

US-175 & FM 148 Hard Corner Opportunity

±9 ACRES—INCENTIVIZED/PLANNED CRE DEVELOPMENT



TBD US-175 | Crandall, TX 75114

Shane Hendrix

First Vice President | 214.460.8926
cody.rollins@mdcregroup.com

Kevin Weable, CCIM

Market Director | 214.801.7787
kevin@mdcregroup.com



NON-ENDORSEMENT & DISCLAIMER NOTICE

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.



Table of Contents

Pages 4-8 | Property Overview

Pages 9 | Property Highlights

Page 10 | Contacts



Property Overview

HIGH VISIBILITY | HARD CORNER | DEVELOPMENT INCENTIVES

Exceptional opportunity to acquire approximately 9 acres at the hard corner of US-175 and FM 148, featuring excellent visibility, high traffic counts, and outstanding accessibility. Eligible buyers may also benefit from potential Crandall EDC development grants, as the property is located within a designated opportunity zone.

For Info:
214.460.8926 | 214.801.7787



Property Overview

US-175 GATEWAY COMMERCIAL DEVELOPMENT OPPORTUNITY

M&D CRE is pleased to present a rare opportunity to acquire approximately 9 acres on the hard corner of US-175 and FM 148 in Crandall, Texas. Located within TIRZ #6, a city-designated Tax Increment Reinvestment Zone established to encourage infrastructure improvements, economic development, and private investment, the property offers outstanding visibility, high traffic counts, city utilities, and Planned Development zoning for a variety of commercial uses, including retail, restaurants, hospitality, professional office, and mixed-use development.

Qualifying projects may be eligible for Crandall EDC development grants. Positioned adjacent to the US-175/FM 148 interchange, the site benefits from excellent accessibility and exposure within one of Kaufman County's fastest-growing corridors, with traffic counts over 56,000 combined. Nearby destinations such as Rusted Rail Golf Club and Crandall Cotton Gin Restaurant & Bar, along with surrounding residential growth, provide strong local and regional consumer demand. The property also includes an existing $\pm 2,400$ SF residence, offering flexibility for interim use, office conversion, or future redevelopment, subject to applicable approvals. With its strategic location, development-ready entitlement framework, and incentive opportunities, this property presents an exceptional opportunity for commercial development.

For more information, please contact **Shane Hendrix** at 214.460.8926 or shane.hendrix@mdcregroup.com; **Kevin Weable, CCIM** at 214.801.7787 or kevin@mdcregroup.com.

Land Size	9.0033 Acres
Offering Type	Commercial Development Land
Site Size	± 9.0033 AC
Frontage	$\pm 902'$ on US-175 / $448'$ on FM 148
Parcels	18178, 6126 and 6181
Traffic Count/VPD	56,441 Combined VPD
Utilities	Reported Electricity, Water & Sewer



For Info:
214.460.8926 | 214.801.7787



TBD US-175 — CRANDALL



For Info:
214.460.8926 | 214.801.7787



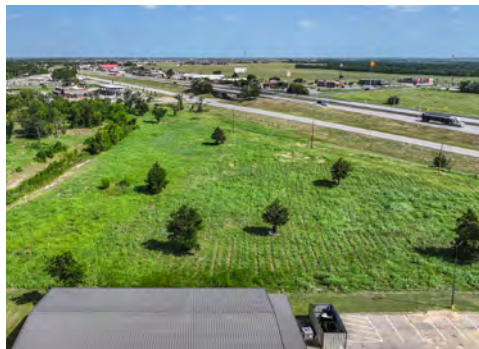
TBD US-175 — CRANDALL



For Info:
214.460.8926 | 214.801.7787



TBD US-175 — CRANDALL



For Info:
214.460.8926 | 214.801.7787





Highlights

±9 Contiguous Acres Across Three Parcels

Hard Corner Location—
Prominent US-175 Visibility at
FM 148 Interchange

56,441 Combined VPD at the
Corridor on US-175, US-175
Frontage and FM 148

Gateway Corner Position

Retail & Hospitality Planned
Development

Hotel Use by Right, Reported
Existing 2,400 SF Residence

City Utilities Reported
Available

Adjacent Golf Course and
Recreation Amenities

Located Within Crandall
TIRZ #6, a City-Designated
Incentivized/Reinvestment &
Growth Area

For Info:
214.460.8926 | 214.801.7787



HEARTLAND
6,800 LOTS

WILDCAT RANCH
3,100 SF LOTS

CARTWRIGHT RANCH
3,900 SF LOTS

DOLLAR GENERAL

Kwik Kar



O'Reilly AUTO PARTS



GOLDEN CHICK

SUBWAY

DOLLAR TREE

SONIC



RIVER RIDGE
1,003 LOTS

HARD CORNER



9
ACRES

FOR SALE



ExxonMobil



RUSTED RAIL
GOLF COURSE
GRILL & EVENTS

EAGLECREST
1,600 LOTS



Location Overview

Crandall is a rapidly expanding US-175 growth corridor where residential growth, strong household incomes, planned retail development and rising consumer demand support new retail, hospitality and service uses.

Listed By:
214.460.8926 | 214.801.7787



Crandall, Texas— Rapid Growth Along US-175

Crandall, TX Overview

Crandall's surrounding trade area is experiencing strong residential and household growth. Within five minutes of the property, population is projected to increase from 4,869 in 2026 to 6,975 by 2031, representing 7.45% annual growth. Households are expected to rise from 1,681 to 2,396, while median household income stands at \$102,068.

The broader 15-minute trade area includes 84,336 residents, 26,504 households and a daytime population of 65,525. Population is projected to reach 103,616 by 2031, while annual spending on dining, recreation and travel supports continued retail and hospitality demand.

\$108.9M

Food Away from
Home Spending

20 MIN—ESRI

\$102,068

Median HH
Income

5 MIN—ESRI

7.45%

Daytime
Population

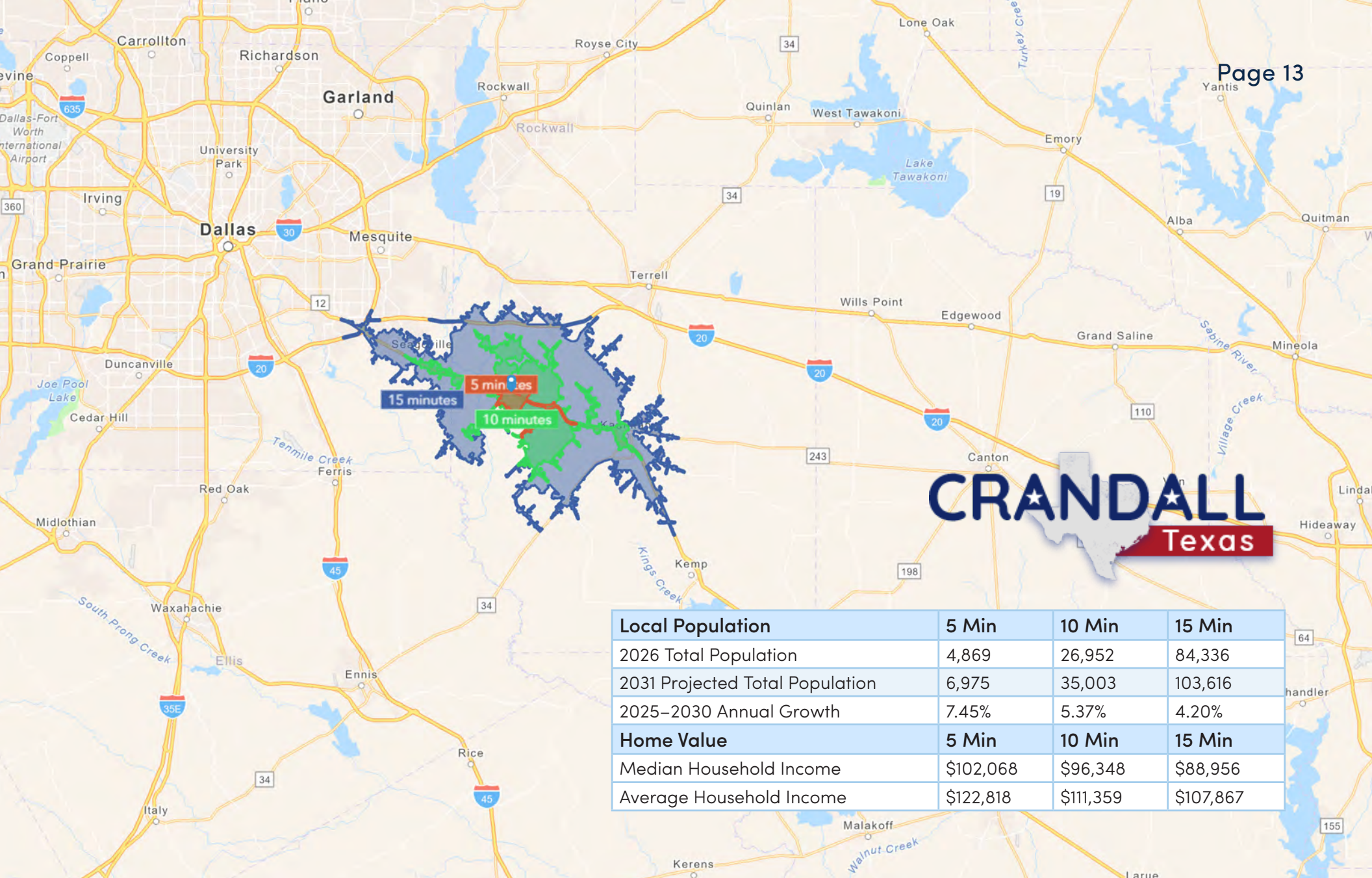
20 MIN—ESRI

84,336

2026
Population

15 MIN—ESRI

**MD
CRE**



Listed By:
214.460.8926 | 214.801.7787





Shane Hendrix

First Vice President | 214.460.8926
shane.hendrix@mdcregroup.com

Kevin Weable, CCIM

Market Director | 214.801.7787
kevin@mdcregroup.com

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032
info@mdcregroup.com
469.607.0471





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.

2-10-2025



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.**

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			



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.

2-10-2025



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.**

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			