

\$6,000,000 - 1220 Sleepy Water Court, Granbury

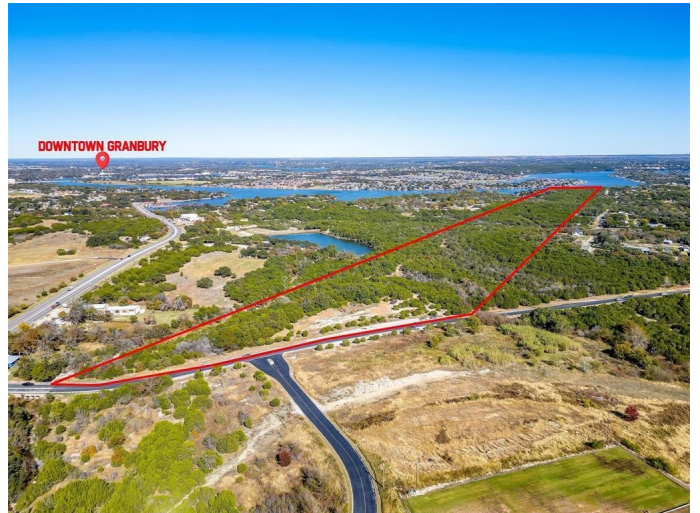
MLS® #21045362

\$6,000,000

0 Bedroom, 0.00 Bathroom,
Land on 84.30 Acres

T PRICE - ABST 439, Granbury, TX

EXCEPTIONALLY RARE main-body lakefront acreage offering with 811 feet of prime shoreline on one of the most desirable stretches of Lake Granbury. Spanning a total of 84.30 acres, this remarkable property presents a truly unique opportunity for investment, development, or a private legacy lakefront ranch retreat, and one of the last large unimproved lakefront properties remaining on Lake Granbury proper. Located just 5-7 minutes from Granbury's Historic Town Square by vehicle or boat, this property offers a rare mix of both seclusion, tranquility and proximity. From higher elevations on-site, the iconic Granbury Courthouse Clock Tower is visible—an impressive reminder of how close you are to town while enjoying complete privacy in a natural waterfront setting. The main gravel road runs approximately 1.36 miles lengthwise through the property, showcasing 129 feet of gently rolling elevation change—from a minimum of 654 ft MSL to a maximum of 783 ft MSL—offering scenic vistas, natural draws, wet weather creeks and an ideal topographic variance for development or recreational use. The land includes a diverse mix of native hardwoods, including primarily oak, elm, mesquite, and juniper, various limestone outcroppings, as well as a portion of the scenic Contrary Creek, enhancing its ecological richness and aesthetic appeal. Minimal brush clearing has been performed over the years, leaving a myriad of options for a future owner.



This is a rare opportunity to own a large contiguous waterfront tract with widespread development potential, significant recreational value, and excellent access from the DFW area—just minutes from the heart of Historic Granbury.

Essential Information

MLS® #	21045362
Price	\$6,000,000
Bathrooms	0.00
Acres	84.30
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1220 Sleepy Water Court
Subdivision	T PRICE - ABST 439
City	Granbury
County	Hood
State	TX
Zip Code	76048-5334

Amenities

Utilities	Asphalt, Electricity Available
Is Waterfront	Yes
Waterfront	Creek, Dock “ Covered, Lake Front, Lake Front “ Main Body, Retaining Wall “ Other

Exterior

Exterior Features	Boat Slip, Dock
Lot Description	Acreage, Many Trees, Cedar, Mesquite, Oak, Rock Outcropping, Rolling Slope, Water/Lake View, Waterfront

School Information

District	Granbury ISD
Elementary	Mambrino
Middle	Granbury

High Granbury

Additional Information

Zoning Single Family Residential

Listing Details

Listing Agent Amy Trott

Listing Office Williams Trew Real Estate

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Listing information last updated on November 21st, 2025 at 6:15am CST