

3804 EAST US HWY 377 | GRANBURY, TEXAS 76049

Luton Ranch

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Luton Ranch is a 220,000+ SF power center located in Granbury, Texas with high visibility and excellent access from both Highway 377 & Highway 4.
- Over the past decade, Granbury has seen an incredible 80% growth rate.
- Anchored by a 108,000 square foot H-E-B Grocery Store, Luton Ranch is the only soft goods shopping center located within in a 30-minute drive.
- Tenant mix including Ross, Marshall's, Rack Room Shoes, Mattress Firm, Michaels, James Avery, and more.

AVAILABILITY

- ±1,365 SF
- 2nd Gen Restaurant

LEASE RATES

Please Call for Rates



DEMOGRAPHICS

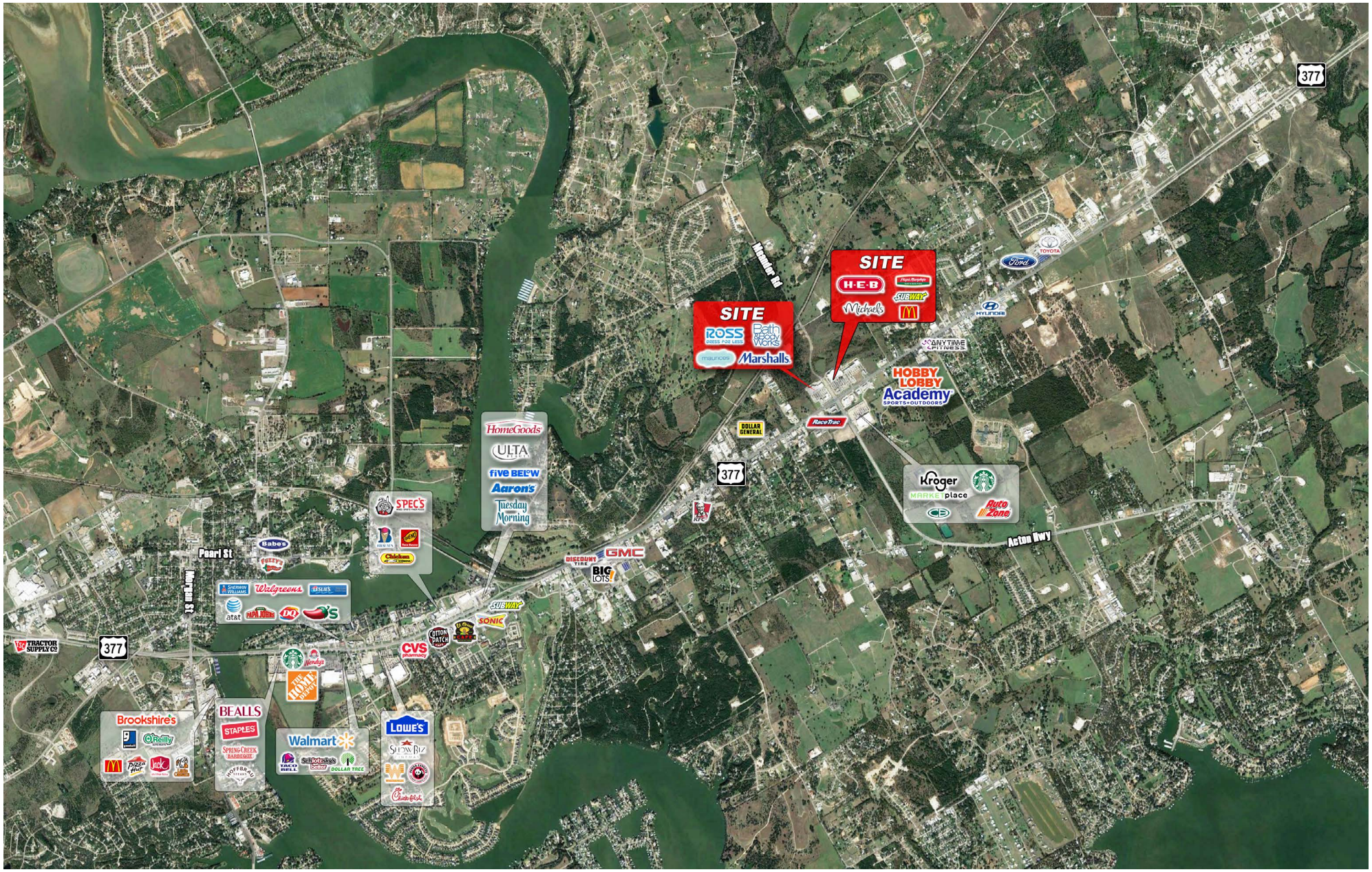
	3 miles	5 miles	7 miles
2022 Population	17,436	37,497	49,563
2027 Projected Population	17,815	39,245	52,541
Average Household Income	$110,794	$105,426	$101,555
Traffic Counts	**Hwy 377:** 40,422 VPD | **Hwy 4:** 13,587 VPD		

AREA RETAILERS

Kroger, H-E-B, ROSS DRESS FOR LESS, Michaels, Marshalls, FAMOUS footwear

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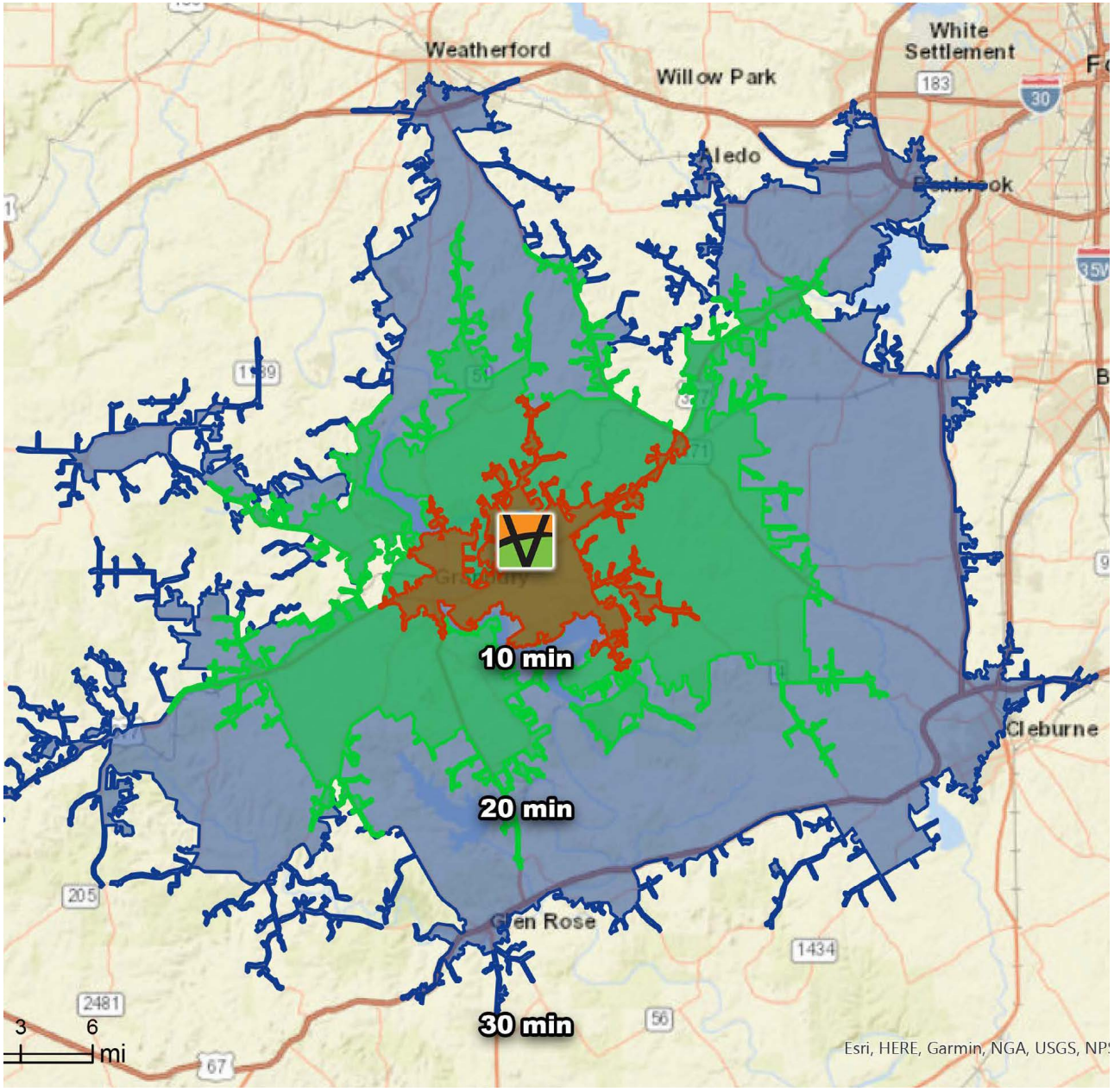


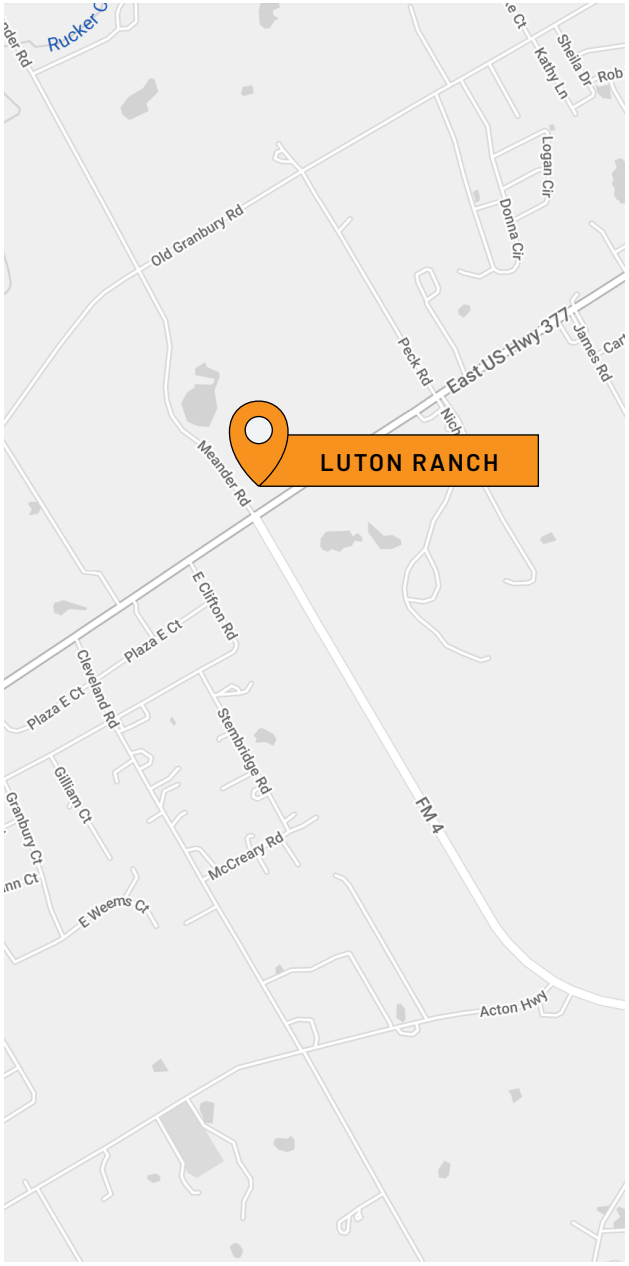




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	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	2,203	18,721	38,105
2028 Projected Population	2,480	20,366	41,144
2020 Census Population	1,929	17,193	35,860
2010 Census Population	1,529	13,162	28,876
Projected Annual Growth 2023 to 2028	2.5%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	3.4%	3.2%	2.5%
2023 Median Age	37.0	44.1	45.3
HOUSEHOLDS			
2023 Estimated Households	813	7,522	15,770
2028 Projected Households	903	8,081	16,865
2020 Census Households	701	6,827	14,682
2010 Census Households	574	5,363	11,912
Projected Annual Growth 2023 to 2028	2.2%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	3.2%	3.1%	2.5%
RACE AND ETHNICITY			
2023 Estimated White	84.9%	84.9%	84.9%
2023 Estimated Black or African American	1.3%	1.9%	2.1%
2023 Estimated Asian or Pacific Islander	1.7%	1.3%	1.2%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	11.5%	11.3%	11.2%
2023 Estimated Hispanic	14.9%	13.8%	13.6%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$89,407	$107,870	$105,237
2023 Estimated Median Household Income	$67,944	$90,658	$83,031
2023 Estimated Per Capita Income	$32,977	$43,451	$43,757
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.0%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.4%	4.6%
2023 Estimated High School Graduate	33.2%	27.0%	26.8%
2023 Estimated Some College	25.3%	24.9%	24.8%
2023 Estimated Associates Degree Only	9.5%	6.6%	7.2%
2023 Estimated Bachelors Degree Only	18.2%	24.5%	23.6%
2023 Estimated Graduate Degree	6.0%	10.6%	9.9%
BUSINESS			
2023 Estimated Total Businesses	182	884	2,007
2023 Estimated Total Employees	970	4,621	12,289
2023 Estimated Employee Population per Business	5.3	5.2	6.1
2023 Estimated Residential Population per Business	12.1	21.2	19.0

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Information About Brokerage Services

2-10-2025

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 listng 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____