



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

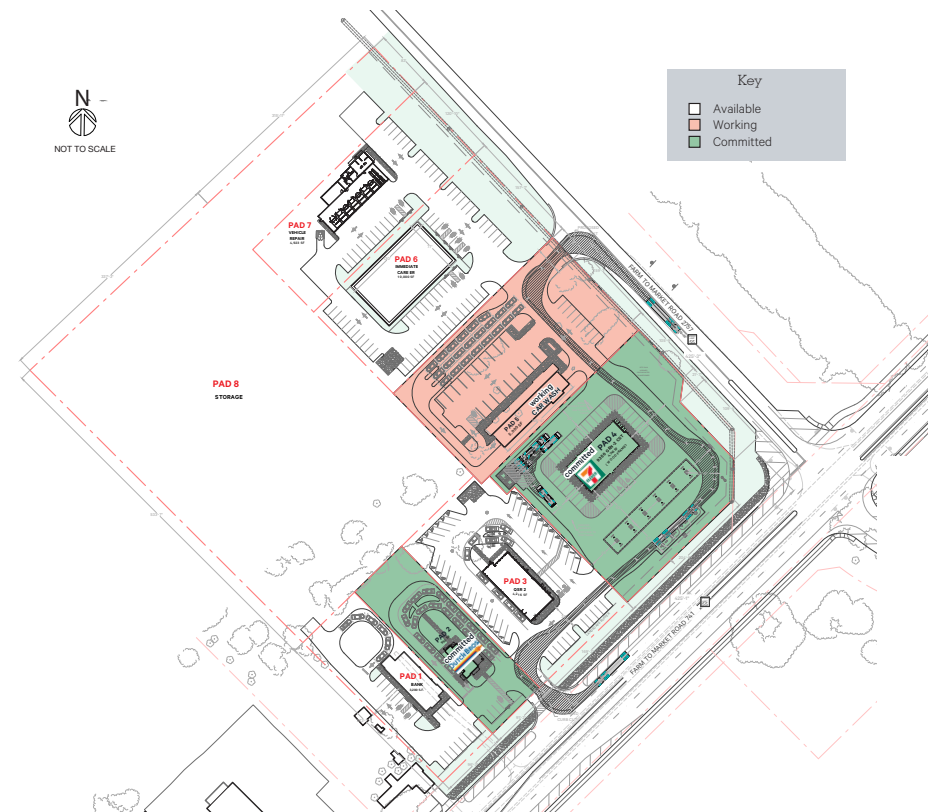
FASTEST GROWING
COUNTY IN THE U.S.

±30K

HOMES PROJECTED BY 2030

24 MILES

SOUTHEAST OF
DOWNTOWN DALLAS



PROPERTY OBLIQUE



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PROPERTY AERIAL

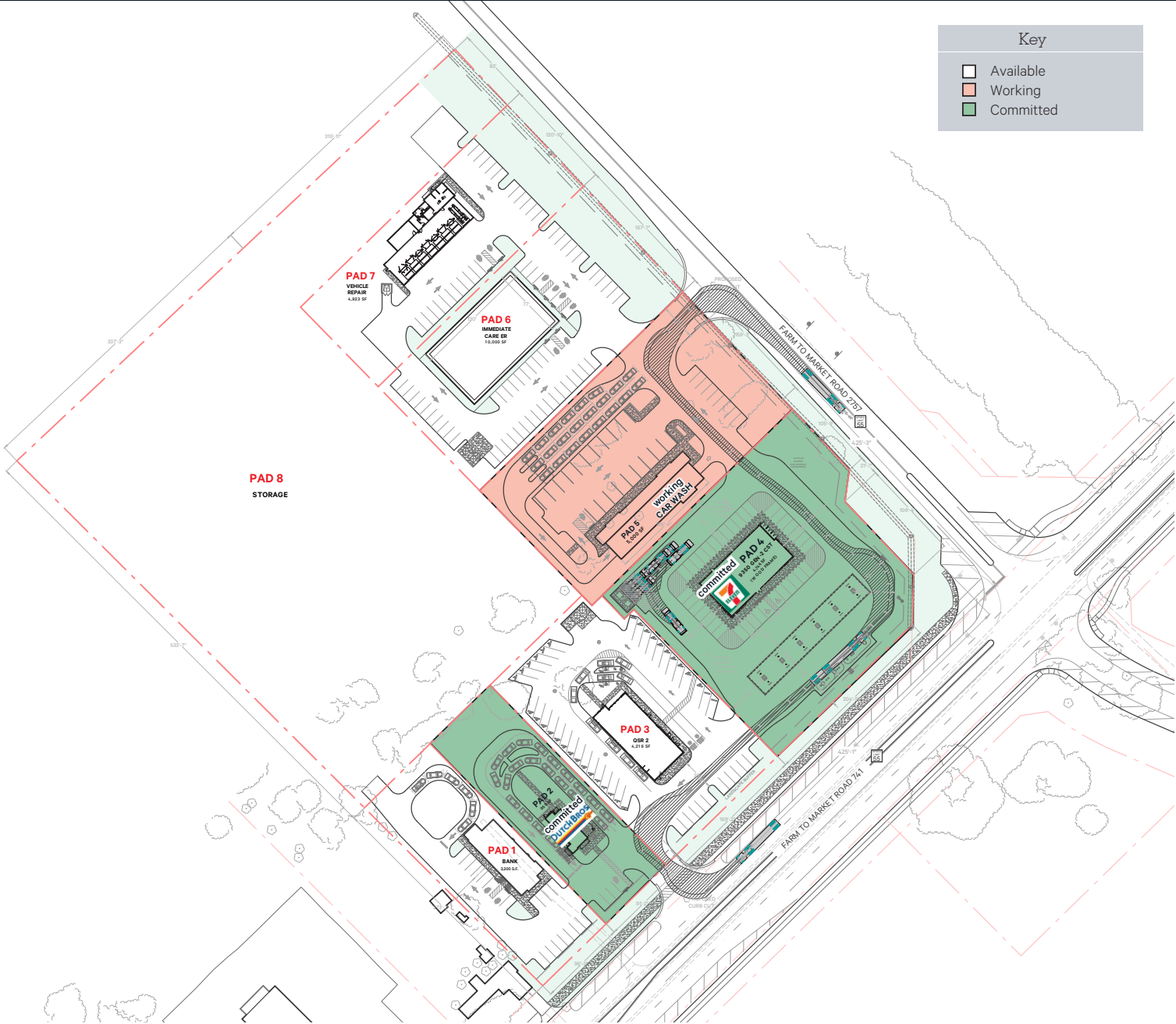


PROPOSED SITE PLAN

SUBJECT TO CHANGE

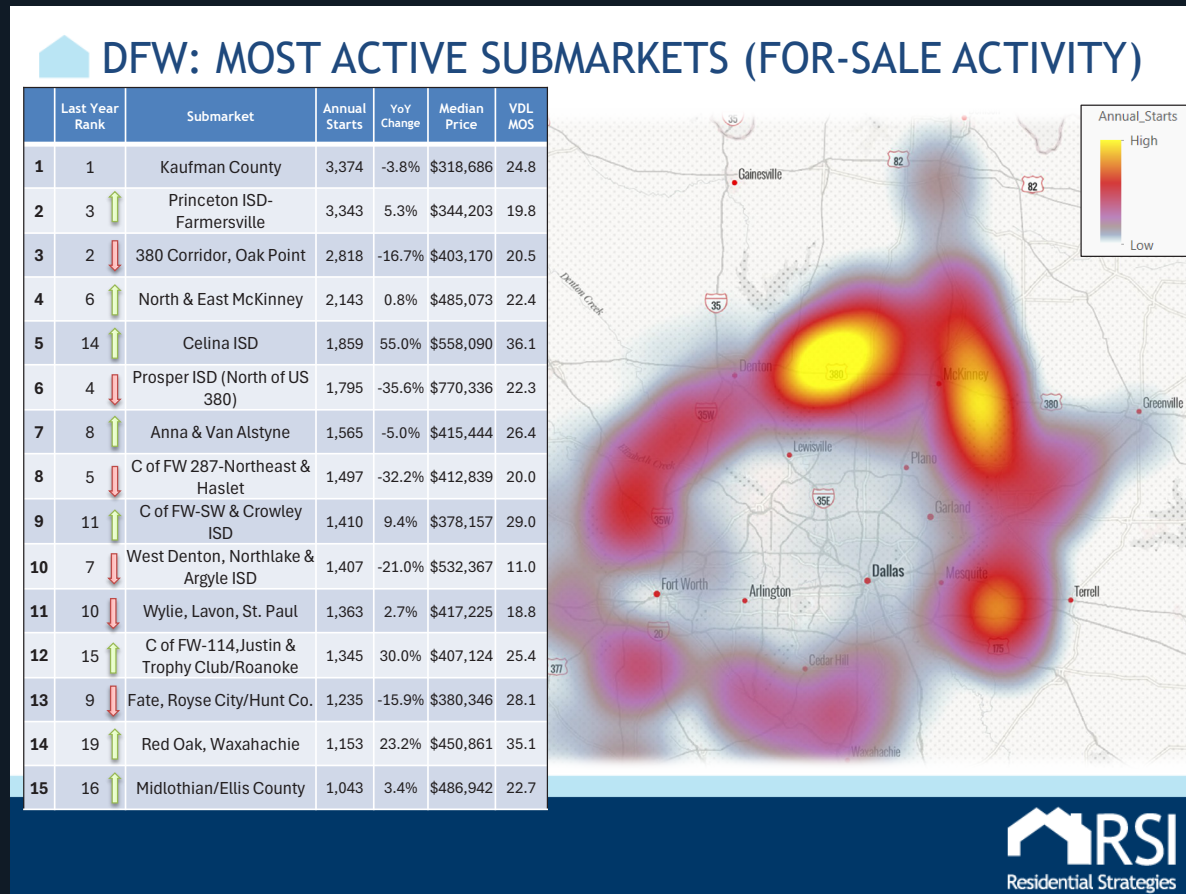


Key	
	Available
	Working
	Committed

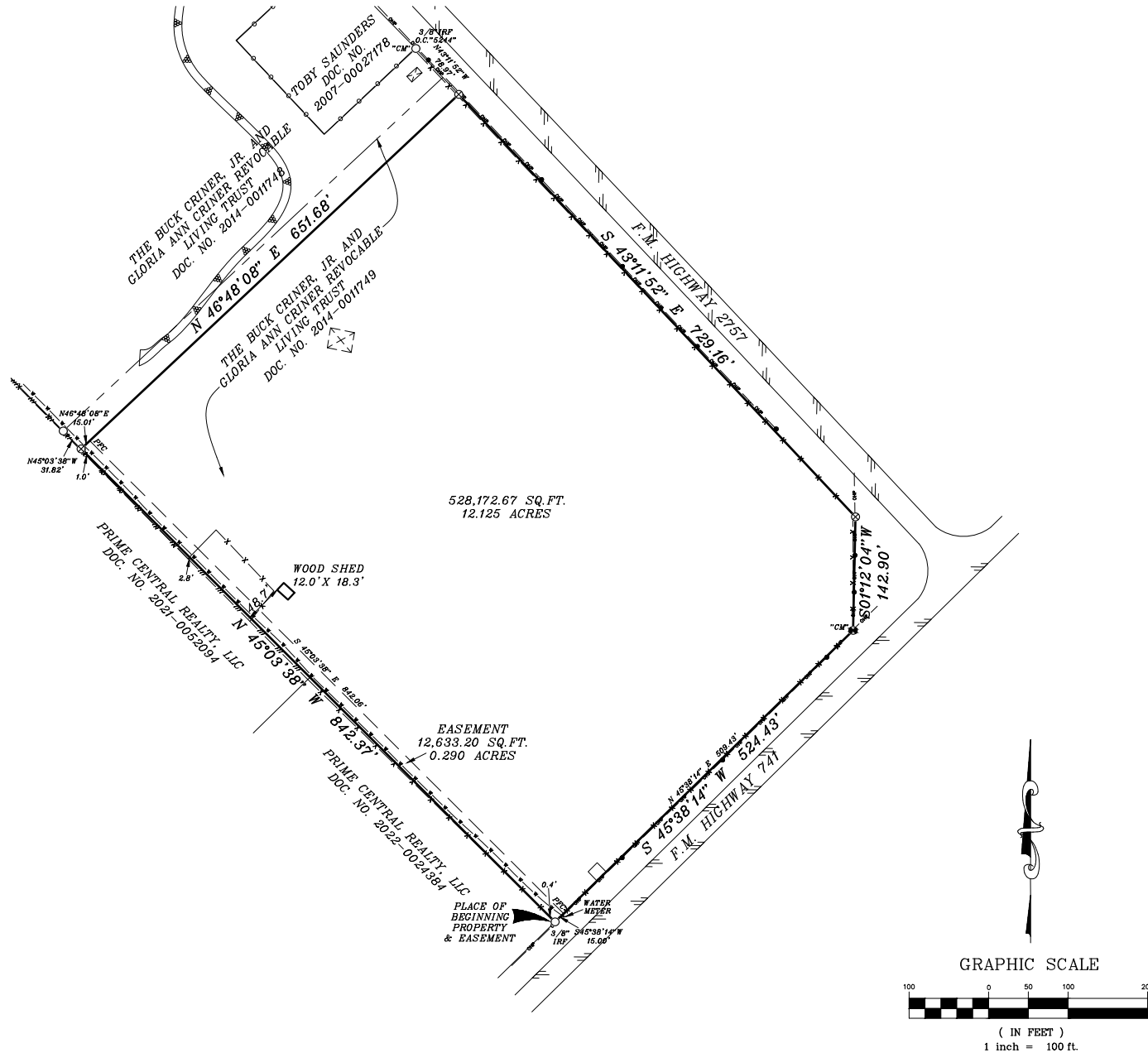


AREA OVERVIEW

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.

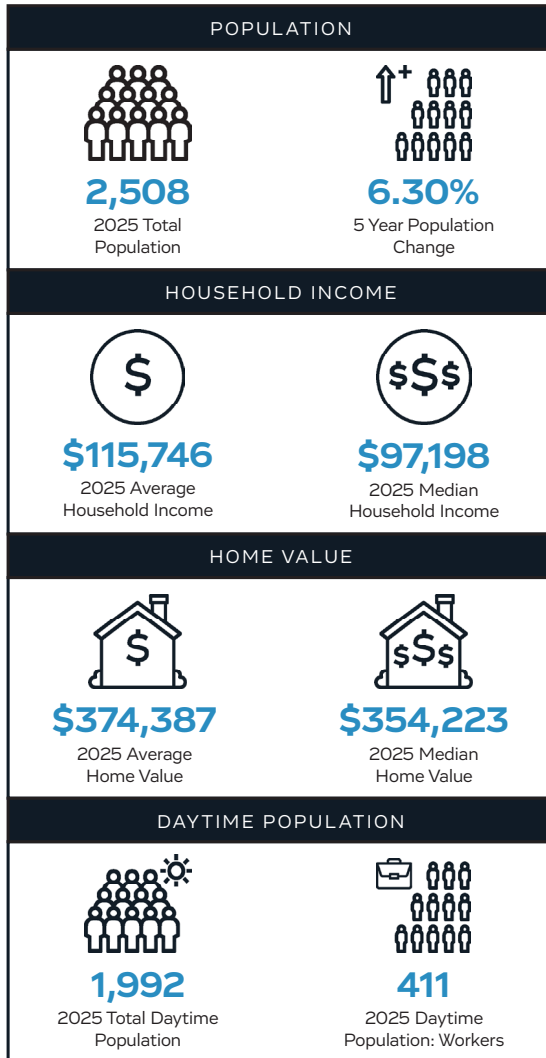


SURVEY

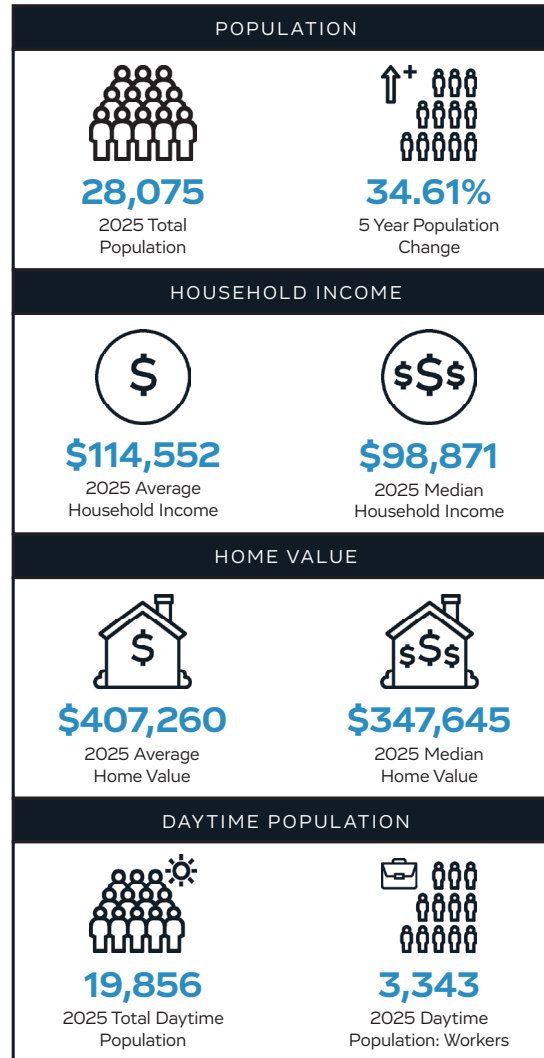


DEMOGRAPHICS

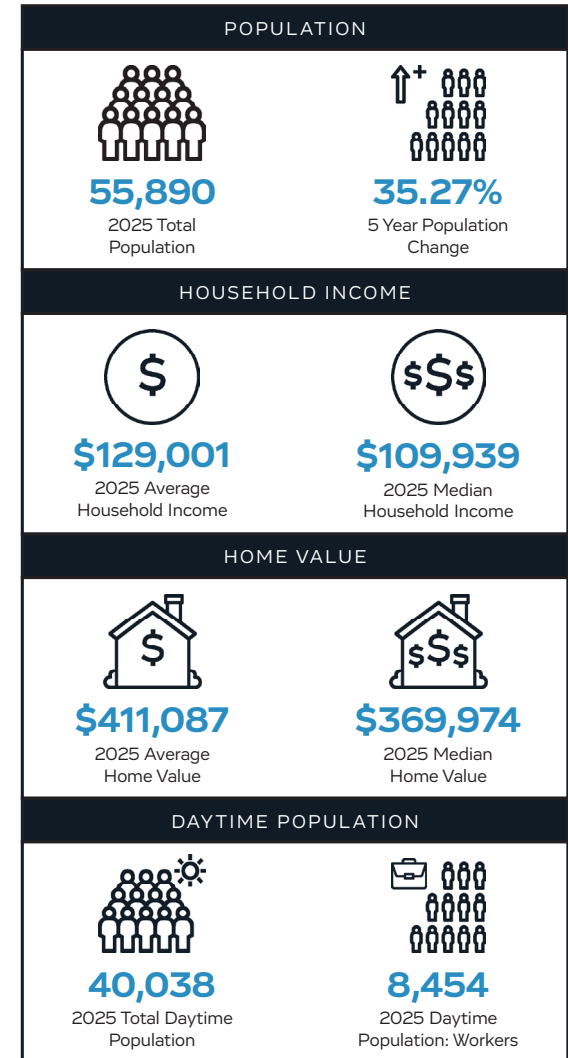
1 MILE



3 MILE



5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

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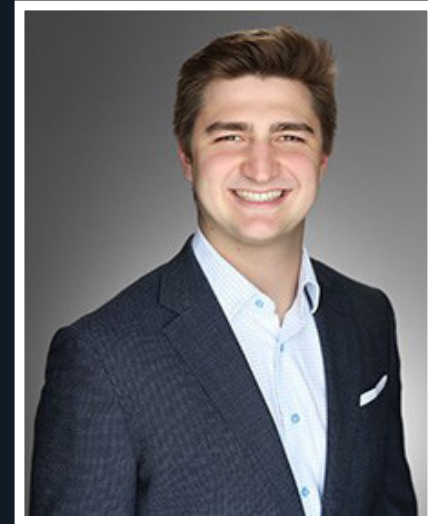


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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is 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.

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 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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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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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