Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

± 5.5 Acres Fronting US-67 Available

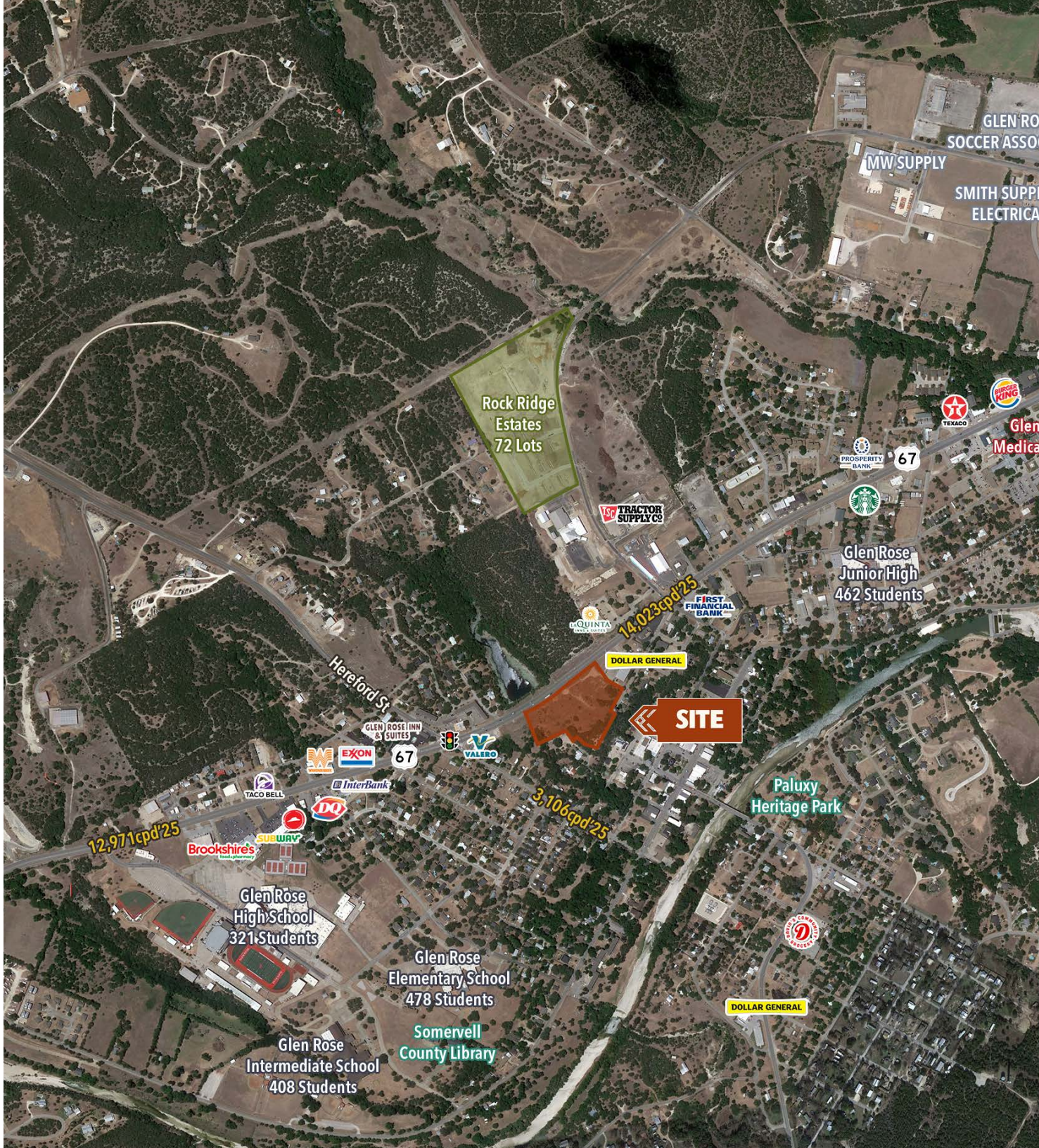
US-67
Glen Rose, TX 76043

CONTACT BROKER FOR MORE INFORMATION:

Quinn Lane
qlane@avidrea.com
214.379.1045

James Seidel
jseidel@avidrea.com
214.379.1041

Ryan Jordan
rjordan@avidrea.com
214.379.1043



Property Details

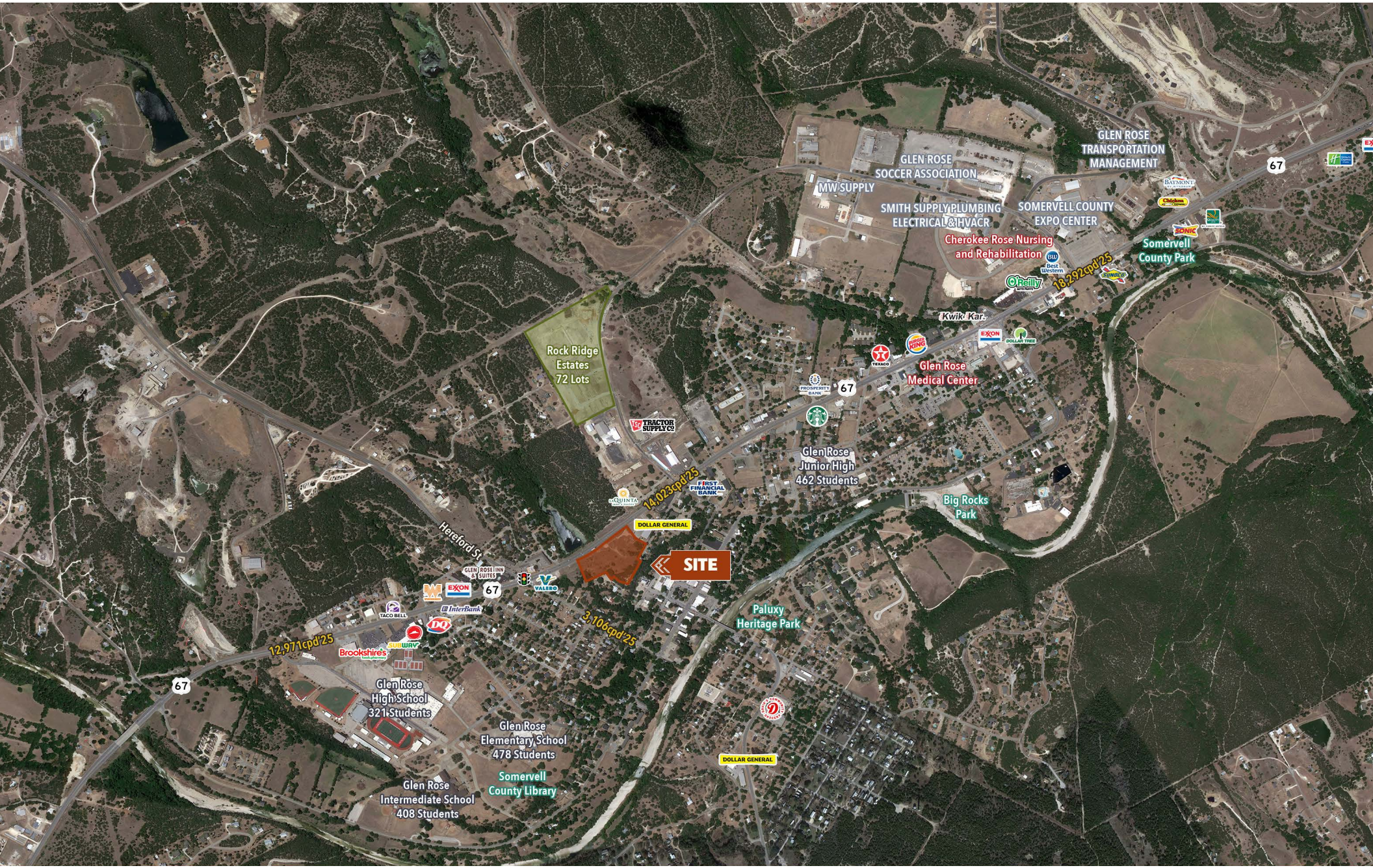
LOCATION	US-67 Glen Rose, TX 76043
AVAILABLE	±5.5 Acres
PRICE	Please call for pricing
ZONING	Restricted Commercial and Single Family
HIGHLIGHTS	» ±680 feet of US-67 Frontage » Access to Mesquite St in rear » Willing to subdivide
AREA RETAIL & TRAFFIC DRIVERS	Brookshire's, Subway, Pizza Hut, Dairy Queen, Taco Bell, Whataburger, Interbank, Exxon, Valero, Dollar General, First Financial Bank, La Quinta, Tractor Supply Co, Starbucks, Dollar Tree, Best Western, Quality Inn, O'Reilly, Chicken Express, Baymont, 7-Eleven, Kwik Kar, Sunoco, McDonalds, Holiday Inn
TRAFFIC COUNTS	Hwy 67 14,023 CPD 2025 Hereford St 3,106 CPD 2025

Demographics

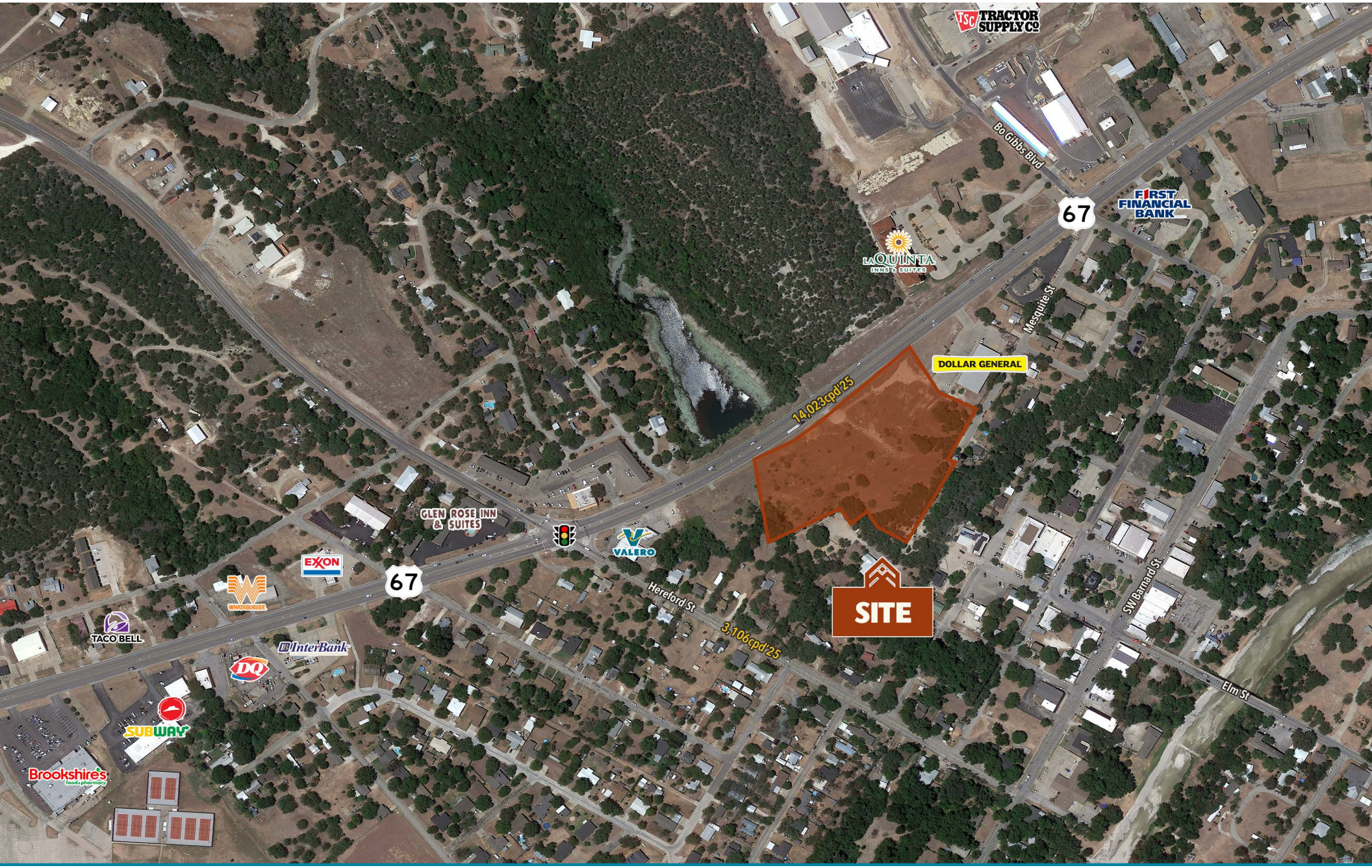
	1 Mile	3 Miles	5 Miles
POPULATION	2,358	5,328	7,881
EST. POP GROWTH 2026-31	0.7%	1.4%	1.6%
MEDIAN AGE	41.9	42.1	42.2
NUMBER OF HOUSEHOLDS	920	2,050	3,045
AVG HOUSEHOLD INCOME	$101,771	$106,577	$108,723
MED HOUSEHOLD INCOME	$70,938	$82,751	$87,387



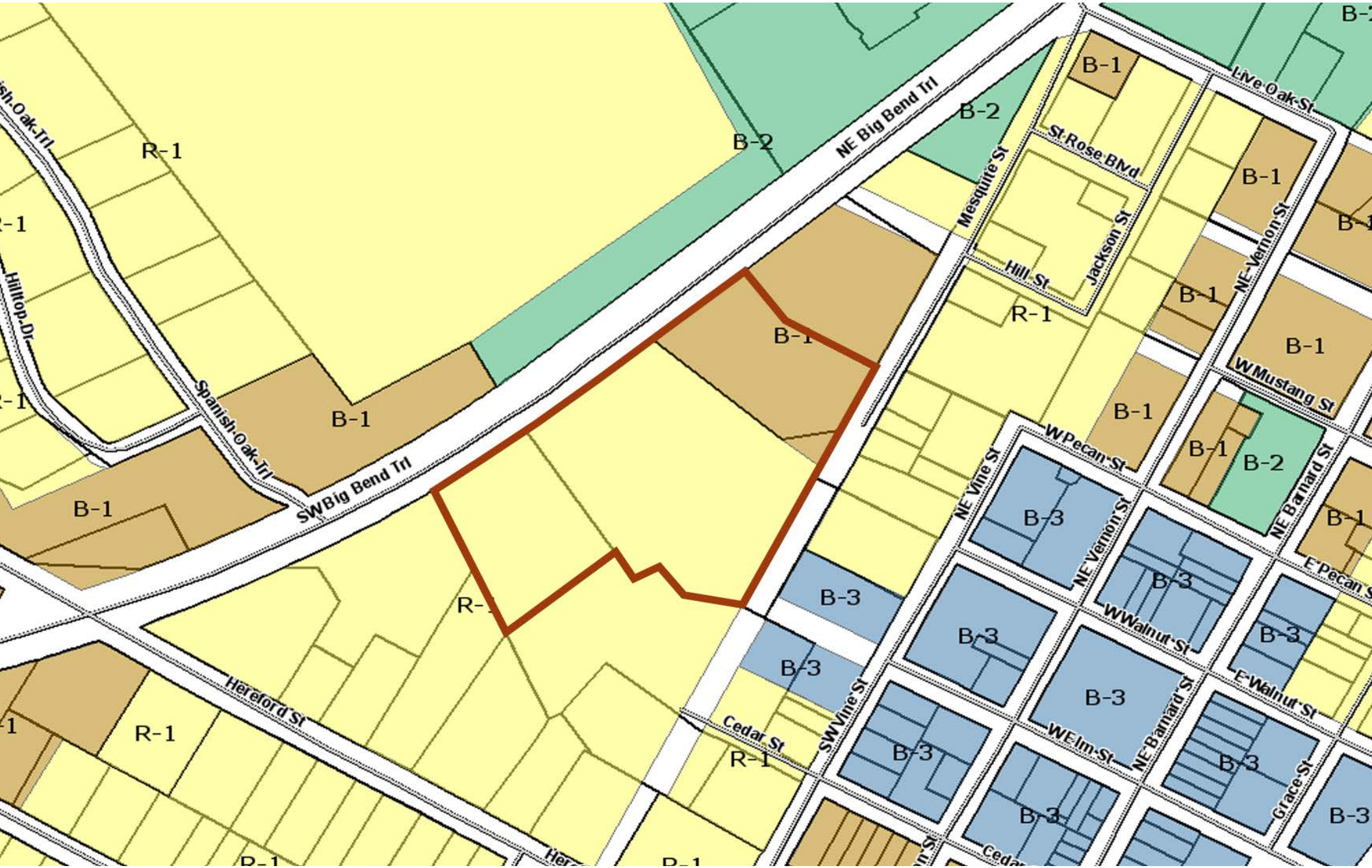
Wide Aerial


GLEN ROSE TRANSPORTATION MANAGEMENT
GLEN ROSE SOCCER ASSOCIATION
MW SUPPLY
SMITH SUPPLY PLUMBING ELECTRICAL & HVACR
SOMERVELL COUNTY EXPO CENTER
Cherokee Rose Nursing and Rehabilitation
Somervell County Park
18,292cpd'25
Kwik Kar
Rock Ridge Estates 72 Lots
Glen Rose Medical Center
Glen Rose Junior High 462 Students
14,023cpd'25
Big Rocks Park
DOLLAR GENERAL
SITE
Hereford St
3,106cpd'25
Paluxy Heritage Park
12,971cpd'25
Brookshire's
Glen Rose High School 321 Students
Glen Rose Elementary School 478 Students
Somervell County Library
Glen Rose Intermediate School 408 Students
DOLLAR GENERAL
67

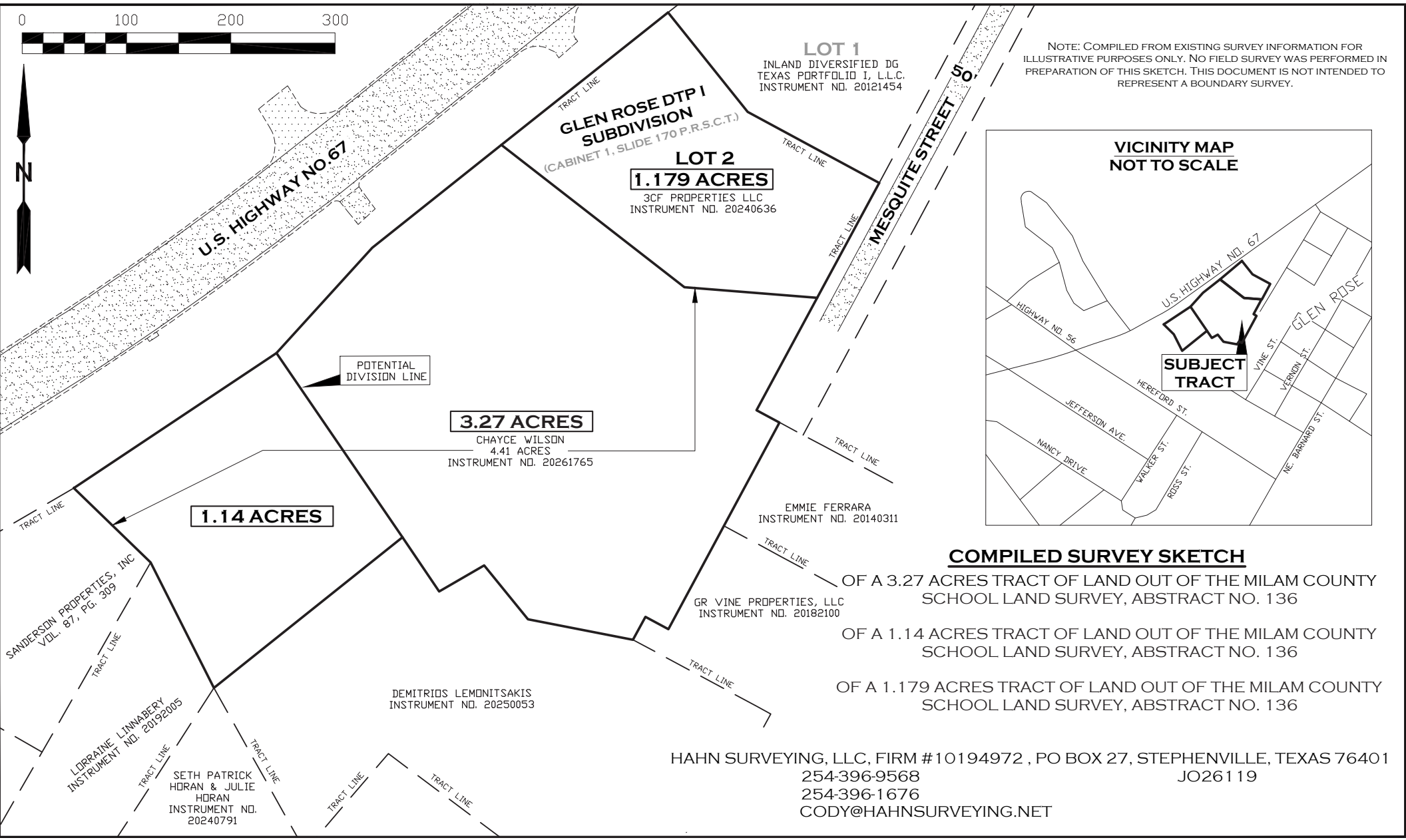
Zoom Aerial


TSC TRACTOR SUPPLY CO.
Bo Gibbs Blvd
FIRST FINANCIAL BANK
67
LA QUINTA INNS & SUITES
Mesquite St
DOLLAR GENERAL
14,023cpd '25
GLEN ROSE INN & SUITES
VALERO
EXXON
WHATABURGER
67
Hereford St
3,106cpd'25
SITE
SW Barnard St
Elm St
TACO BELL
InterBank
DQ
SUBWAY
Brookshire's food & pharmacy

Zoning Exhibit



Survey Exhibit 1



NOTE: COMPILED FROM EXISTING SURVEY INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY. NO FIELD SURVEY WAS PERFORMED IN PREPARATION OF THIS SKETCH. THIS DOCUMENT IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

COMPILED SURVEY SKETCH

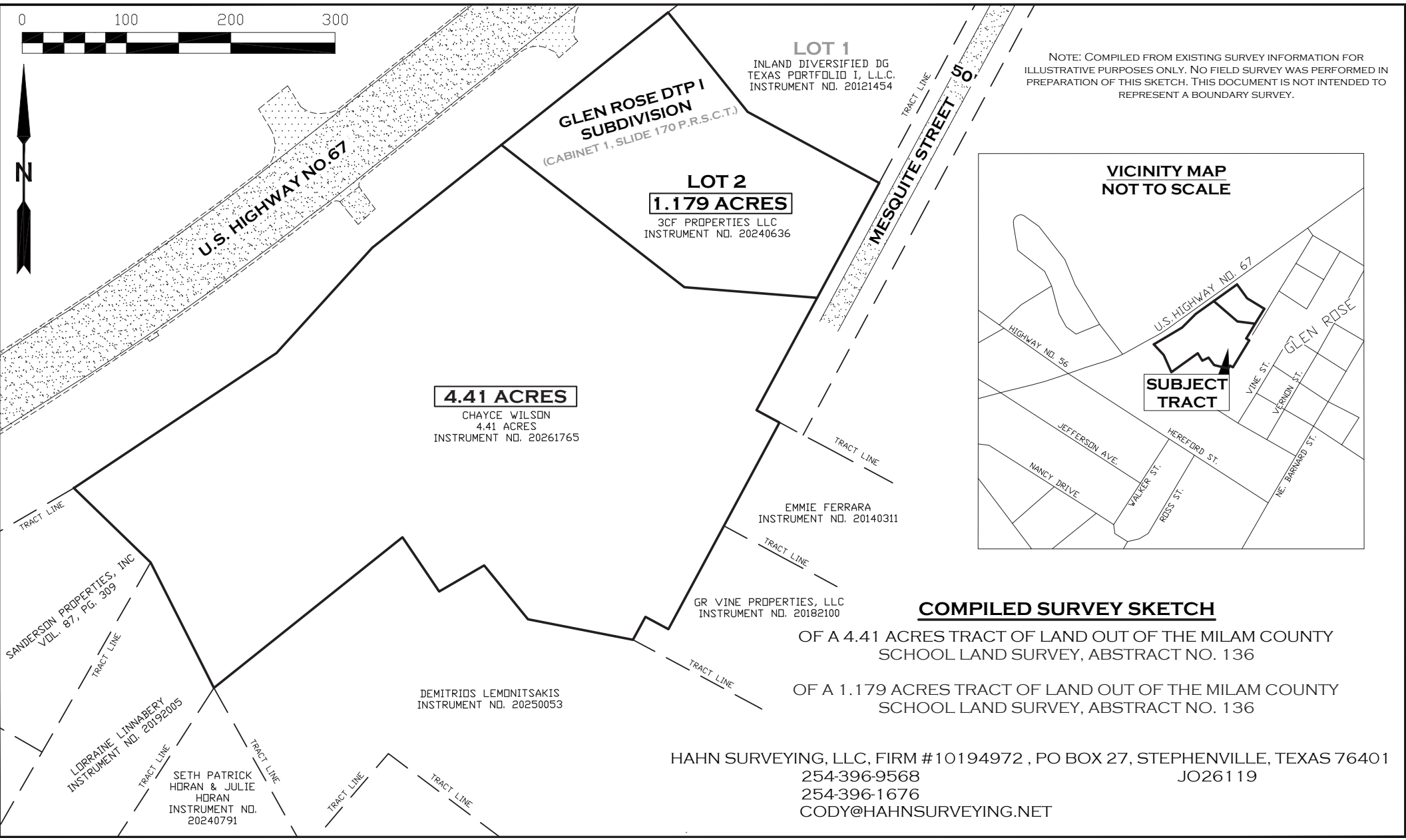
OF A 3.27 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

OF A 1.14 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

OF A 1.179 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

HAHN SURVEYING, LLC, FIRM #10194972 , PO BOX 27, STEPHENVILLE, TEXAS 76401
254-396-9568
254-396-1676
CODY@HAHNSURVEYING.NET
JO26119

Survey Exhibit 2



NOTE: COMPILED FROM EXISTING SURVEY INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY. NO FIELD SURVEY WAS PERFORMED IN PREPARATION OF THIS SKETCH. THIS DOCUMENT IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

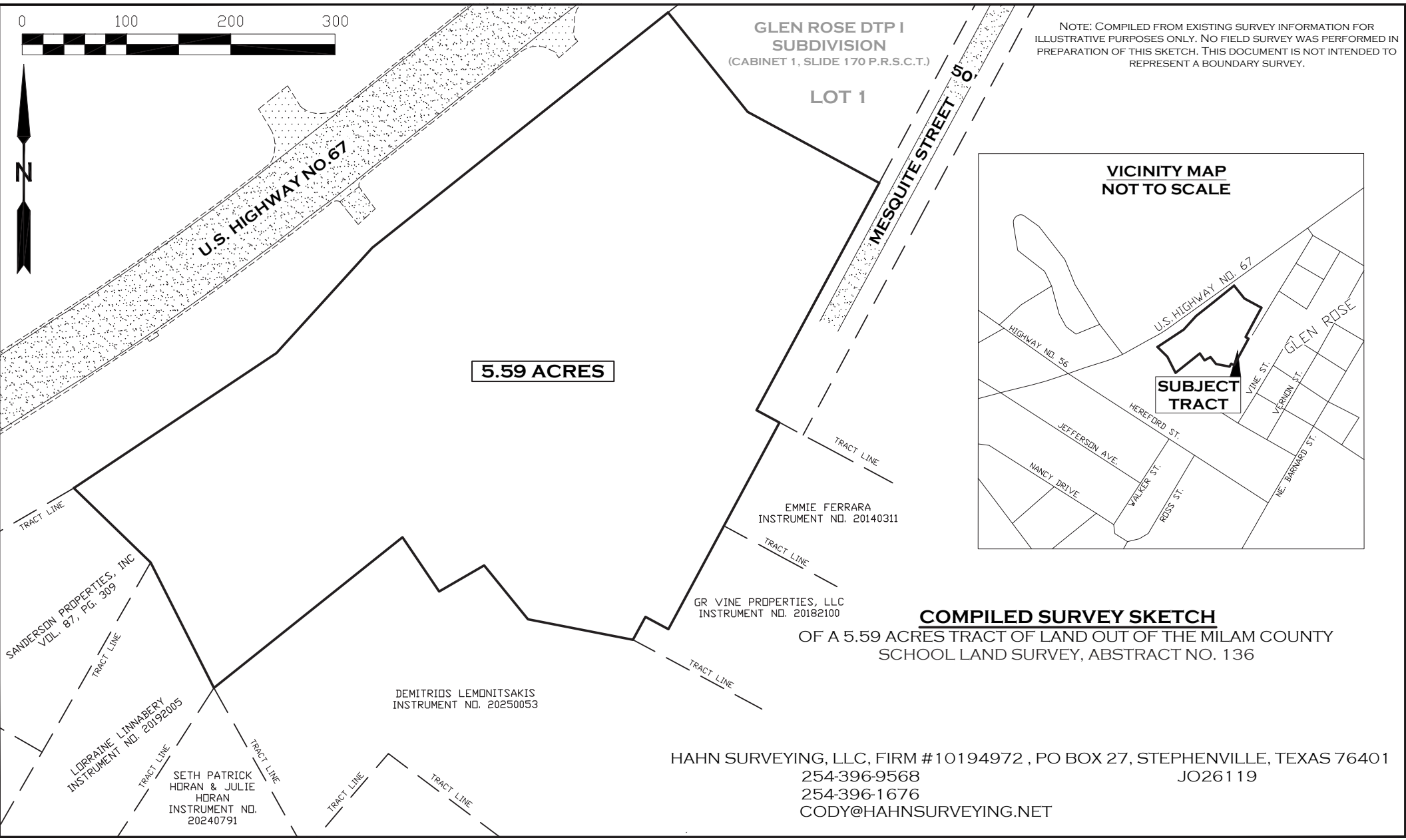
COMPILED SURVEY SKETCH

OF A 4.41 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

OF A 1.179 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

HAHN SURVEYING, LLC, FIRM #10194972 , PO BOX 27, STEPHENVILLE, TEXAS 76401
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Survey Exhibit 3



NOTE: COMPILED FROM EXISTING SURVEY INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY. NO FIELD SURVEY WAS PERFORMED IN PREPARATION OF THIS SKETCH. THIS DOCUMENT IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

COMPILED SURVEY SKETCH

OF A 5.59 ACRES TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 136

HAHN SURVEYING, LLC, FIRM #10194972 , PO BOX 27, STEPHENVILLE, TEXAS 76401
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254-396-1676
CODY@HAHNSURVEYING.NET
JO26119

Information About Brokerage Services

11-2-

EQUAL HOUSING OPPORTUNITY

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.

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.

Avid Real Estate Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**#9008251** License No	 E-mail	**214.379.1040** Phone
Ryan Jordan Designated broker of Firm	**#622105** License No	**rjordan@avidrea.com** E-mail	**214.379.1043** Phone
 Licensed Supervisor of Sales Agent/Associate	 License No	 E-mail	 Phone
 Sales Agent/Associate's Name	 License No	 E-mail	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Information available at www.trec.

IABS