

PROPOSED HOME
IMPROVEMENT BIG BOX

RIVER RIDGE NORTH
77 OCCUPIED
1,003 PLANNED

ARBORS AT EASTLAND
1,264 PLANNED

FM 741 (FUTURE 6-LANE)

FM 2757 (FUTURE 4-LANE)

HEARTLAND
4,312 OCCUPIED
8,002 PLANNED

Kroger
COMING SOON

FUTURE
Walmart
EoS FITNESS
HOTWORX

QT

PAD1

PAD2

PAD4

PAD5

PAD6

PAD7

FM 741 & FM 2757

CRANDALL, TX

weitzman®

PROPERTY SUMMARY

Property: FM 741 & FM 2757, Crandall, TX

Size: 12.1 acres

Pads Available

Proposed QSR, Auto, Bank, Carwash, Self-Storage,
Daycare, Medical/Office

Jurisdiction: Crandall

School District: Crandall ISD

Utilities:

Crandall CCN for Water & Sewer

Traffic Counts: 10,070 VPD (2023)

FM-741 (future 6-lane)

FM-2757 (future 4-lane)

TXDOT has acquired ROW

Availability: Estimated Q2' 2026

Pricing: Contact Brokers

\$105K

MEDIAN INCOME

#2

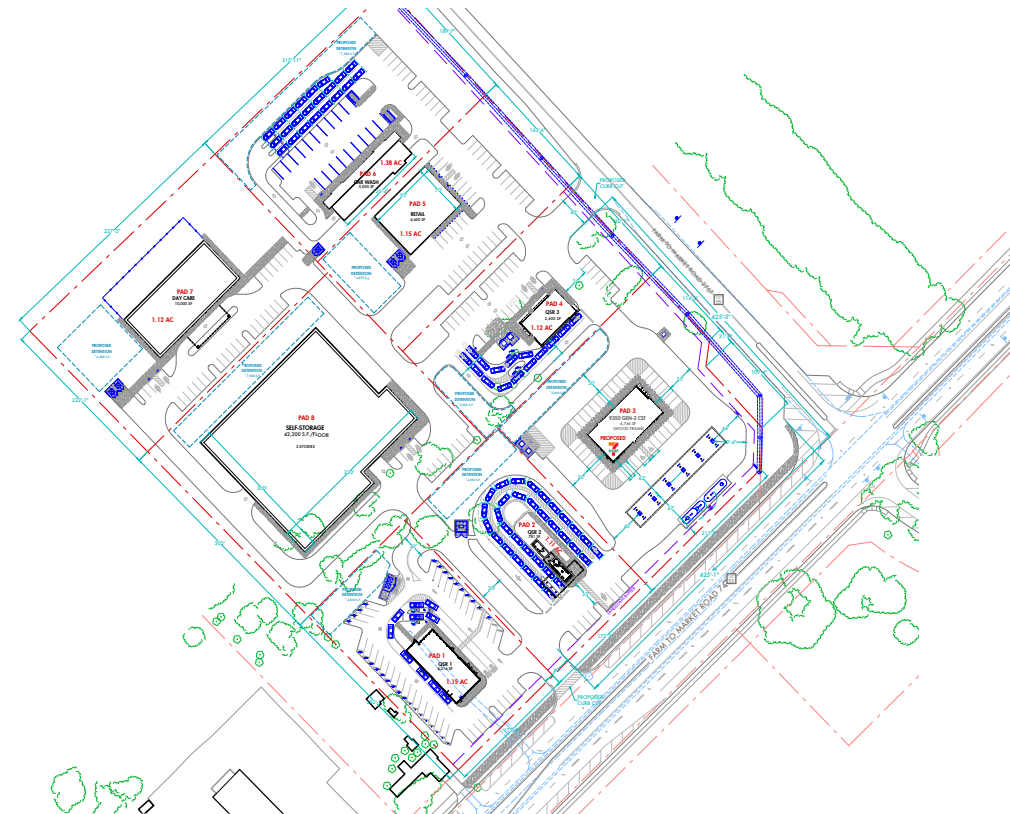
FASTEST GROWING
COUNTY IN THE U.S.

±30K

HOMES PROJECTED BY 2030

24 MILES

SOUTHEAST OF
DOWNTOWN DALLAS



weitzman®

PROPERTY OBLIQUE



PROPERTY OBLIQUE



PROPERTY OBLIQUE

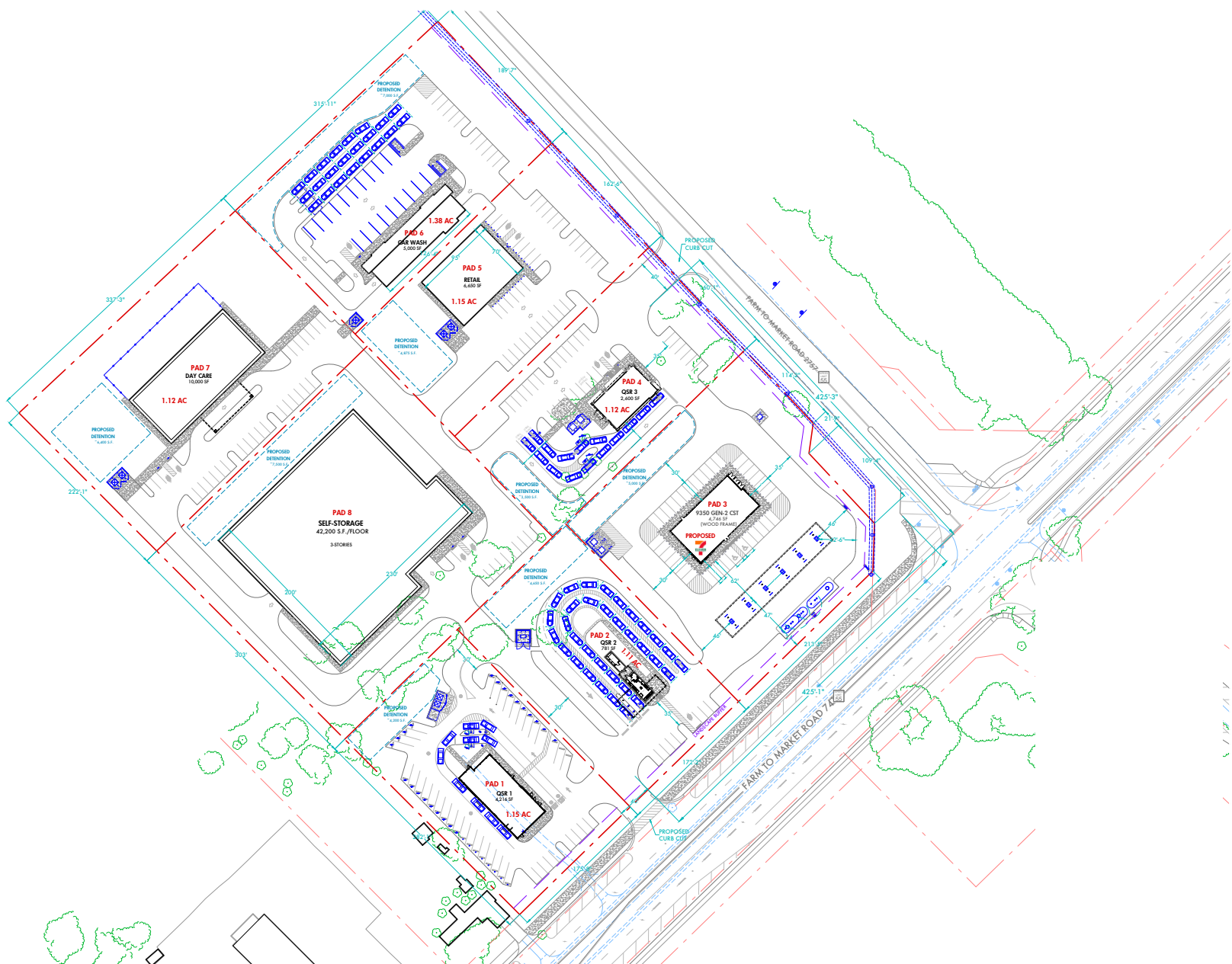


PROPERTY AERIAL



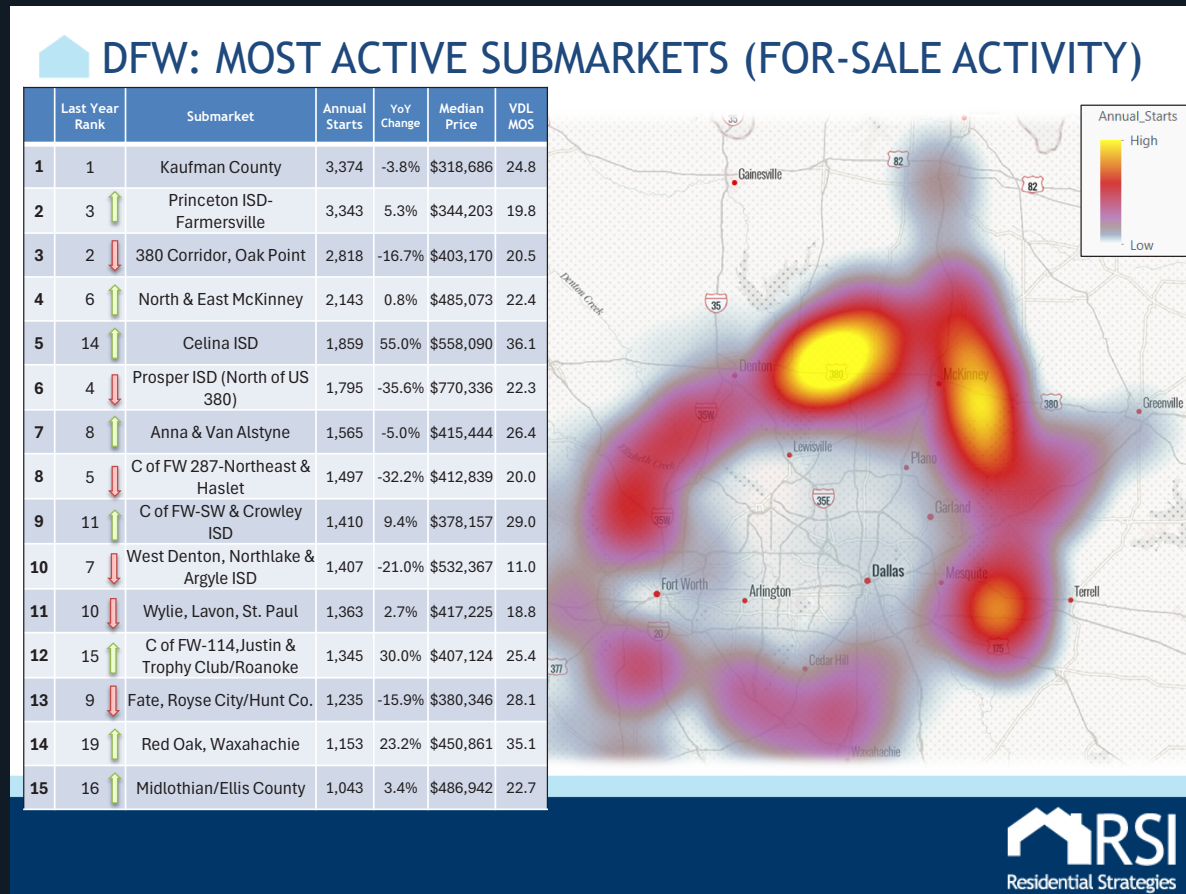
PROPOSED SITE PLAN

SUBJECT TO CHANGE

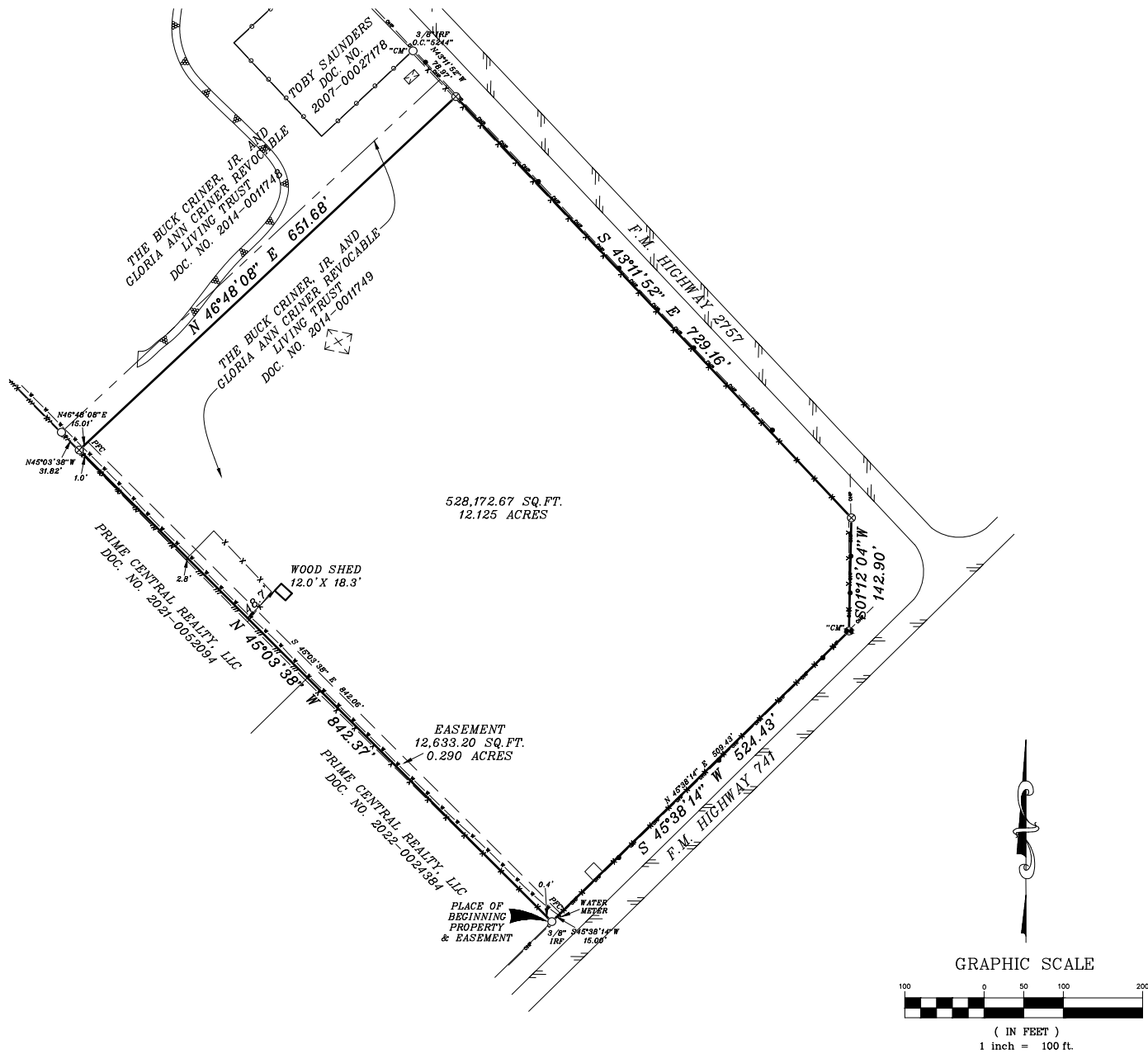


AREA OVERVIEW

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.

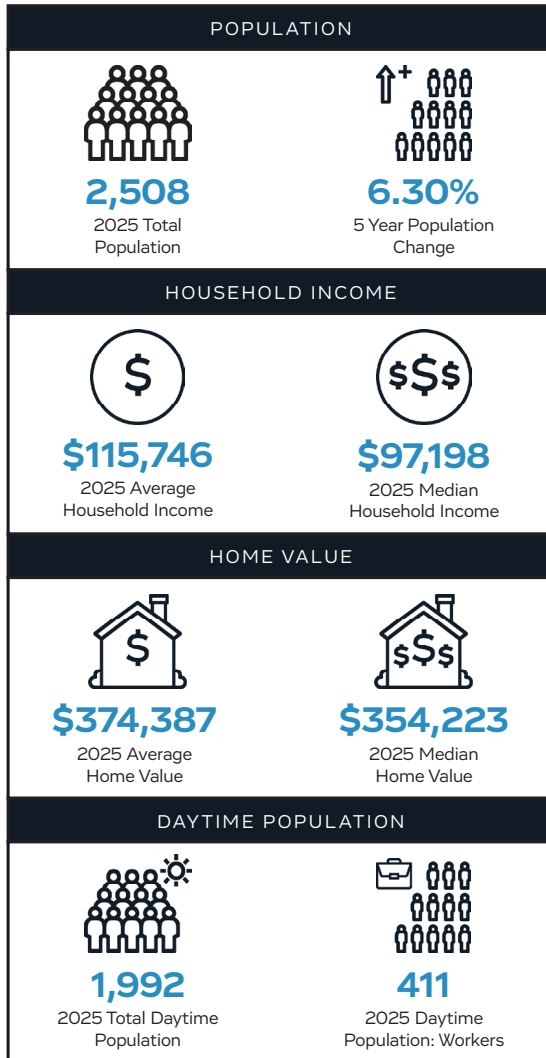


SURVEY

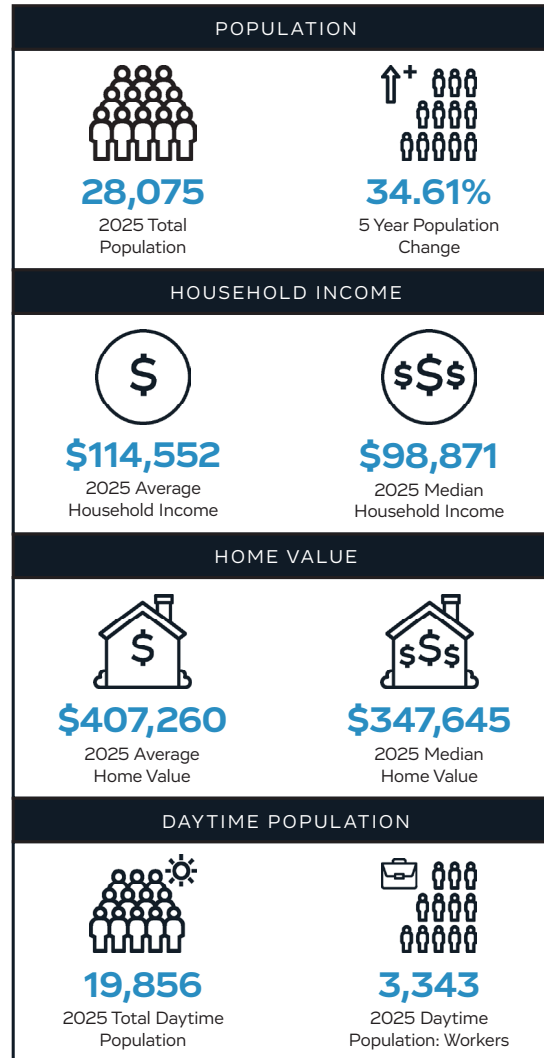


DEMOGRAPHICS

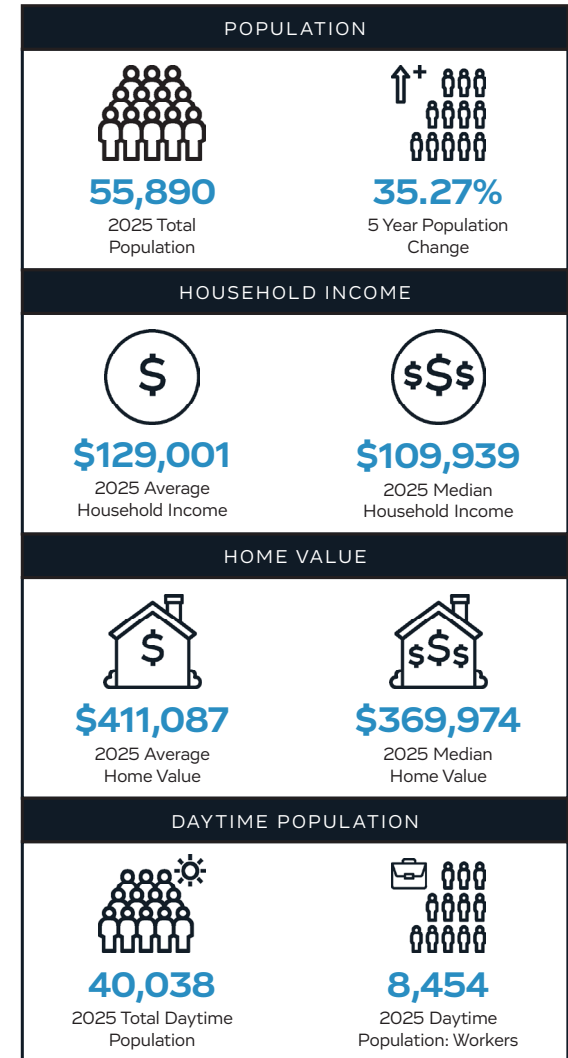
1 MILE



3 MILE



5 MILE





PRESENTED BY:



SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com
214.720.3663



CORBIN TANENBAUM

VICE PRESIDENT

ctanenbaum@weitzmangroup.com
214.720.7506



OWEN GRIMM

ASSOCIATE

ogrimm@weitzmangroup.com
214.720.6629

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.**

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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;
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 - 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

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Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

(214) 720-7506

Phone

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License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Owen Grimm

Sales Agent/Associate's Name

809288

License No.

ogrimm@weitzmangroup.com

Email

(214) 720-6629

Phone

Buyer/Tenant/Seller/Landlord Initials

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