



TOLAR COMMERCIAL DEVELOPMENT OPPORTUNITY

BILL FORD
817-456-8153

MORRIS DUREE
817-475-7020

Investment Summary:

2101 Billings Rd, Tolar, TX 76476

2101 Billings Rd, Tolar, TX 76476 presents an attractive real estate opportunity in the growing Tolar area of Hood County, Texas. The property offers potential for development, investment, or owner use, depending on applicable zoning, site conditions, and approvals. Its location provides convenient access to Granbury, Glen Rose, and the greater Fort Worth area, while remaining positioned within the Tolar community.

The property offers flexibility for buyers to evaluate a variety of investment strategies, including future development, long term land investment, resale, or an owner user project. With continued residential and commercial growth throughout Hood County and increasing demand for well located property, 2101 Billings Rd provides an opportunity to establish a presence in the Tolar market and participate in the area's continued growth.

Selling Points:

Strategic Tolar Location - Conveniently located in Tolar with access to surrounding Hood County communities and major transportation routes.

Development Potential - Offers opportunities for [commercial development / future development / investment], subject to applicable zoning and approvals.

Flexible Property Use - Potential to accommodate a variety of uses depending on zoning, site conditions, and buyer objectives.

Growing Market - Located within the expanding Tolar and Hood County market, creating potential for continued demand and future growth.

Accessibility - Convenient access to local roads and regional destinations, making the property well positioned for future users and development.

Investment Opportunity - An opportunity for investors, developers, or owner users seeking property in the Tolar market.



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LOCAL PROXIMITY ATTRACTIONS

Granbury Historic Square ~10 Miles

Lake Granbury ~10 Miles

Granbury City Park ~10 Miles

Granbury Regional Airport ~12 Miles

Granbury Shopping & Dining ~10 Miles

Local Schools & Amenities ~1 to 5 Miles

Texas Roadhouse & Academy ~10 to 12
Miles

Big Oaks Rv Park
Granbury TX

StoneWater Church Tolar

377

TRAFFIC AND ACCESSIBILITY STATISTICS

Convenient Road Access

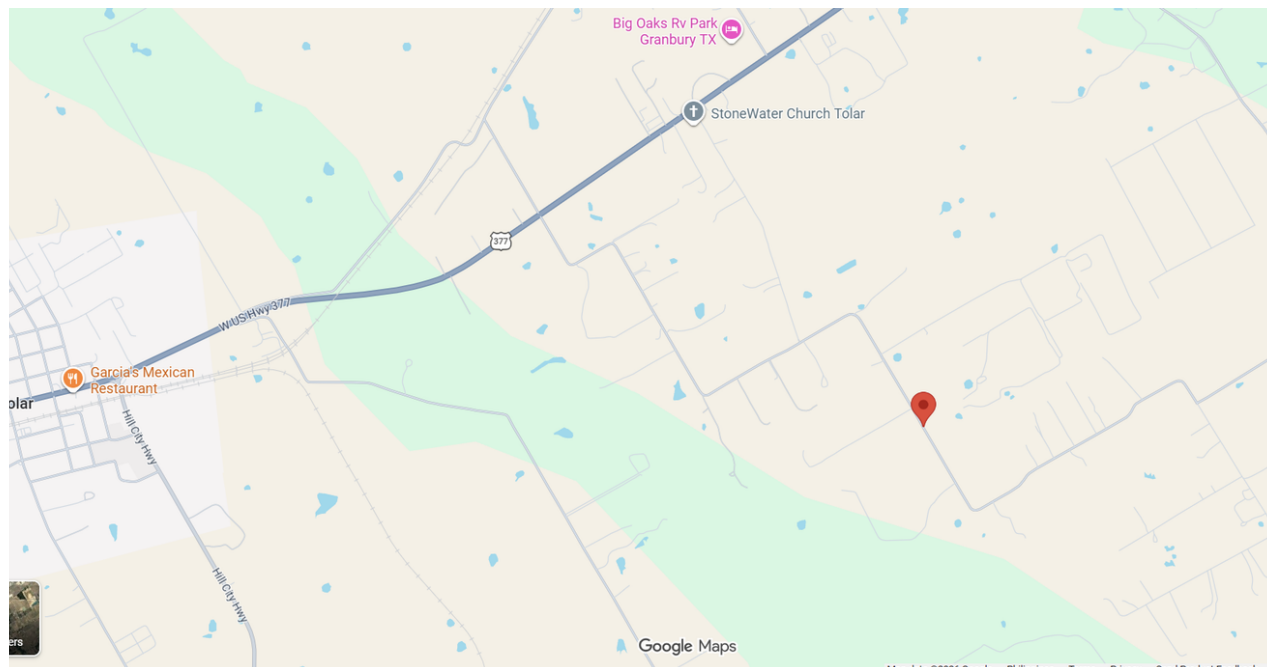
Located along Billings Rd with convenient connections to surrounding Tolar and Hood County roadways.

Regional Connectivity

Easy access to nearby Granbury and regional destinations, providing connectivity for customers, employees, and future users.

Growing Area

Positioned within the Tolar area, with proximity to Granbury and other established communities throughout Hood County.



Flexible Access Potential

The property's location and road frontage may provide flexibility for future site planning and access, subject to applicable requirements and approvals.

Strategic Location

Conveniently positioned for users seeking access to Tolar, Granbury, Glen Rose, and the greater North Texas market.

HOOD COUNTY: A TEXAS COMMUNITY WITH ROOM TO GROW

Hood County offers a distinctive combination of small town character, lake lifestyle, historic charm, and convenient access to the greater Fort Worth area. Granbury serves as the county seat and has become a destination for residents and visitors drawn to Lake Granbury, outdoor recreation, shopping, dining, and the historic downtown district. Lake Granbury itself provides more than 100 miles of shoreline, with public parks, boat ramps, fishing areas, and year round recreational opportunities.

The county also has a strong connection to Texas history and tourism. Granbury's Historic Square was the first courthouse square in Texas to be listed on the National Register of Historic Places, and the community features more than 40 historic Texas landmarks. Granbury has also been recognized as USA TODAY's Best Historic Small Town in America five times, including 2026, and was designated the Celebration Capital of Texas in 2023.

For property owners and investors, the combination of lifestyle appeal, tourism, established communities, and continued regional growth makes Hood County an interesting market to watch. Tolar benefits from its position within the county and its proximity to Granbury and other North Texas communities, giving properties in the area an opportunity to participate in the broader growth and development of the region.

Population:

Tolar has approximately 1,585 residents, while Hood County has approximately 69,126 residents. The county has experienced continued population growth in recent years.

Median Age:

Tolar's median age is approximately 23.7 years, compared with 45.9 years for Hood County.

Market Perspective:

Hood County reached approximately 70,501 residents in 2025, reflecting continued growth in the surrounding market.

Median Household Income Comparison - Tolar & Neighboring Cities



Source: U.S. Census Bureau, American Community Survey (ACS) 2024 5-Year Estimates
Median household income, table B19013. Small-city estimates have relatively large margins of error.

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required **Hood County**.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

BILL FORD
817-456-8153
bill@billanddanielleford.com

MORRIS DUREE
817-475-7020
morris@granburyrealty.com

PREFERRED TITLE COMPANY

Stonewall Title Company
Candace Ferguson
682-498-1700
candace@stonewalltc.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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

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.

Ford Duree CRE	9015488	info@granburyrealty.com	817-219-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamila Johnson	488009	pam@granburyrealty.com	979-777-3559
Designated Broker of Firm	License No.	Email	Phone
Morris Duree	723813	morris@granburyrealty.com	817-475-7020
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Morris Duree/ William Ford	723813/827317	morris@granburyrealty.com	817-475-7020
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date