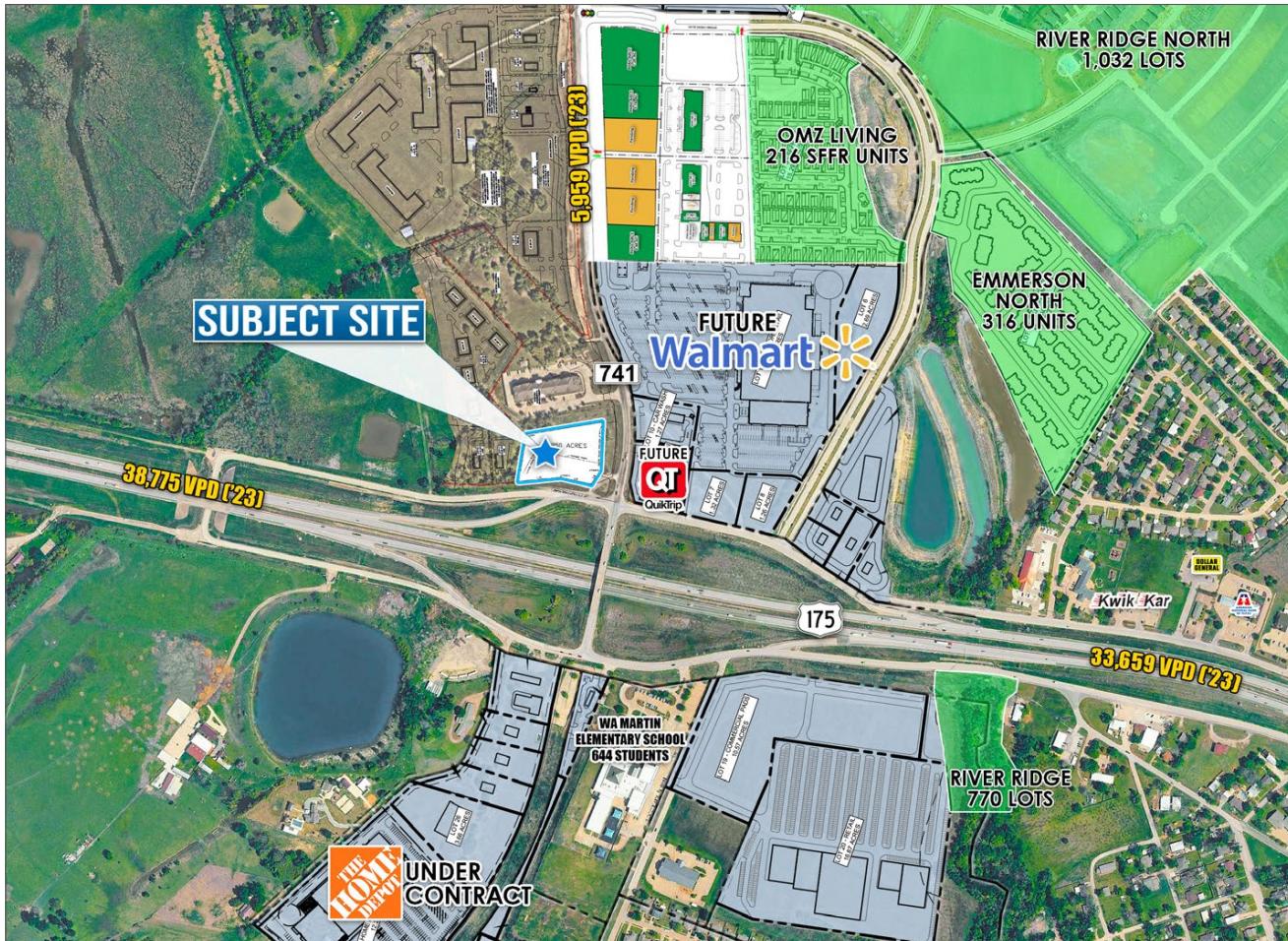


PAD SITES AVAILABLE FOR GROUND LEASE

Crandall, TX



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,407	14,750	45,440
Daytime Population	2,650	10,955	33,419
Avg. HH Income	\$119,109	\$120,808	\$115,387

LOCATION:

NWQ 741 & US-175 Frontage Rd
Crandall, TX 75114

PROPERTY HIGHLIGHTS:

- **Tract Size:** +/- 3.05 AC (divisible)
- FM-741 (future 6-lane) - TxDOT has acquired ROW
- Hard corner site ideal for restaurant/retail
- Directly across the street from future Walmart and future QuikTrip
- Call for pricing

TRAFFIC COUNTS:

US-175: 38,775 VPD (2023)
741: 5,959 VPD (2023)

CONTACT:

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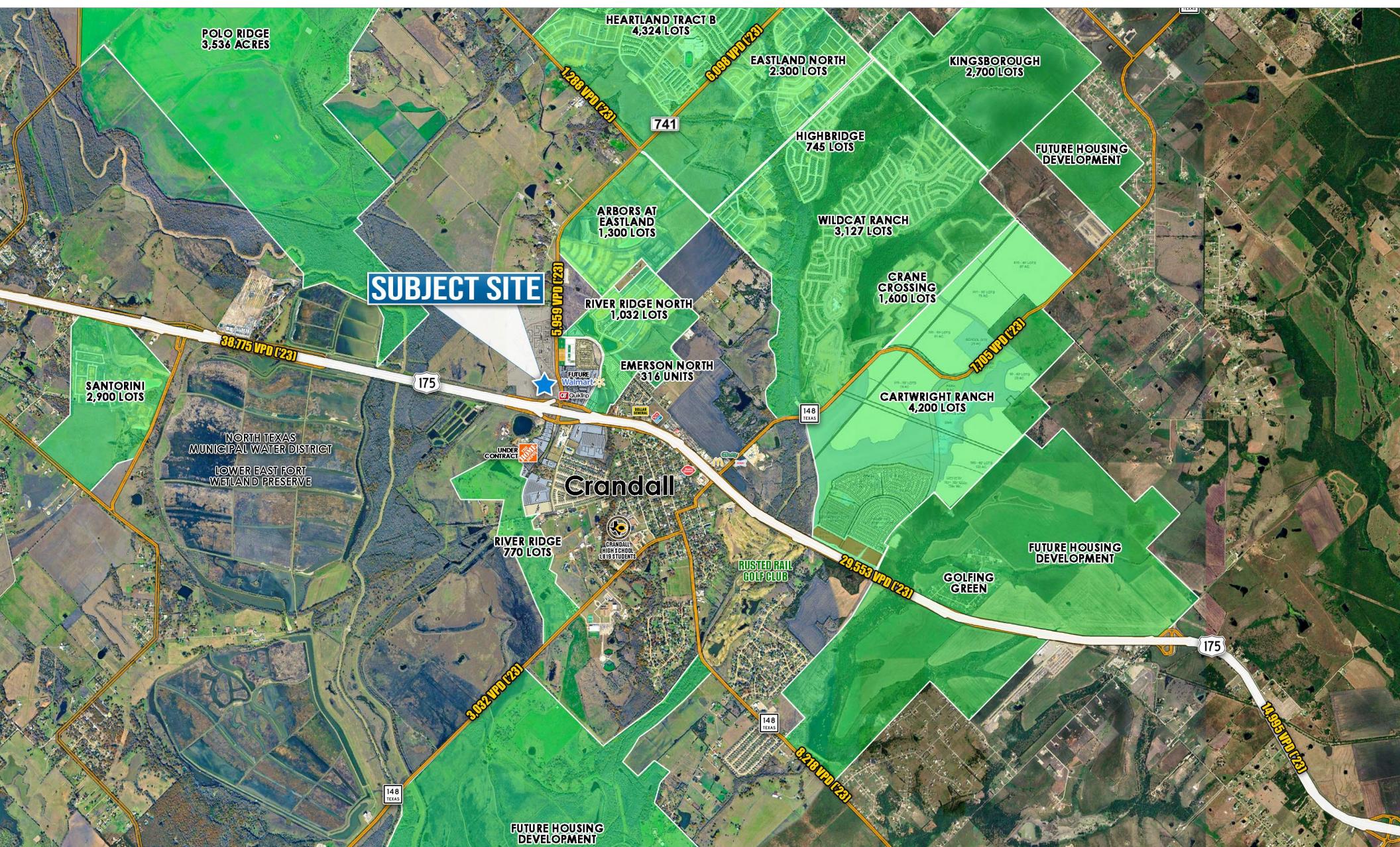
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7859 WALNUT HILL LN. STE 375, DALLAS, TEXAS 75230

1055 WALNUT HILL LN, SUITE 575, DALLAS, TEXAS 75250 FALCONREALTY.COM
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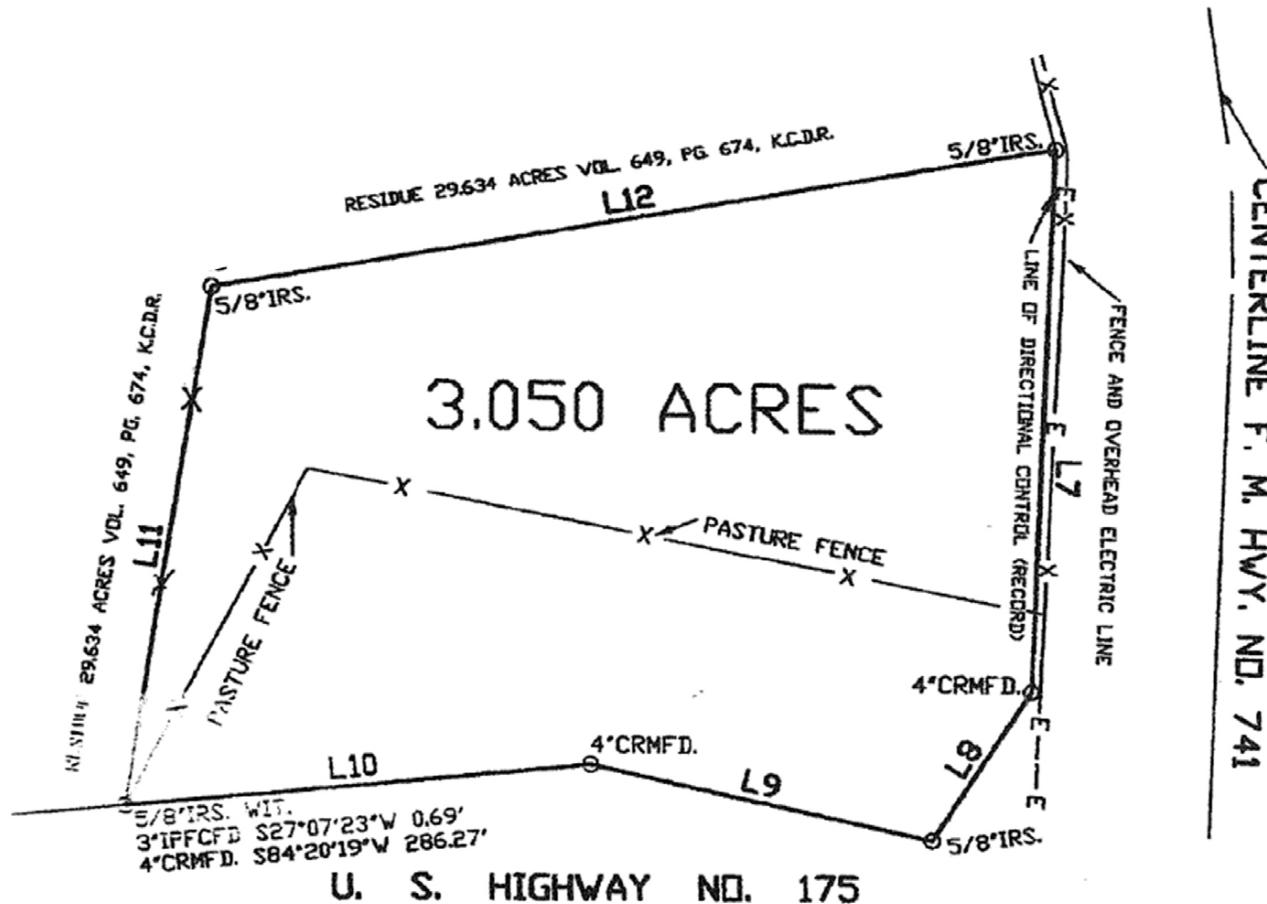
7859 WALNUT HILL LN. STE 375, DALLAS, TEXAS 75230

1000 WALNUT HILL LN, SUITE 370, DALLAS, TEXAS 75202 FALCON REALTY ADVISORS, INC.

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CRANDALL MARKET OVERVIEW

Located just 25 miles southeast of Dallas, Crandall, Texas offers a rare balance of small-town character and forward-looking development, positioning it as an appealing destination for families, businesses, and investors alike. Once a quiet rural community, Crandall is now experiencing steady growth fueled by its proximity to the Dallas-Fort Worth metroplex, expanding infrastructure, and welcoming business climate. With its highly rated schools, charming historic core, and easy access to U.S. Highway 175, the city provides both convenience and a close-knit sense of community.

Crandall's comprehensive planning and infrastructure investments are paving the way for significant residential and commercial opportunities. Recent and upcoming developments include new single-family neighborhoods, master-planned communities, and mixed-use projects designed to accommodate the city's rising population. Strategic improvements to roadways, utilities, and public amenities enhance connectivity and support the city's long-term vision for sustainable growth. The historic downtown district is also poised for revitalization, creating a more walkable environment and attracting boutique retail, dining, and professional services.

As demand for housing and commercial space continues to climb across the southeastern Dallas County and Kaufman County corridor, Crandall stands out as a prime market for real estate investment. Its affordable cost of living and direct highway access make it an attractive option for logistics, light industrial users, and employers seeking expansion opportunities outside the urban core. For families, the combination of new housing options and a welcoming, small-town atmosphere offers a compelling alternative to larger neighboring cities. With its strategic location and strong growth trajectory, Crandall presents exceptional potential for developers, investors, and businesses ready to capitalize on the city's upward momentum and evolving real estate landscape.



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DEMOGRAPHIC SUMMARY

11680 W US Highway 175

Ring of 3 miles

KEY FACTS



14,740

Population



10,955

Daytime Population



6.06%

'23-'28 Compound Annual Growth Rate

INCOME



\$103,155

Median Household Income



\$120,808

Average Household Income



\$39,408

Per Capita Income



\$380,149

Median Net Worth



155

Total Businesses



1,388

Total Employees



35.17%

Blue Collar Occupation



64.87%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$104,820

Total Annual Expenditures



\$4,403

2023 Meals at Restaurants



\$7,536

2023 Meals at Home



\$34,007

Retail Goods



\$4,159

Entertainment



\$1,117

Personal Care



\$7,955

Health Care

No segments found

EDUCATION



28%

High School Diploma



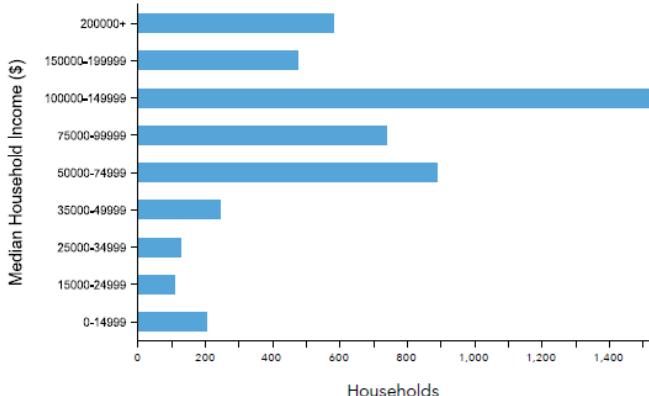
18%

Some College



23.50%

Bachelor's Degree or Graduate Degree



2025 Race and ethnicity (Esri)

The largest group: White Alone (61.85)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff
White Alone	61.85	+13.30
Black Alone	14.74	-0.98
American Indian/Alaska Native Alone	1.02	+0.05
Asian Alone	1.05	-7.35
Pacific Islander Alone	0.05	-0.08
Other Race	9.17	-2.90
Two or More Races	12.12	-2.04
Hispanic Origin (Any Race)	27.13	-2.05

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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 *subagent* 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.

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

Timothy Hughes
Designated Broker of Firm

335775
License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- 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;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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