



— 3804 EAST US HWY 377 | GRANBURY, TEXAS 76049

# Luton Ranch



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## 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.

## 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

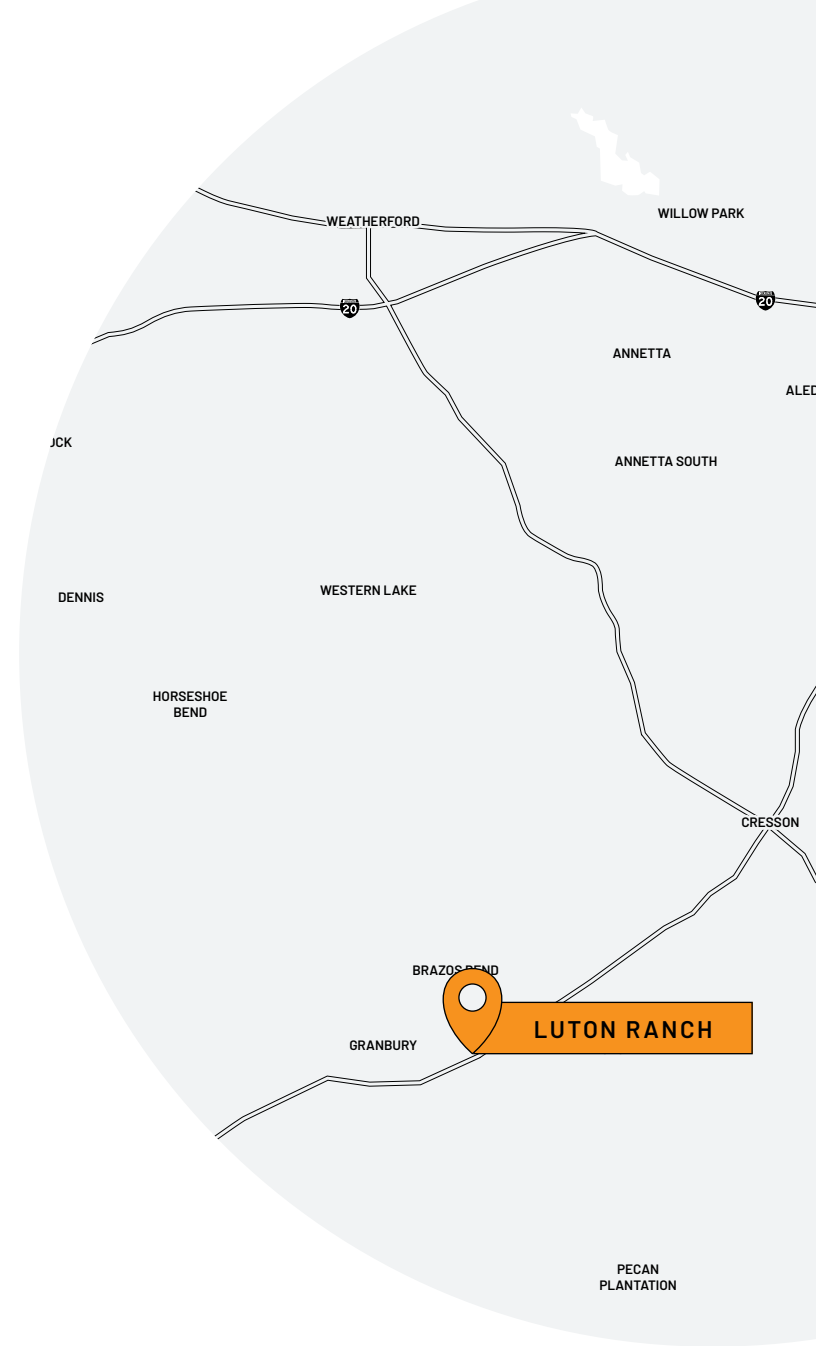


## AVAILABILITY

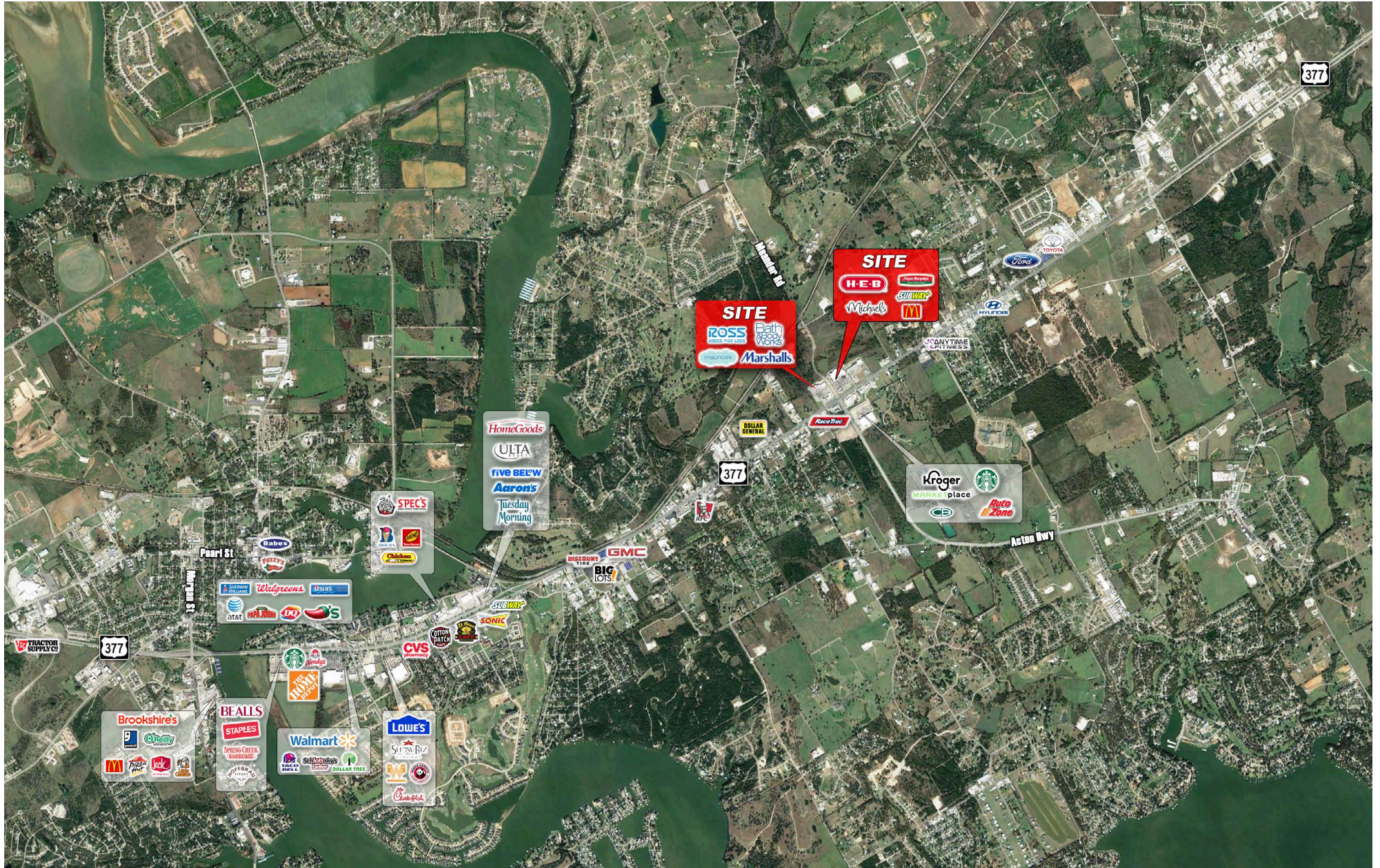
100% Leased

## LEASE RATES

Please Call for Rates







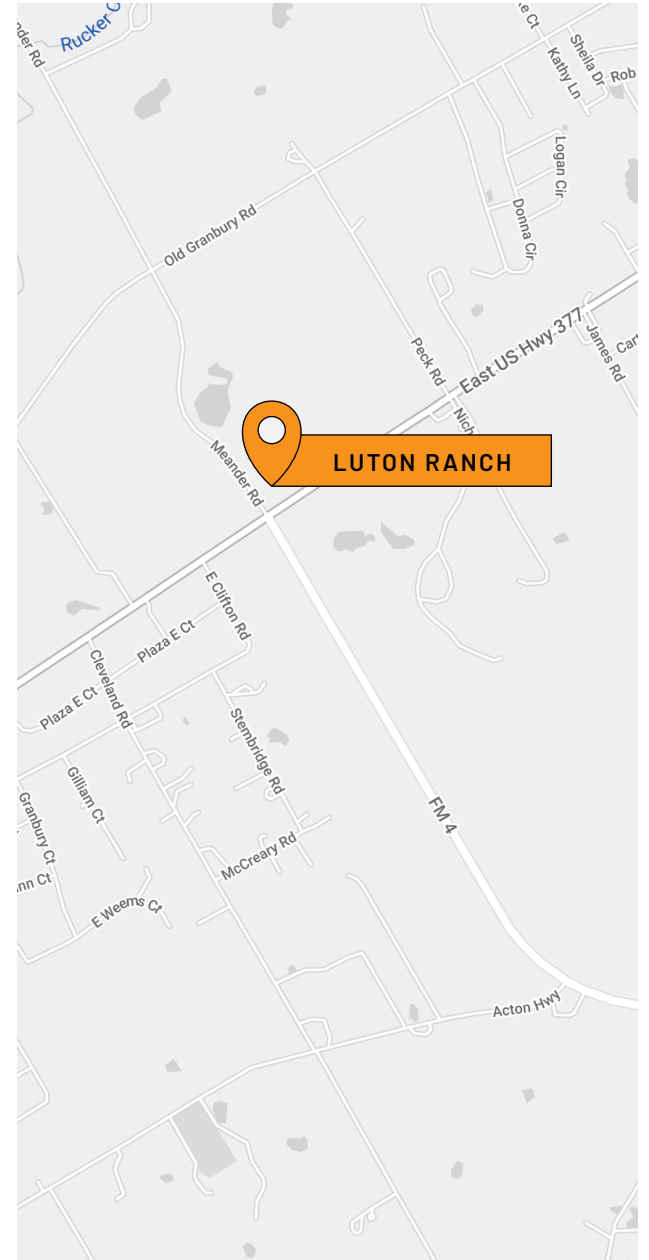
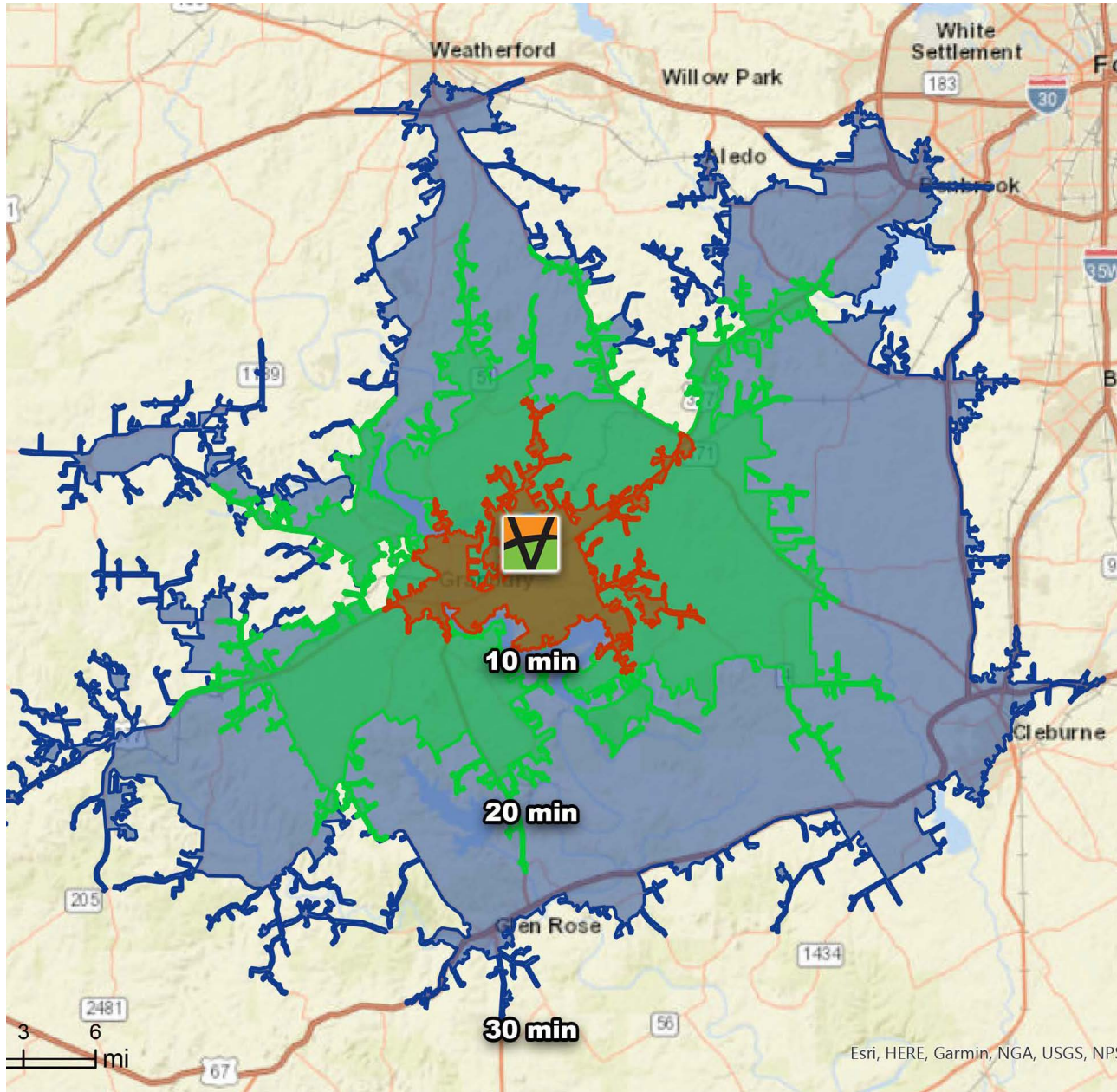












	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	2,203	18,721	38,105
2028 Projected Population	2,480	20,366	41,144
2020 Census Population	1,929	17,193	35,860
2010 Census Population	1,529	13,162	28,876
Projected Annual Growth 2023 to 2028	2.5%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	3.4%	3.2%	2.5%
2023 Median Age	37.0	44.1	45.3
<b>HOUSEHOLDS</b>			
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%
<b>RACE AND ETHNICITY</b>			
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
<b>INCOME</b>			
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
<b>EDUCATION (AGE 25+)</b>			
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%
<b>BUSINESS</b>			
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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