

WILDCAT RANCH
3,217 SF LOTS PLANNED

CRANE CROSSING
1,533 LOTS PLANNED

CARTWRIGHT RANCH
4,200 SF LOTS PLANNED

RUSTED RAIL GOLF COURSE

RIVER RIDGE
1,032 SF LOTS PLANNED
1,200 MF UNITS PLANNED

COMING SOON
Walmart



175

46,523 VPD



PROPOSED RETAIL

7,878 VPD

FM 741 (FUTURE 6-LANE)

LOT7

LOT6

LOT5

LOT4

LOT3

LOT2

LOT1

PROPOSED SELF-STORAGE/OFFICE
7.27 AC

PROPOSED MULTIFAMILY
16.91 AC

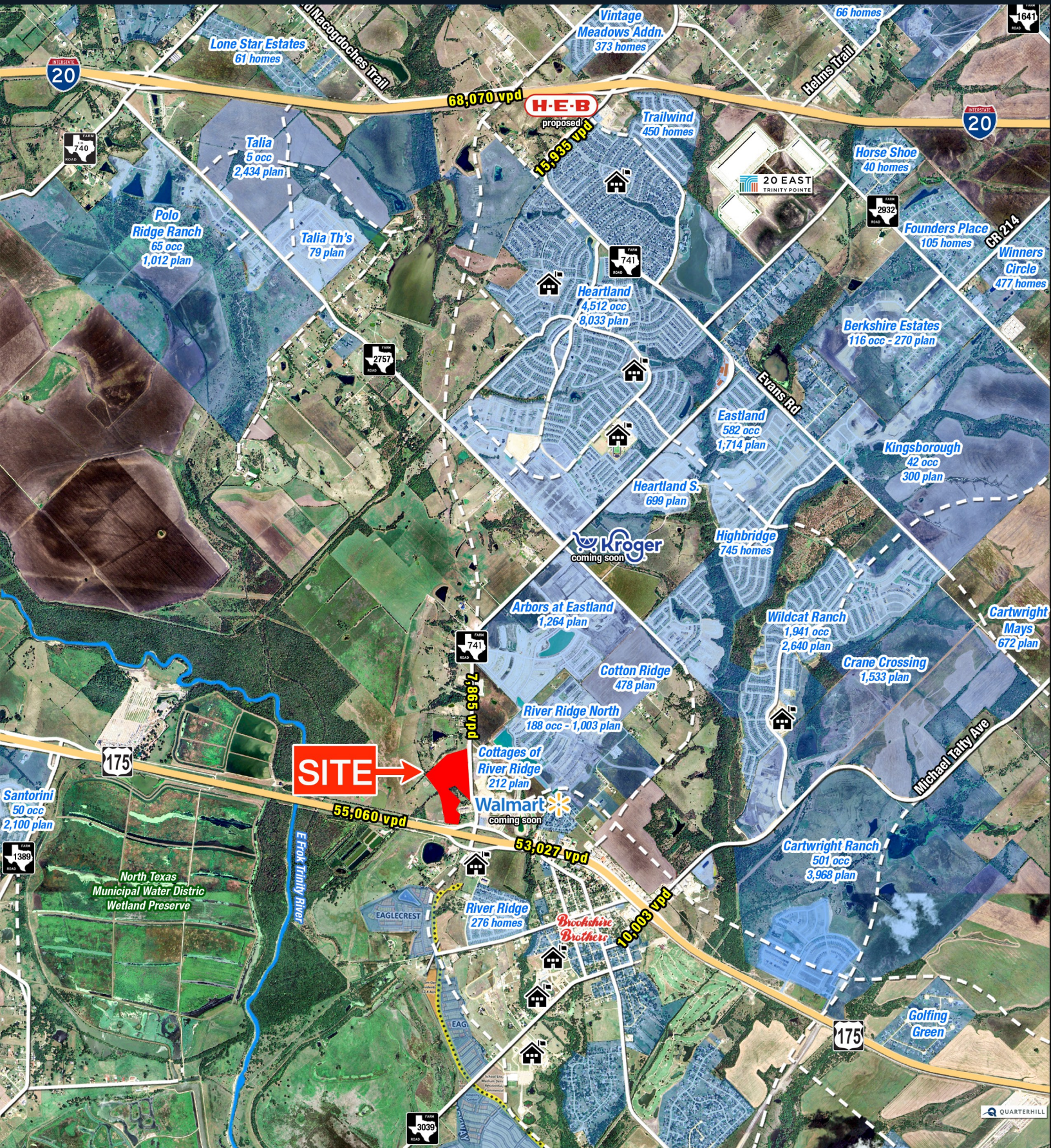


Crandall Prime

NWQ US-175 & FM 741 | CRANDALL, TX

weitzman®

PROPERTY AERIAL



PROPERTY OBLIQUE



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35.5 AC



PROPERTY OBLIQUE



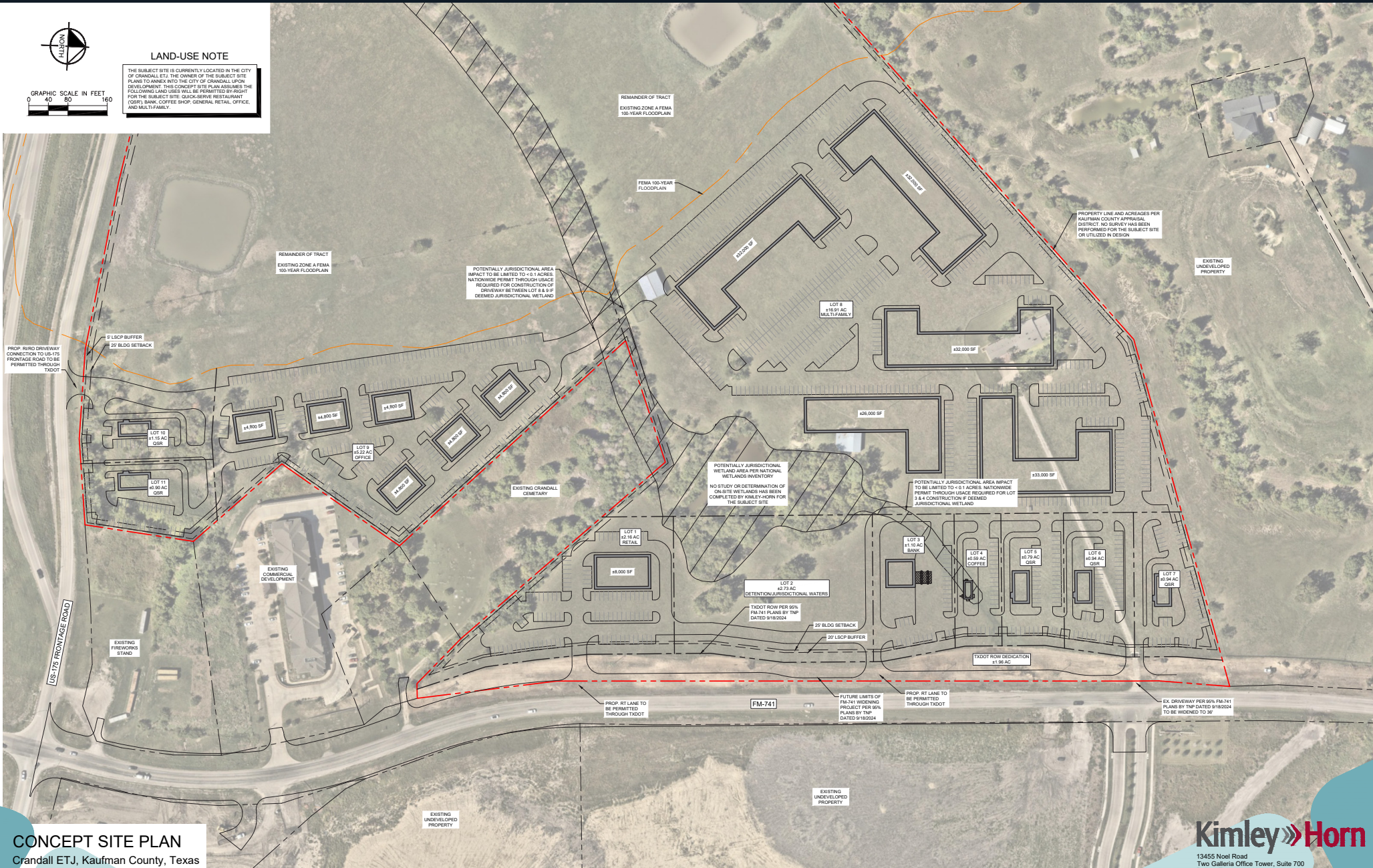
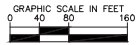
PROPOSED SITE PLAN

SUBJECT TO CHANGE



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

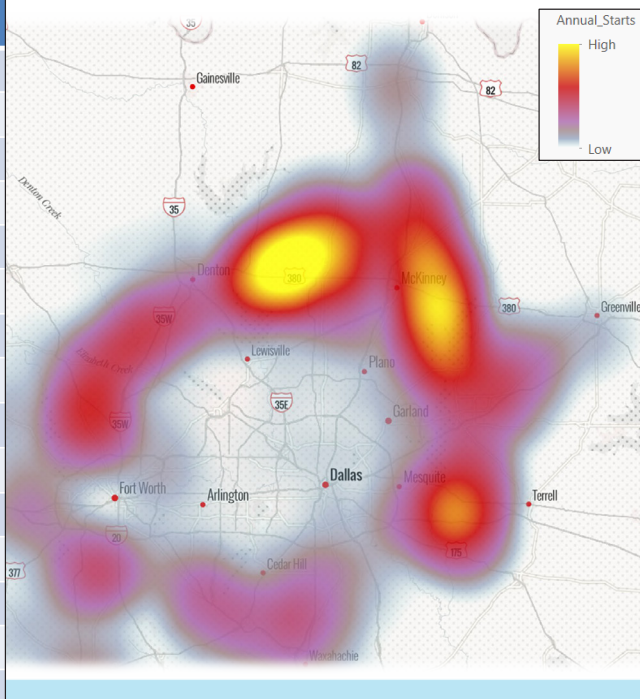
Kimley»Horn
13455 Noel Road
Two Galleria Office Tower, Suite 700

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.

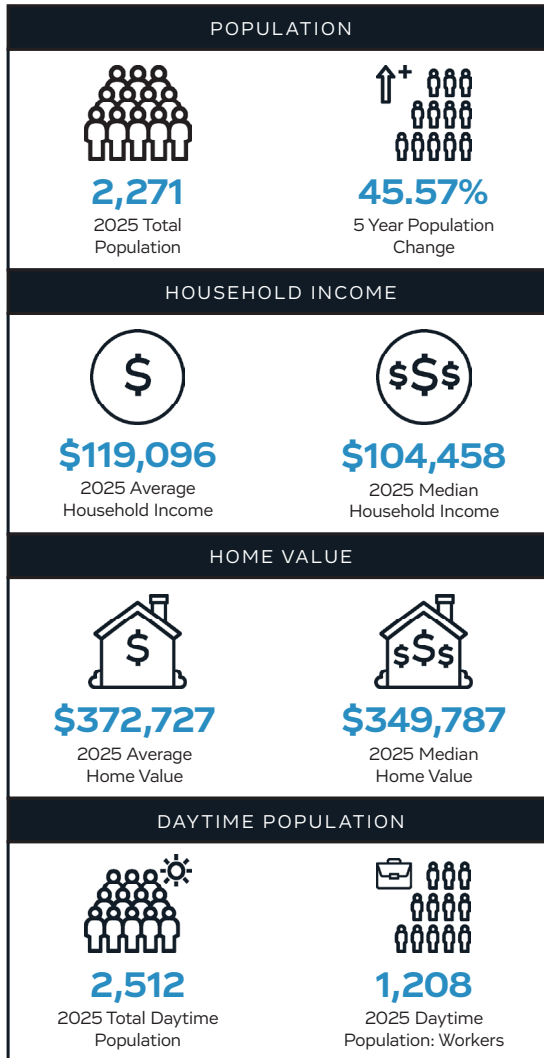
DFW: MOST ACTIVE SUBMARKETS (FOR-SALE ACTIVITY)

	Last Year Rank	Submarket	Annual Starts	YoY Change	Median Price	VDL MOS
1	1	Kaufman County	3,374	-3.8%	\$318,686	24.8
2	3	Princeton ISD-Farmersville	3,343	5.3%	\$344,203	19.8
3	2	380 Corridor, Oak Point	2,818	-16.7%	\$403,170	20.5
4	6	North & East McKinney	2,143	0.8%	\$485,073	22.4
5	14	Celina ISD	1,859	55.0%	\$558,090	36.1
6	4	Prosper ISD (North of US 380)	1,795	-35.6%	\$770,336	22.3
7	8	Anna & Van Alstyne	1,565	-5.0%	\$415,444	26.4
8	5	C of FW 287-Northeast & Haslet	1,497	-32.2%	\$412,839	20.0
9	11	C of FW-SW & Crowley ISD	1,410	9.4%	\$378,157	29.0
10	7	West Denton, Northlake & Argyle ISD	1,407	-21.0%	\$532,367	11.0
11	10	Wylie, Lavon, St. Paul	1,363	2.7%	\$417,225	18.8
12	15	C of FW-114, Justin & Trophy Club/Roanoke	1,345	30.0%	\$407,124	25.4
13	9	Fate, Royse City/Hunt Co.	1,235	-15.9%	\$380,346	28.1
14	19	Red Oak, Waxahachie	1,153	23.2%	\$450,861	35.1
15	16	Midlothian/Ellis County	1,043	3.4%	\$486,942	22.7

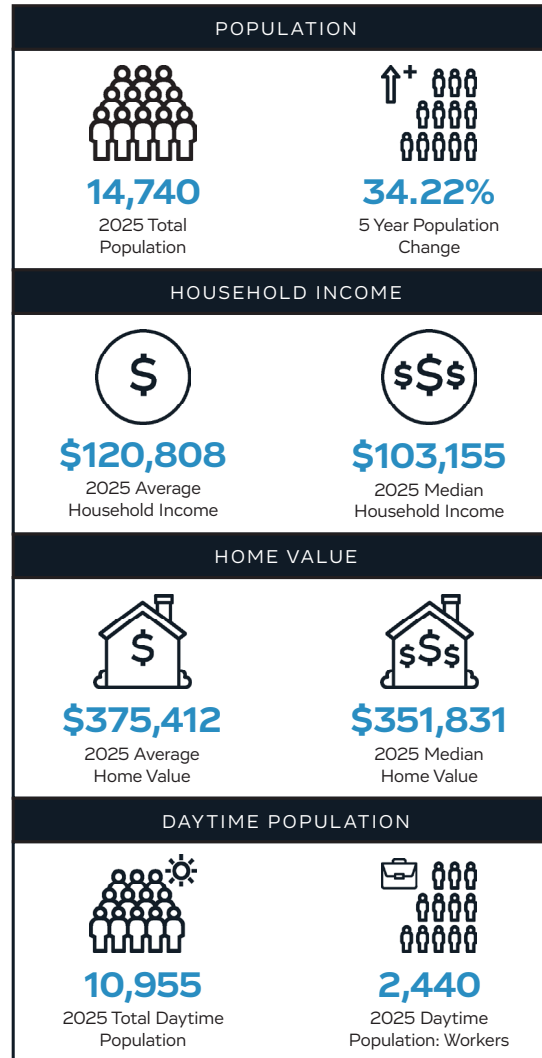


DEMOGRAPHICS

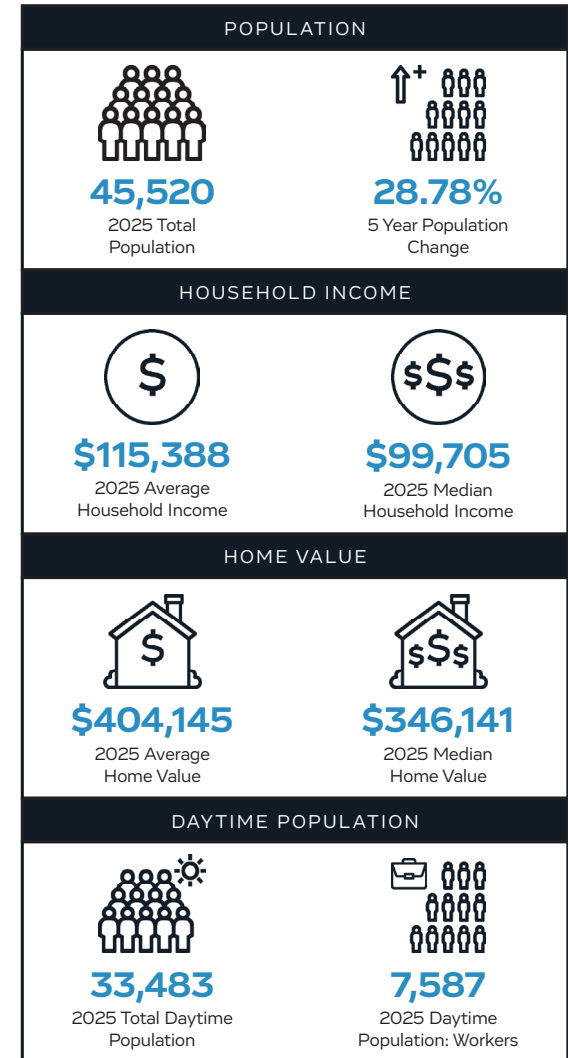
1 MILE



3 MILE



5 MILE





PRESENTED BY:



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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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 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

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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Robert E. Young, Jr

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Corbin Tanenbaum

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