



Crandall Prime

NWQ US-175 & FM 741 | CRANDALL, TX

weitzman®

PROPERTY SUMMARY

Property: NWQ US-175 & FM 741, Crandall, TX

Size: 35.5 acres

Pads Available

Proposed Multifamily, Hotel, Self-Storage, Anchor,
Office/MOB

Jurisdiction: Crandall ETJ

School District: Crandall ISD

Utilities:

Crandall CCN for Water & Sewer

Traffic Counts: 54,401 VPD's (2023)

FM-741 (future 6-lane) TXDOT has acquired ROW

Availability: Estimated Q2' 2026

Pricing: Contact Brokers

\$105K

MEDIAN INCOME

#2

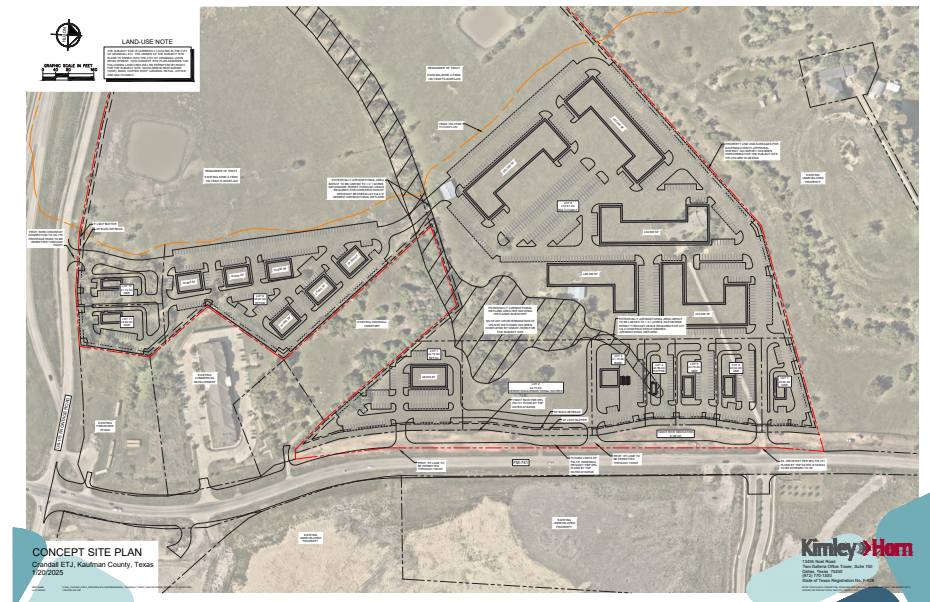
FASTEST GROWING
COUNTY IN THE U.S.

±30K

HOMES PROJECTED BY 2030

24 MILES

SOUTHEAST OF
DOWNTOWN DALLAS



[illegible]

PROPERTY OBLIQUE



PROPERTY OBLIQUE



PROPOSED SITE PLAN

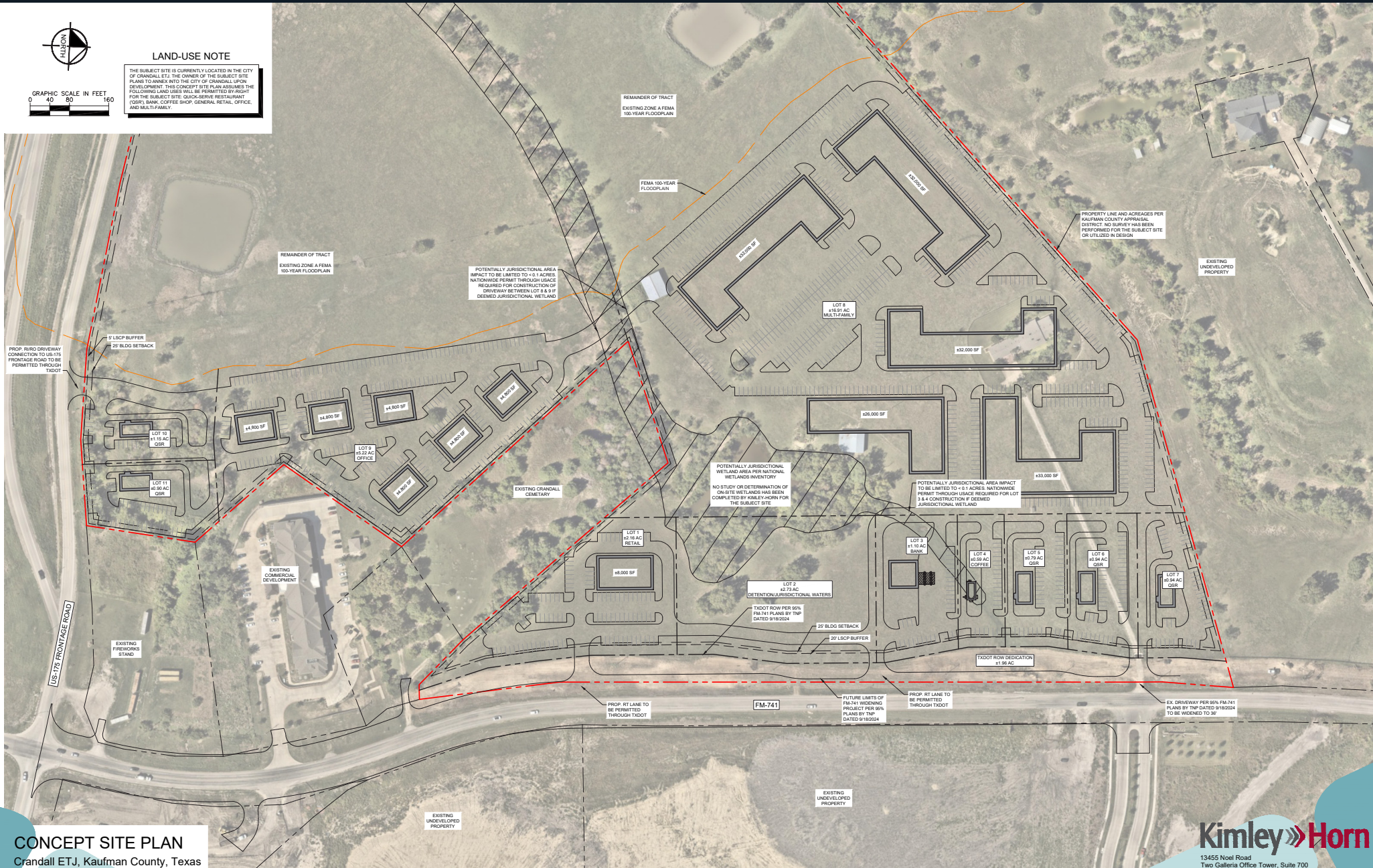
SUBJECT TO CHANGE



GRAPHIC SCALE IN FEET
0 40 80 160

LAND-USE NOTE

THE SUBJECT SITE IS CURRENTLY LOCATED IN THE CITY OF CRANDALL ETJ. THE OWNER OF THE SUBJECT SITE PLANS TO ANNEX INTO THE CITY OF CRANDALL UPON DEVELOPMENT. THIS CONCEPT SITE PLAN ASSUMES THE FOLLOWING LAND USES WILL BE PERMITTED BY RIGHT FOR THE SUBJECT SITE: QUICK-SERVE RESTAURANT (QSR), BANK, COFFEE SHOP, GENERAL RETAIL, OFFICE, AND MULTI-FAMILY.

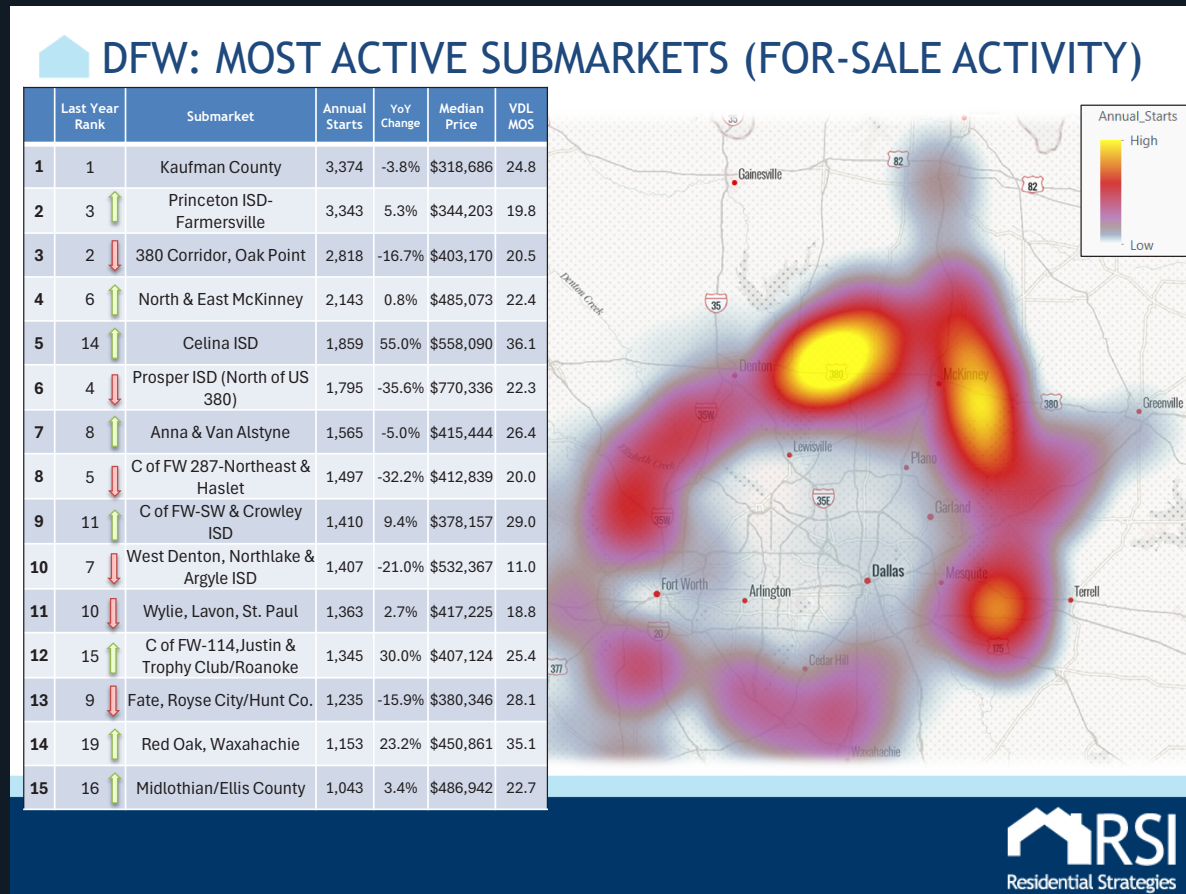


CONCEPT SITE PLAN
Crandall ETJ, Kaufman County, Texas

KimleyHorn
13455 Noel Road
Two Galleria Office Tower, Suite 700

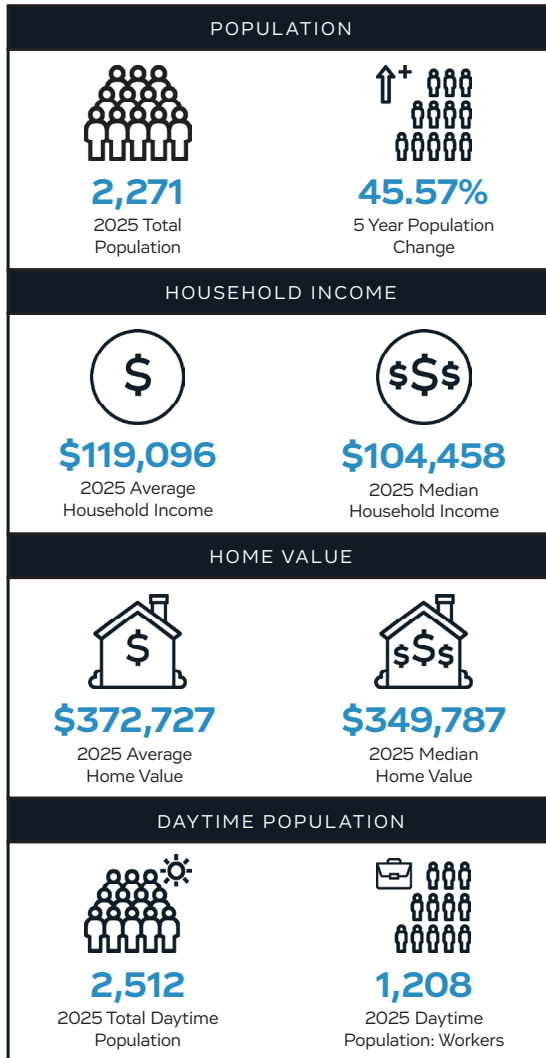
AREA OVERVIEW

Crandall, Texas, is emerging as a prime destination for development and investment in the Dallas-Fort Worth metroplex. Just 25 minutes southeast of Downtown Dallas, Crandall offers a strategic location with convenient access to the region's economic core. Located in Kaufman County, the fastest-growing county in the U.S., Crandall benefits from a robust housing market, recording the highest number of annual housing starts among DFW submarkets this year. With 10,491 existing households in 2023 and over 20,000 additional lots planned, the city is experiencing rapid residential growth, and with it a following demand for retail and service-oriented business. Crandall stands out for its affordability, with a median home price of \$325,000, providing residents with access to quality living at a reasonable cost. With retail historically following rooftops, the city's support for commercial development is pivotal, making it an exciting attractive destination for businesses looking to expand or establish a presence in a thriving community. Crandall's combination of growth, affordability, and proactive economic development makes it an ideal submarket to invest in the DFW area.

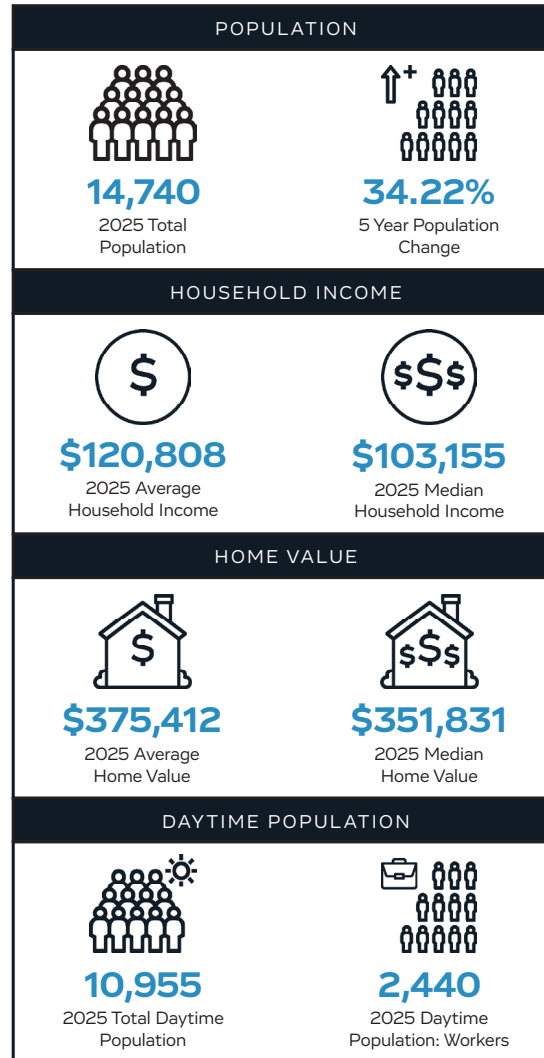


DEMOGRAPHICS

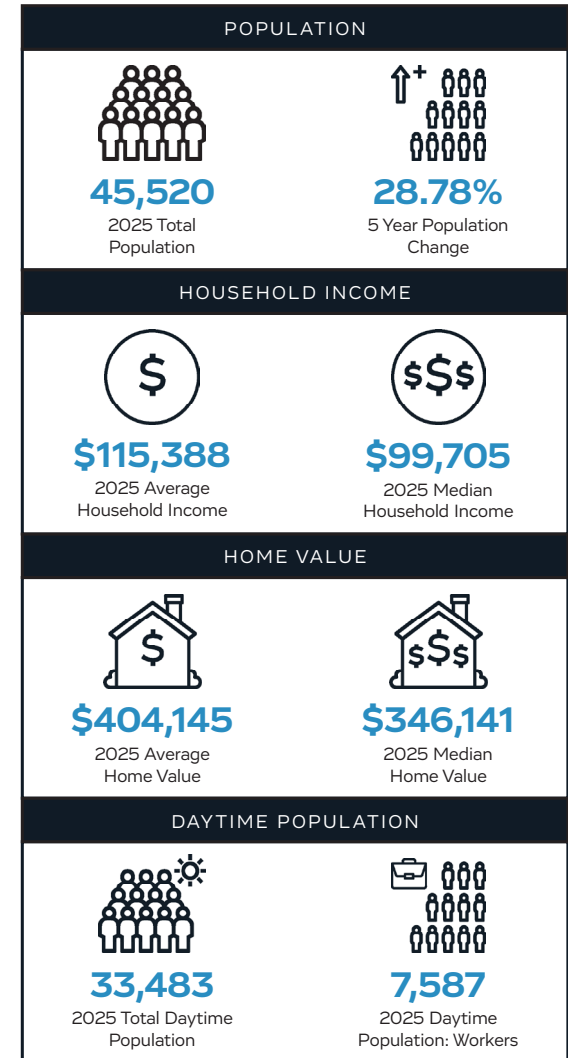
1 MILE



3 MILE



5 MILE





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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.



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. **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

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- 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.

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