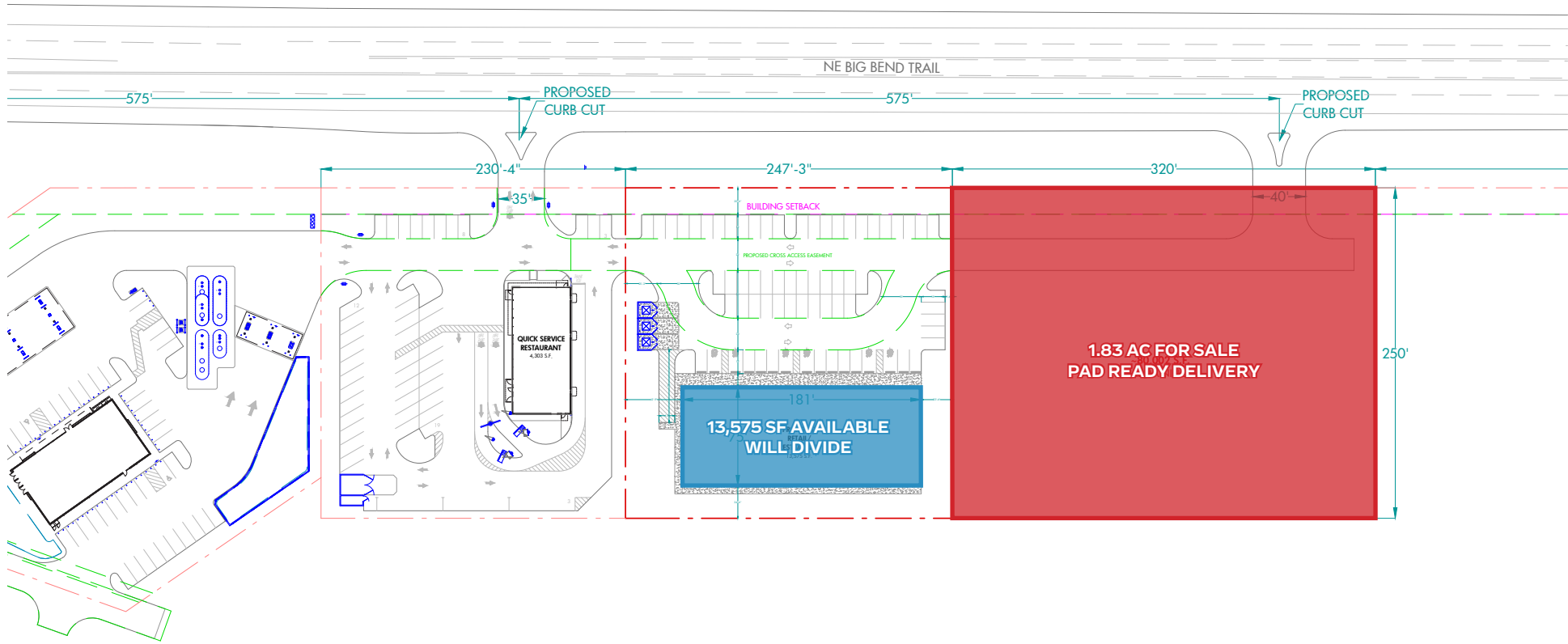




GLEN ROSE CROSSING

SEQ US-67 & SH-144 | GLEN ROSE, TX 76043

PROPOSED SITE PLAN



PARKING REQUIREMENTS	
SERVICE STATION:	4 SPACE MINIMUM
MEDICAL / GENERAL OFFICE:	1 SPACE / 300 S.F.
RESTAURANT OR CAFE (INSIDE):	1 SPACE / 3 SEATS
RETAIL (SMALL):	1 SPACE / 200 S.F.

SITE SPECIFICATIONS	
RESTAURANT/RETAIL	
TOTAL LAND SIZE:	~61,821 S.F.
TOTAL BUILDING AREA:	13,575 S.F.
TOTAL PARKING REQUIRED:	BASED ON TENANT MIX
TOTAL PARKING PROVIDED:	60 SPACES

PROPERTY HIGHLIGHTS

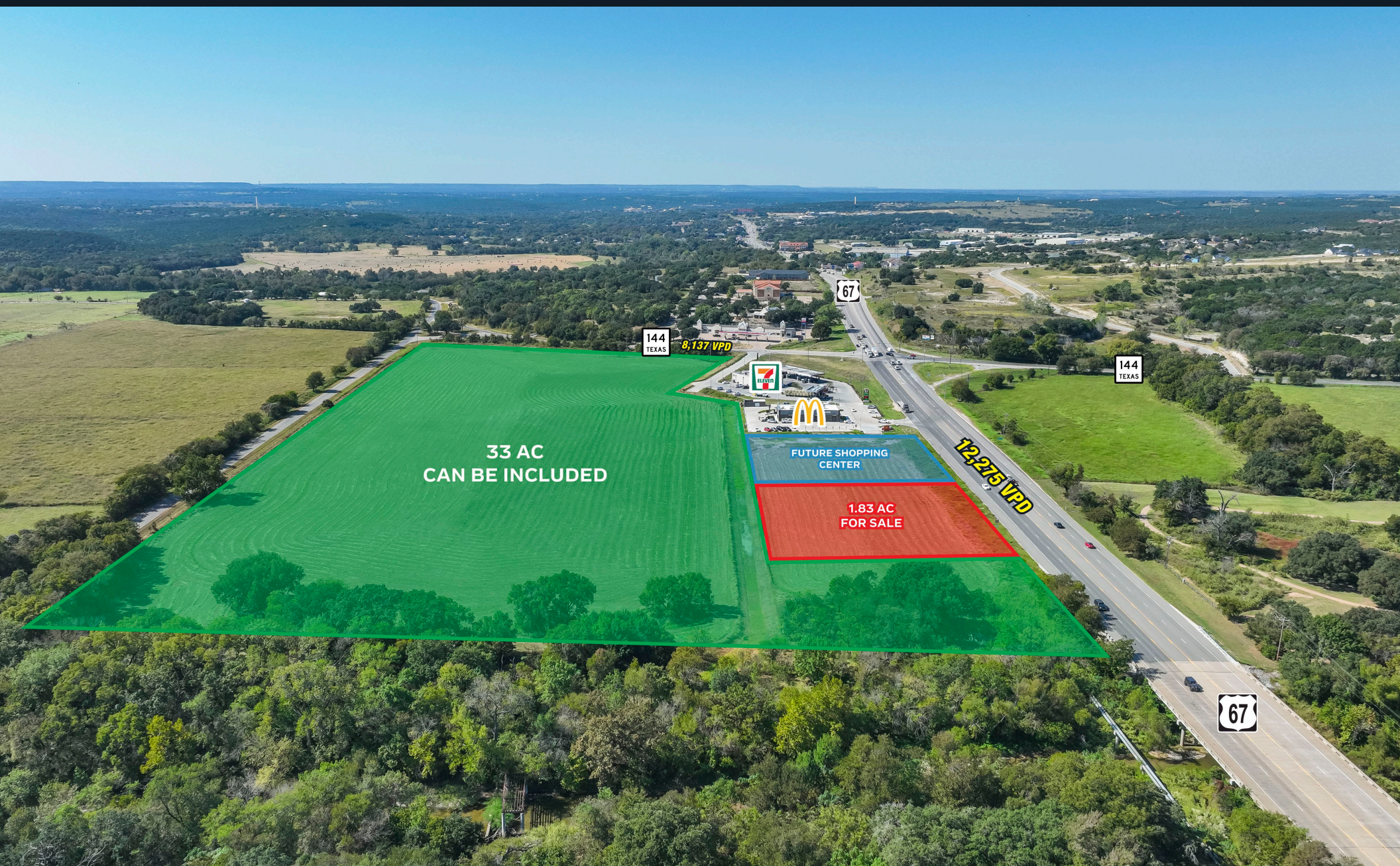


13,575 SF Retail Strip along Hwy 67 Expected delivery Q3 2026

Glen Rose offers a compelling mix of paleontological intrigue, outdoor adventure, and small-town heritage, making it a standout destination in Central Texas.

- **Tourism-Driven Economy** – Home to Dinosaur Valley State Park, Fossil Rim Wildlife Center, and other major attractions drawing hundreds of thousands of visitors annually.
- **Steady Population & Income Growth** – Strong median household income (~\$75K) and a growing, family-oriented community with stable homeownership.
- **Limited Retail Competition** – Underserved market with low saturation in grocery, dining, and service sectors, creating prime entry opportunities.
- **Proximity to DFW Metroplex** – Just over an hour from Dallas–Fort Worth, offering small-town charm with access to a major metro's workforce and consumer base.

OBLIQUE AERIAL

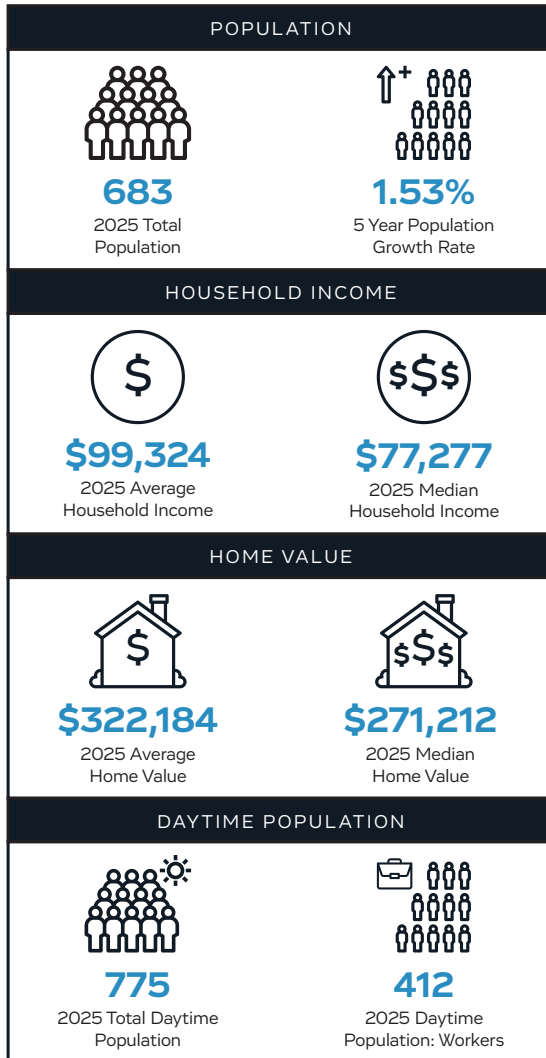


PROPERTY AERIAL

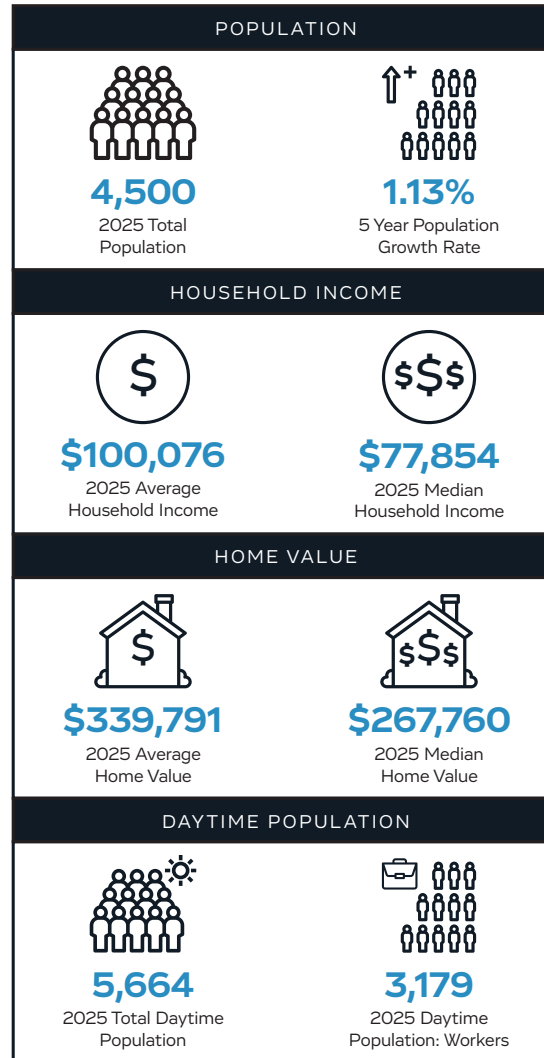


DEMOGRAPHICS

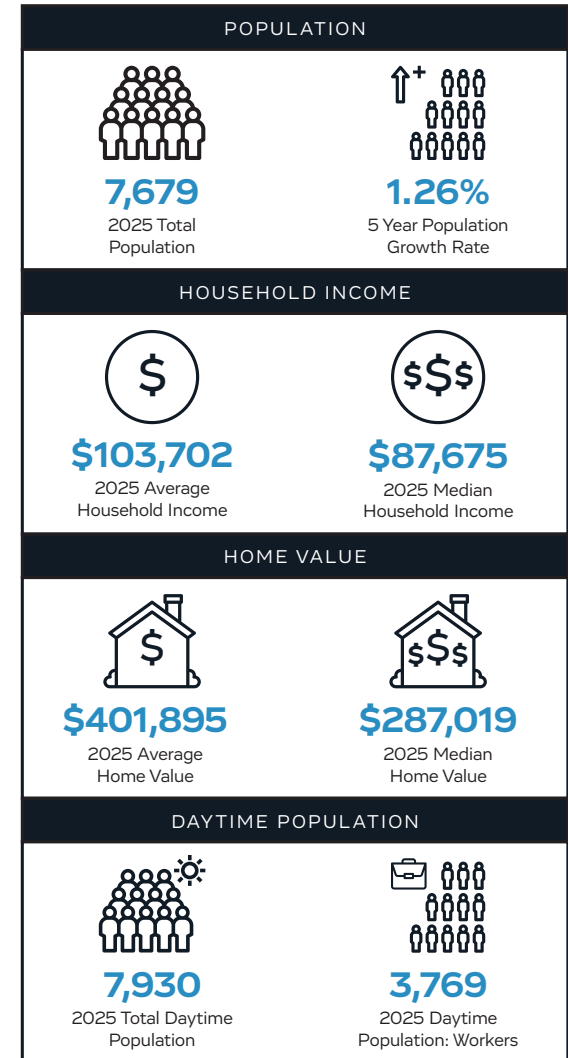
1 MILE



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.**

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 - that the owner will accept a price less than the written asking price;
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