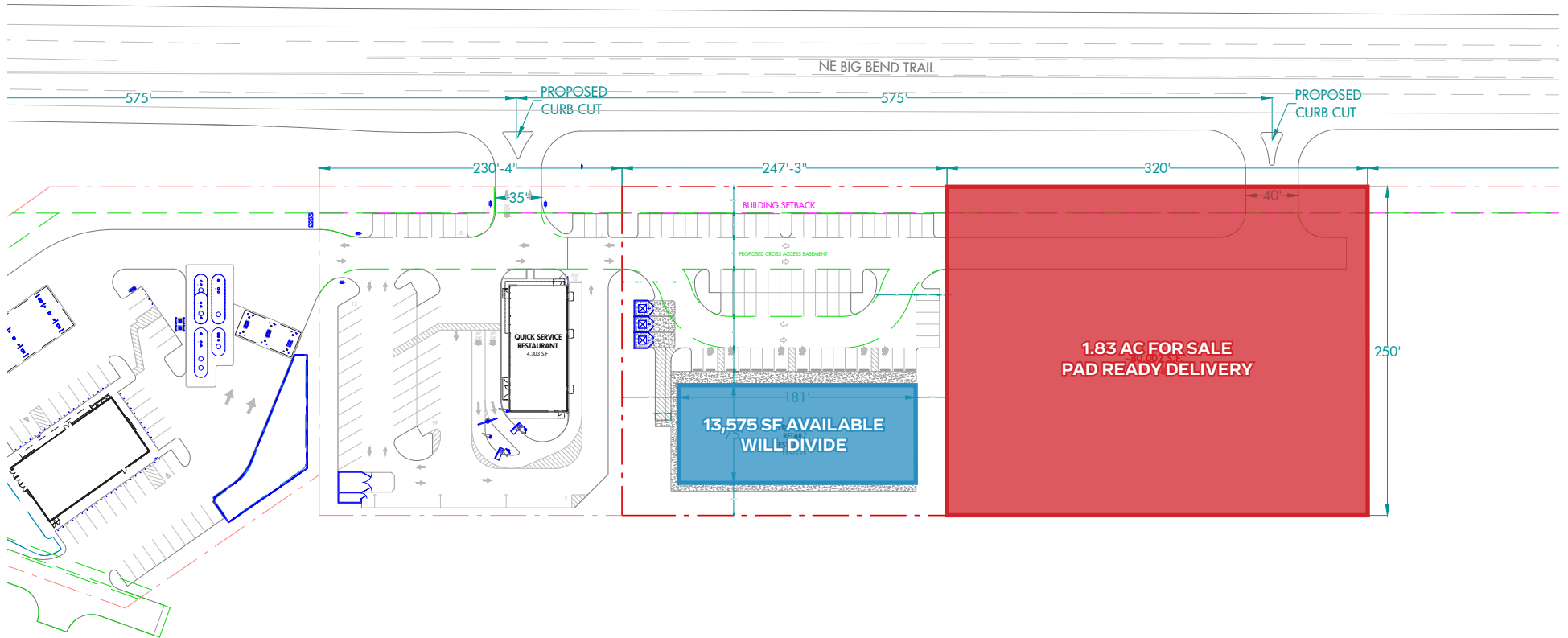




GLEN ROSE CROSSING

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:	69 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

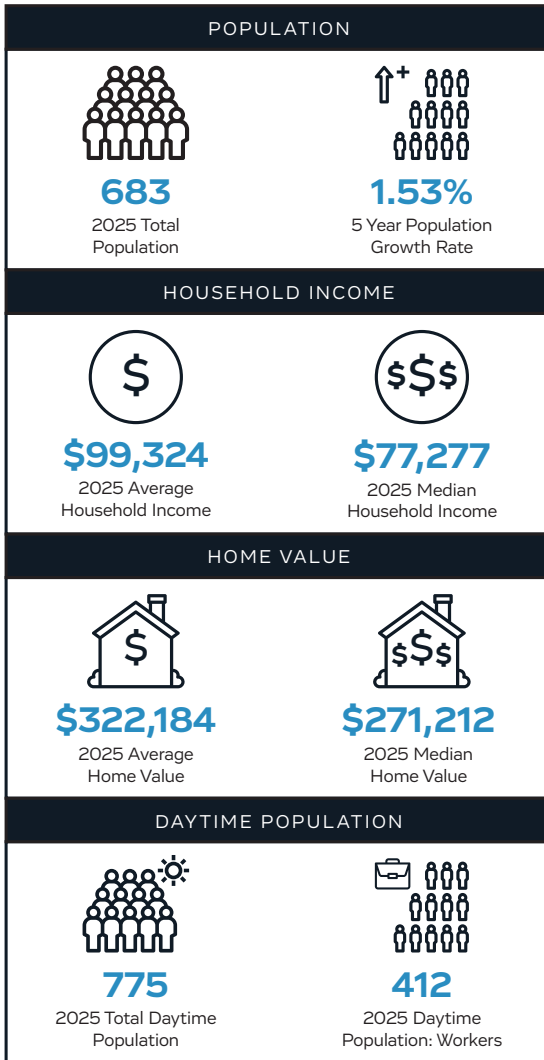


PROPERTY AERIAL

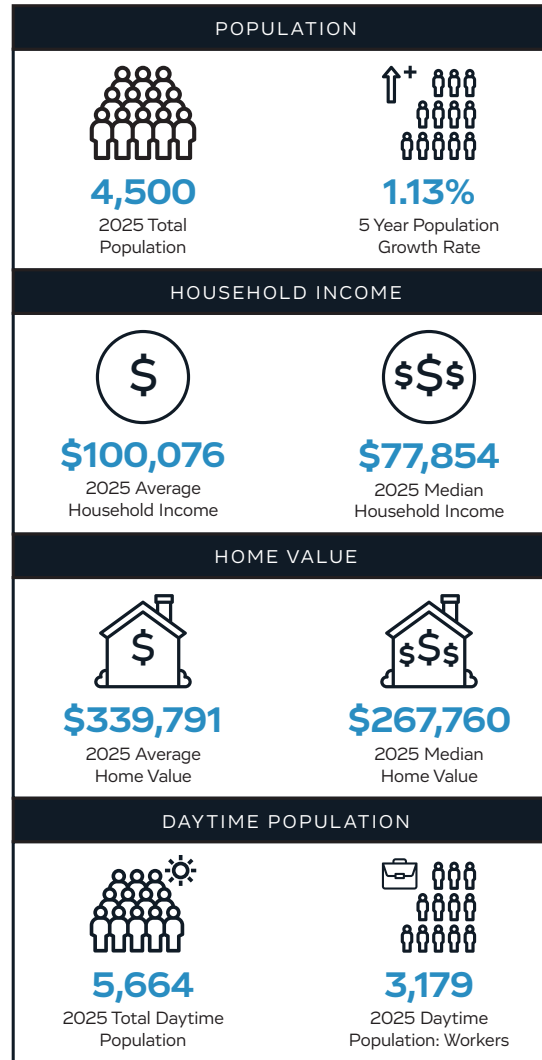


DEMOGRAPHICS

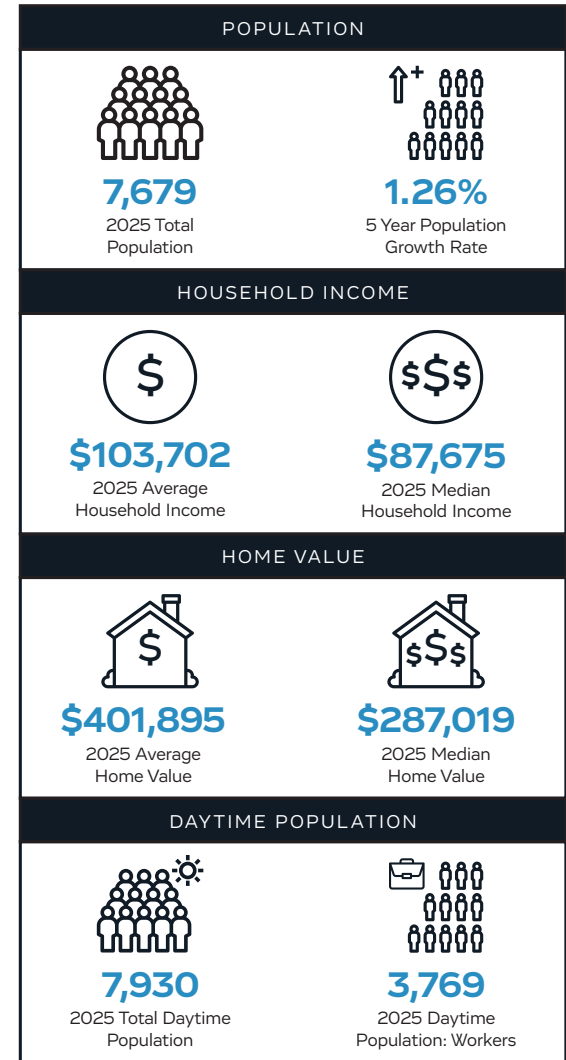
1 MILE



3 MILE



5 MILE





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SENIOR VICE PRESIDENT

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OWEN GRIMM

ASSISTANT VICE PRESIDENT

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ASSOCIATE

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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.

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- 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.

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A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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