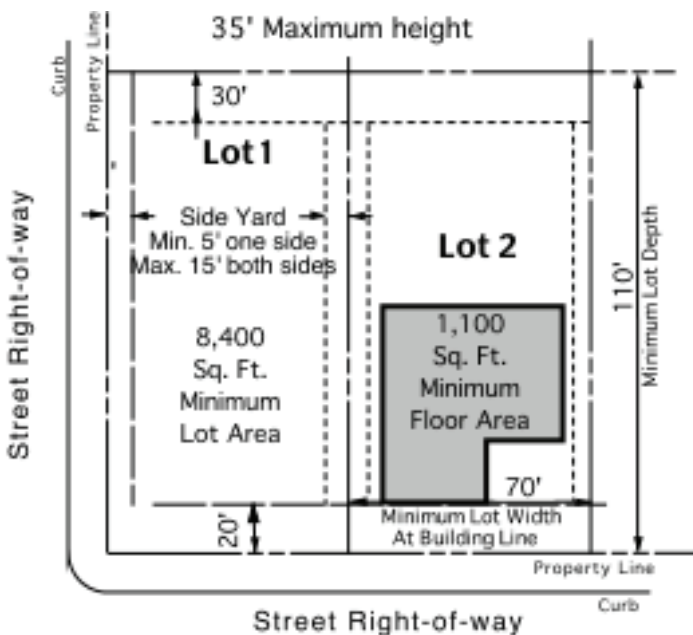
The R-8.4, Single Family Residential District is intended to be similar to the R-10 except composed of detached, single family residences on lots of not less than eight thousand, four hundred (8,400) square feet.

5.6.B. PERMITTED USES

Uses permitted in the R-8.4 District are outlined in *Article 4, Permitted Uses*.

5.6.C. HEIGHT; AREA, YARD, AND LOT COVERAGE REQUIREMENTS

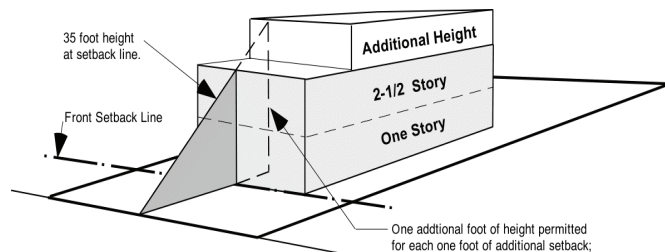
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the R-8.4 Zoning District.



Height and Area Regulations R-8.4 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	20 ft. minimum
Lot Size	8,400 sq. ft. minimum
Lot Depth	110 ft. minimum
Lot Width	70 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

5.6.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.



R-8.4 CITY ORDINANCE

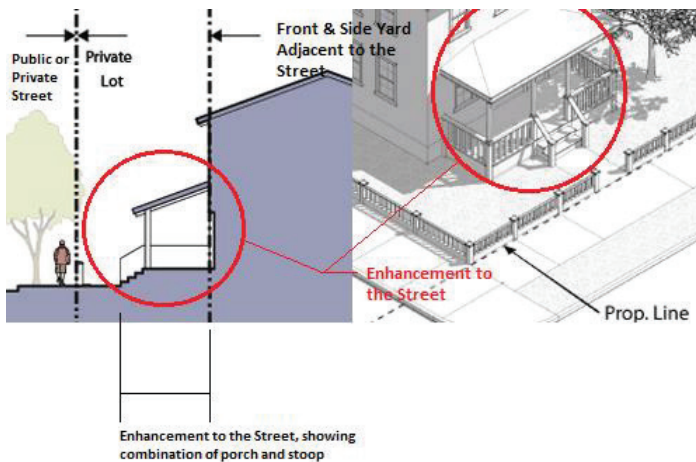
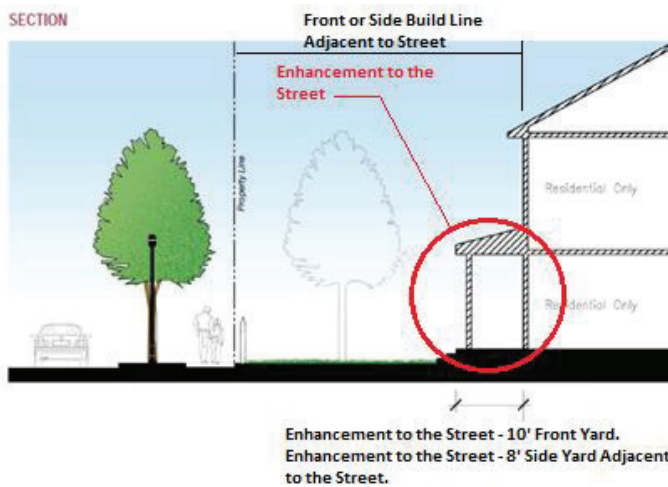
Article 5 – Districts ZONING ORDINANCE

5.6.E. PARKING REGULATIONS

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure.
2. See Section 11.2, Off-Street and Loading Requirements.

5.6.F. ENHANCEMENT TO THE STREET

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.6.C.



Scan the QR code or
[Click here](#) to view the complete
City Ordinance Packet

AREA DEMOGRAPHICS

POPULATION

2021 Granbury Population 63,254 | 2026 projected population 68,160 (1.51% growth)

Population aged 50+ consists of 48.5% as of 2021

Age 24 & under | 25.2%

Age 25 – 34 | 10.4%

Age 35 – 49 | 16%

Age 50 – 54 | 5.8%

Age 55 – 64 | 15.9%

Age 65+ | 26.7%

2021 Summary

Population	63,254
Households	25,838
Families	18,370
Average Household Size	2.42
Owner Occupied Housing Units	19,880
Renter Occupied Housing Units	5,958
Median Age	48.6
Median Household Income	\$65,493
Average Household Income	\$89,451

5 Year Projection

Population	68,160
Households	27,882
Families	19,770
Average Household Size	2.42
Owner Occupied Housing Units	21,720
Renter Occupied Housing Units	6,162
Median Age	49.1
Median Household Income	\$71,619
Average Household Income	\$98,015

Households by Type

Total	20,795	100.0%
Households with 1 Person	5,001	24.0%
Households with 2+ People	15,794	76.0%
Family Households	14,913	71.7%
Husband-wife Families	12,315	59.2%
With Own Children	3,680	17.7%
Other Family (No Spouse Present)	2,598	12.5%
With Own Children	1,412	6.8%
Nonfamily Households	881	4.2%
All Households with Children	5,840	28.1%
Multigenerational Households	730	3.5%
Unmarried Partner Households	1,043	5.0%
Male-female	918	4.4%
Same-sex	125	0.6%
Average Household Size	2.43	



AREA DEMOGRAPHICS

Median Home Value - \$211,969 | Expected to increase 3.01% over the next 5 years

Average Home Value - \$261,089 | Expected to increase 3.16% over the next 5 years

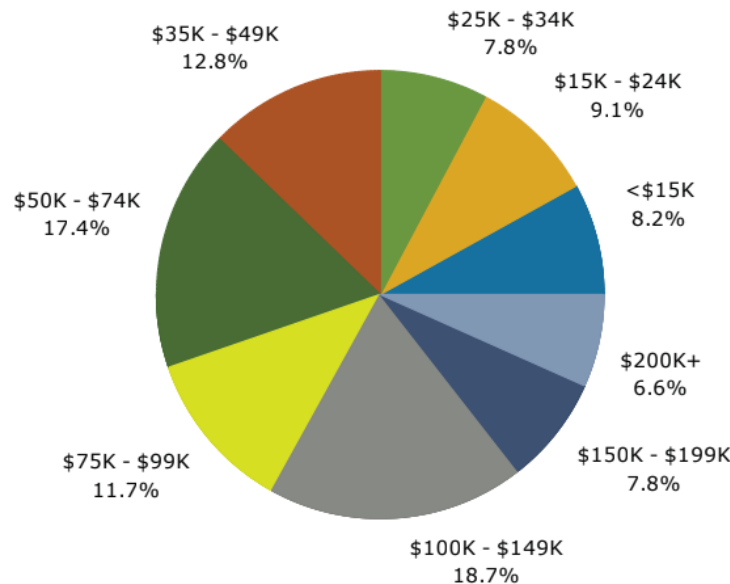
Median Household Income - \$65,493

Median Household Income for Householder 55+ - \$60,136

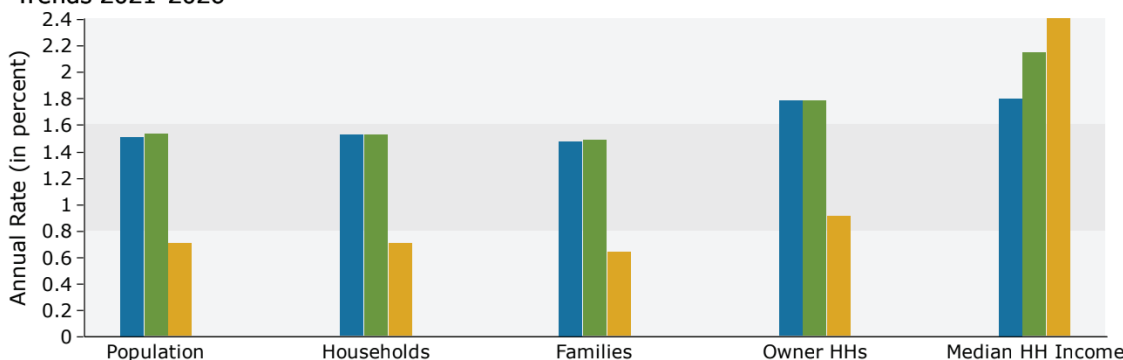
2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,366	100%	5,481	100%	4,788	100%	15,635	100%
<\$15,000	442	8.2%	377	6.9%	561	11.7%	1,380	8.8%
\$15,000-\$24,999	381	7.1%	549	10.0%	744	15.5%	1,674	10.7%
\$25,000-\$34,999	325	6.1%	434	7.9%	551	11.5%	1,310	8.4%
\$35,000-\$49,999	639	11.9%	622	11.3%	850	17.8%	2,111	13.5%
\$50,000-\$74,999	945	17.6%	1,070	19.5%	678	14.2%	2,693	17.2%
\$75,000-\$99,999	712	13.3%	562	10.3%	370	7.7%	1,644	10.5%
\$100,000-\$149,999	1,038	19.3%	984	18.0%	637	13.3%	2,659	17.0%
\$150,000-\$199,999	491	9.2%	484	8.8%	203	4.2%	1,178	7.5%
\$200,000+	393	7.3%	399	7.3%	194	4.1%	986	6.3%
Median HH Income	\$73,194		\$65,592		\$43,230		\$60,136	
Average HH Income	\$95,402		\$92,788		\$67,824		\$86,040	

2021 Household Income



Trends 2021-2026



Data & Statistics Collected from City Of Granbury
Click Here for all data

1300 N. MEADOWS, GRANBURY, TX



ZEAL REALTORS®

PASSIONATE | ENTHUSIASTIC | DEDICATED

Ryan D. Zamarron
REALTOR® & FOUNDER



 817.694.2067  817.382.2110

 Ryan@thezealrealtors.com

Ryan is versatile, loyal, and committed to the success for your community and his clients. He is devoted to being a part of the project from the ground up. He is an entrepreneur who understands business and the importance of preserving a community's history and nurturing its culture.

He is patient and thoroughly communicates the process of a transaction to his clients. Ryan will provide you with ease, confidence, and trust during a Real Estate transaction. As a rural land developer, he has first-hand experience in the process and what it takes to see a project like this to fruition. Through his existing relationships and abilities to command attention, Ryan will be an advocate to a Developer looking to take this opportunity to the next level.

Prior to Real Estate Ryan was the Vice President of a Special Events company with a focus in the Western Industry. Ryan has managed several departments including marketing, logistics, customer service, sponsorships and sales. He brings 15+ years of contractual knowledge and negotiating to this property as well as its future. He is passionate about serving and will ensure this opportunity prospers in the right direction for all those involved.

Contact Ryan D. Zamarron, a Zeal Realtor, today about exploring this development opportunity to its fullest.

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