



CRESSON RETAIL - ±19.7 ACRES OF PAD SITES FOR SALE

SWC OF HWY 377 & OLD GRANBURY RD IN CRESSON, TEXAS

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 Call For Info & Price 214.720.0004

DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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CRESSON RETAIL | SWC Hwy 377 & Old Granbury Rd, Cresson, Texas

OVERVIEW

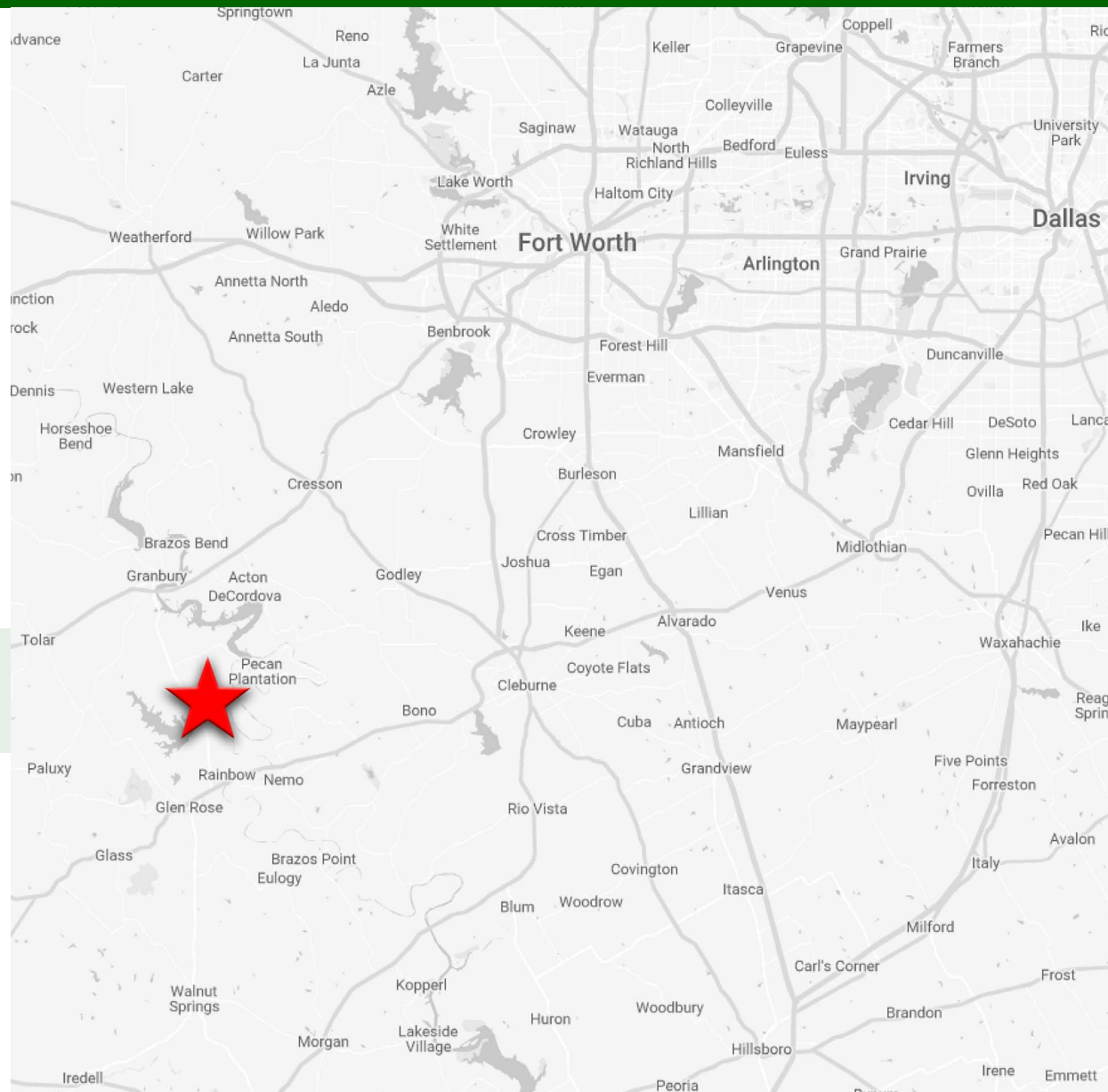
- ±19.732 Acres Available - more than 3,000 feet of commercial frontage with pad opportunities for fuel, QSR and hotel users
- Hard corner location at the new Highway 377 Bypass
- Adjacent to the new Brookside Residential Development with 876 lots and just across from the Cresson Crossroads Residential Development with 1,220 lots
- There are more than 2,000 single family lots under development in the immediate area
- Call for Info & Price

TRAFFIC COUNTS

US Highway 377: 23,341 VPD (TXDOT, 2022)
Cresson Hwy/SH-171: 7,493 VPD (TXDOT, 2022)

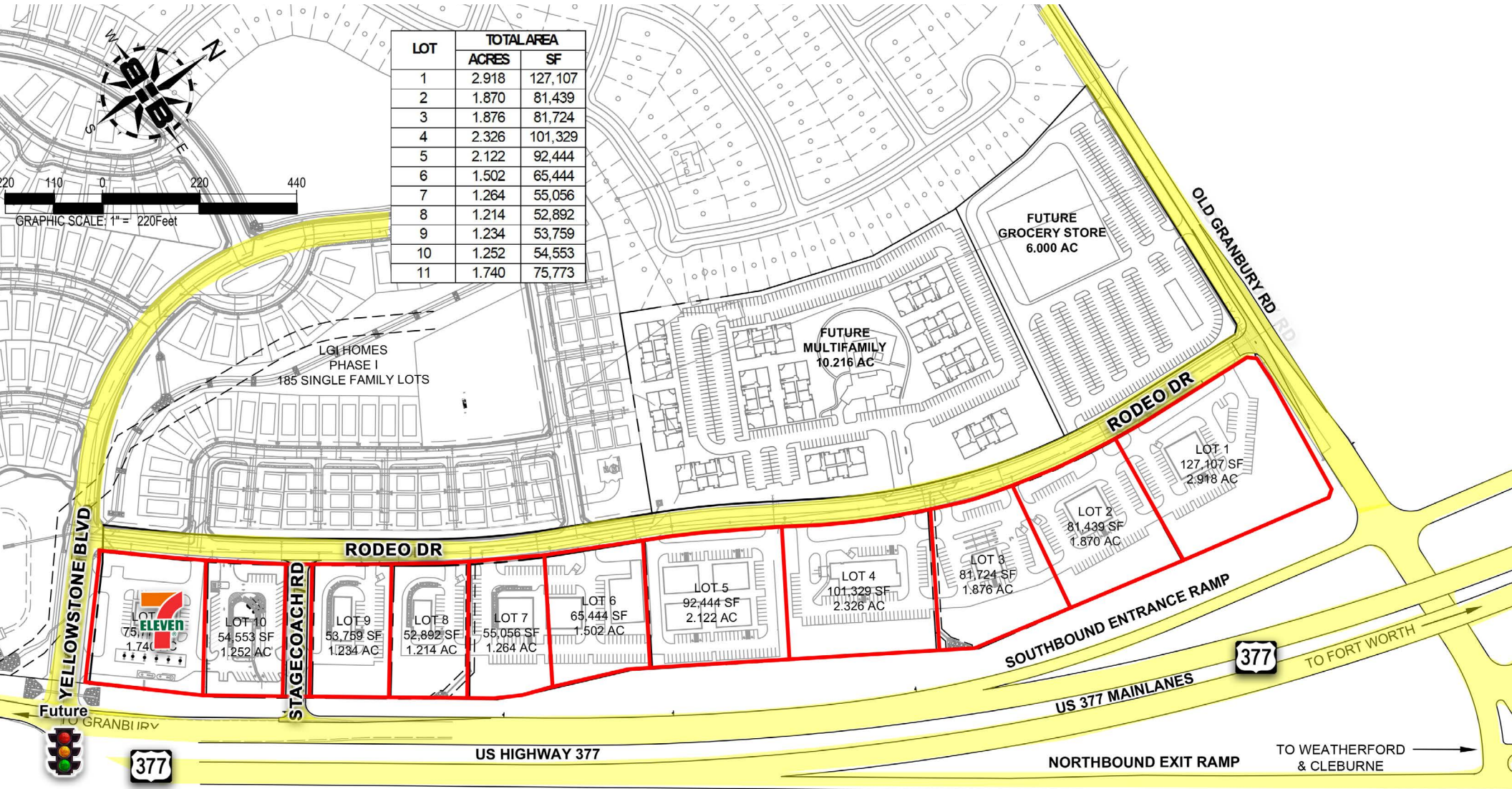
DEMOGRAPHICS

	3-mile	5-mile	7-mile
2023 Population	1,494	3,886	14,189
2028 Projected Pop.	1,768	5,641	16,843
Daytime Pop.	1,758	3,429	11,937
Avg HH Income	\$103,407	\$137,033	\$118,779



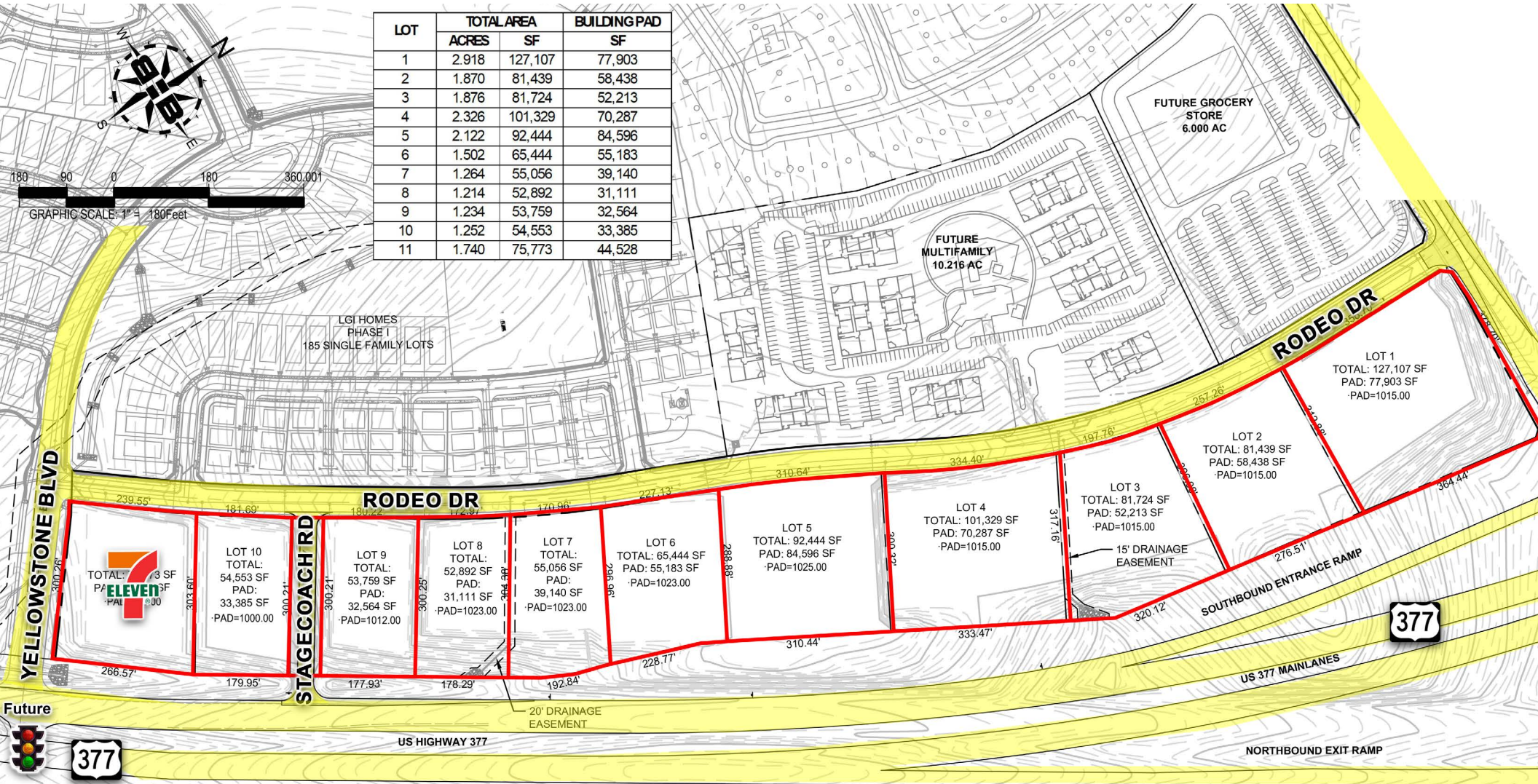
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CONCEPTUAL SITE PLAN



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SURVEY



LOT	TOTAL AREA		BUILDING PAD
	ACRES	SF	SF
1	2.918	127,107	77,903
2	1.870	81,439	58,438
3	1.876	81,724	52,213
4	2.326	101,329	70,287
5	2.122	92,444	84,596
6	1.502	65,444	55,183
7	1.264	55,056	39,140
8	1.214	52,892	31,111
9	1.234	53,759	32,564
10	1.252	54,553	33,385
11	1.740	75,773	44,528

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LAND PLAN FOR BROOKSIDE TRACT

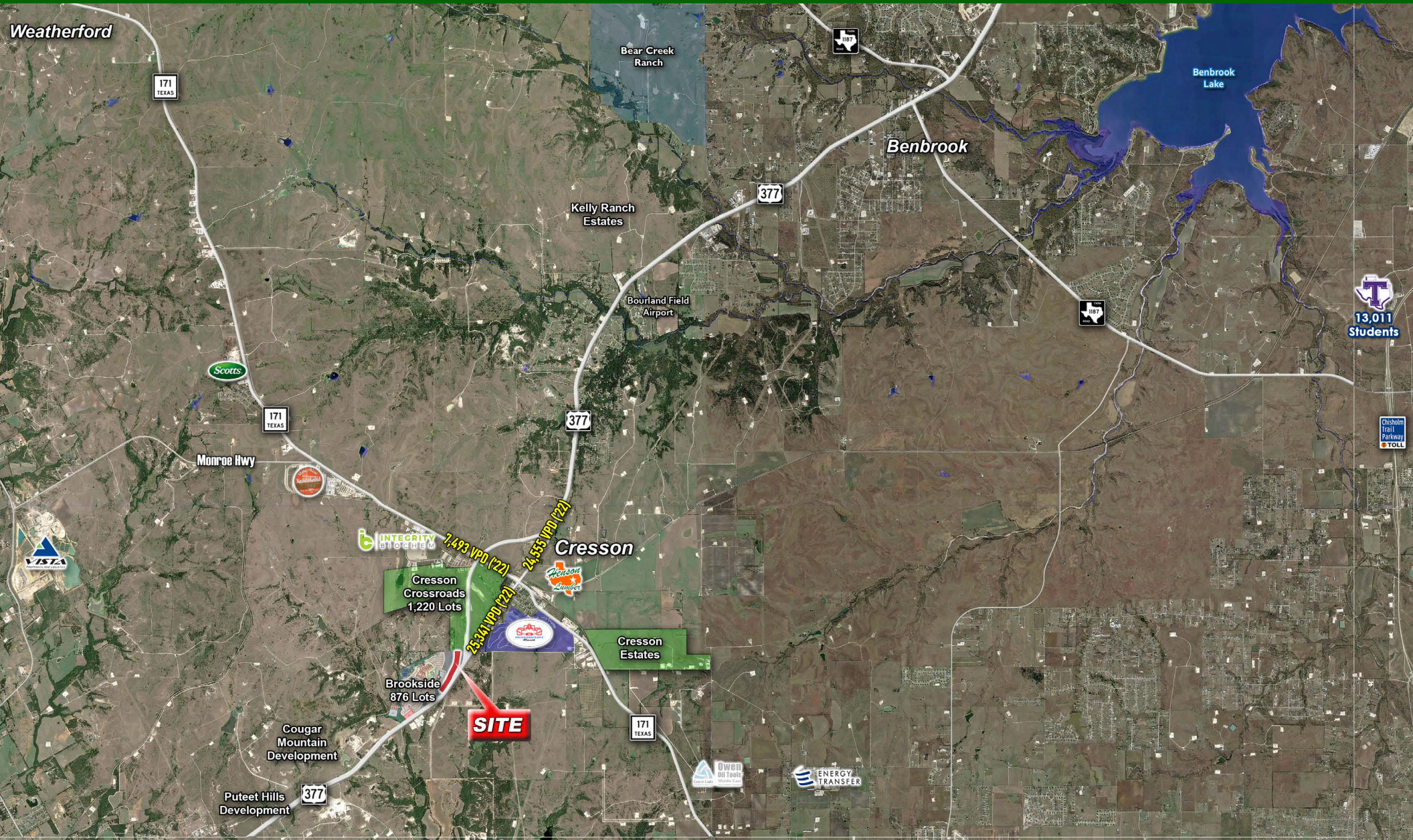
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date