



Zoning:	None
Topography:	1,124 ft. to 1,101 ft.
Setting:	Single Site
Within City Limits:	No
Last Updated:	May 28, 2025

### Economic Development Contact

Shea Hopkins-Director  
City of Granbury-Economic Development  
116 West Bridge Street  
Granbury, TX 76048  
| SHopkins@granbury.org

### Realtor/Owner Contact

Benji Hubbard  
FWWR  
817-529-7158 Ext. 2217 | brh@fwwr.net

### Property and Area Description


Two FWWR tracts 251 acres and 400 acres located on Hwy 171 northwest of the City of Cresson. Property is adjacent to the City of Cresson City Limits.

### Population

	<b>48,757</b> 10 Mile Radius	<b>723,652</b> 20 Mile Radius	<b>1,647,350</b> 30 Mile Radius
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Source: ESRI®, 2025

### Households

	<b>17,508</b> 10 Mile Radius	<b>273,076</b> 20 Mile Radius	<b>603,228</b> 30 Mile Radius
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Source: ESRI®, 2025

### Transportation

**Nearest Highway:** Hwy 171 (0 mi.)  
**Nearest Interstate:** Interstate 820 (15 mi.)  
**Ingress/Egress Notes:** Site is accessible directly from State Highway 171.  
**Nearest Airport:** Granbury Regional (16.7 mi.)  
**Nearest Commercial Airport:** DFW International (51 mi.)  
**Distance to Mass Transit:** 11  
**Rail Served:** Yes  
**Rail Type:** Greenfield  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Yes  
**Rail Contact:** Benji Hubbard  
**Rail Contact Phone:** 8172285894  
**Rail Contact Email:** brh@fwwr.net  
**Short Line:** Fort Worth & Western Railroad  
**Short Line Contact:** Benji Hubbard  
**Short Line Contact Phone:** 8172285894  
**Short Line Contact Email:** brh@fwwr.net

### Utilities

**Electric:** United Cooperative Services  
**Natural Gas:** Energy Transfer  
**Water:** Wells on site  
**Telecommunications:** AT&T

Property Images

