

THE SHOPS AT CRANDALL VILLAGE

For Lease:

NEC & NWC Cartwright Ranch Crandall, TX 75114

VENTURE Hunington

CHRIS FLESNER
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BRIAN SLADEK
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Metrics

NEC & NWC Cartwright Ranch Pkwy
Crandall, TX 75114

Location

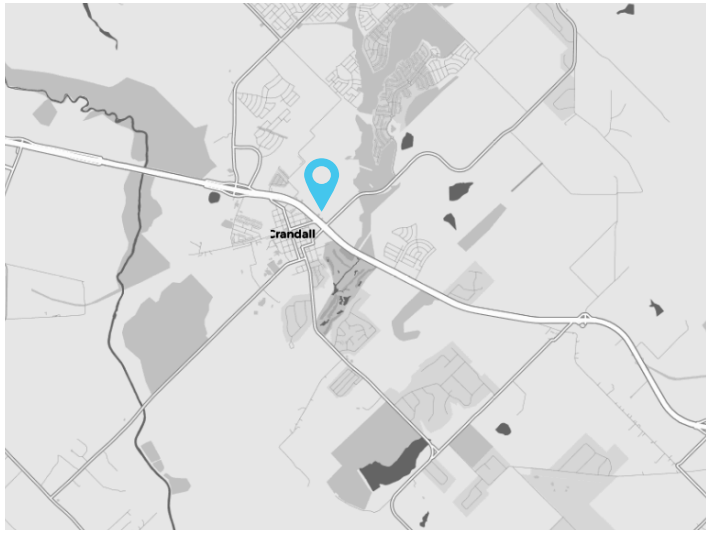
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Size

1.37 -4.11 Acres Available
1,200 - 10,000 SF Retail Available

Traffic Counts

Hwy 175
23,336 VPD



Property Highlights

1. Located in fast-growing Crandall, which has seen a 37% population increase since 2020

2. FM-148 will provide direct access to new housing communities both north and south of Hwy-175

3. Excellent access and visibility from US-175

4. Area retailers include Walmart, McDonald's, Quiktrip, O'Reilly AutoParts, and more

2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,851	16,114	33,040
EST. DAYTIME POPULATION	178	1,114	1,909
EST. AVG. HH INCOME	$110,764	$123,991	$127,821

Area Attractions

Future Walmart

Future H-E-B

DOLLAR GENERAL

Future Kroger

Future LOWE'S

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Site Plan

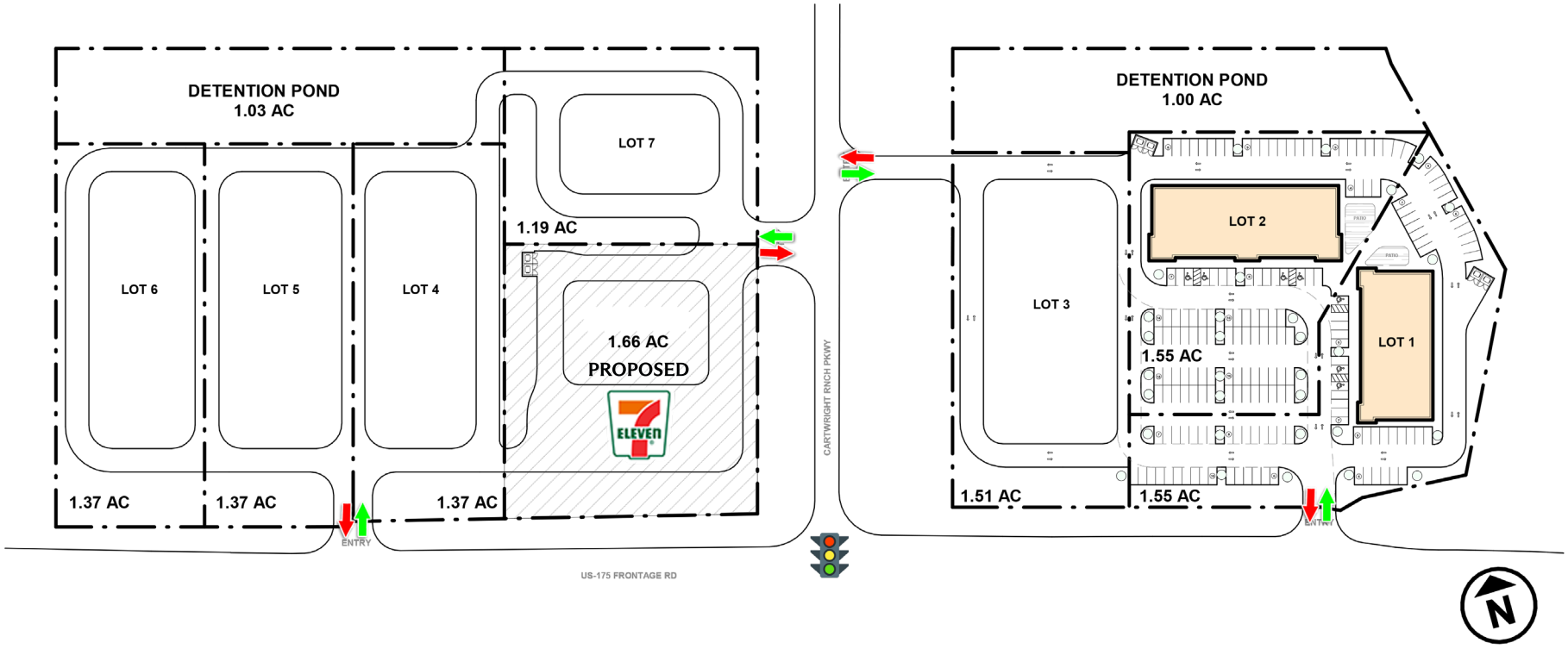
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LINE AND SYMBOL LEGEND
EASEMENT
PROPERTY LINE
BUILDING
GREEN SPACE

PARCEL	ACRAGE	GLA	*PARKING REQ.	PARKING PROV.
LOT 1	1.55 AC	11504 SF	74 SPACES	76 SPACES
LOT 2	1.55 AC	14545 SF	97 SPACES	104 SPACES
LOT 3	1.51 AC	-	-	-
LOT 4	1.37 AC	-	-	-
LOT 5	1.37 AC	-	-	-
LOT 6	1.37 AC	-	-	-
LOT 7	1.19 AC	-	-	-

PARKING CALCULATED BASED ON 70% RETAIL (1:250) AND 30% RESTAURANT (1:100)





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Close Aerial

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Far Aerial

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The Shops at Crandall Village
Crandall, TX 75114

Chris Flesner
Senior Vice President
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Brian Sladek
Senior Vice President
bsladek@venturedfw.com

DEVELOPED BY: Hunington

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VENTURE

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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.

EQUAL HOUSING OPPORTUNITY

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.

Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**License No.**	**Email**	**Phone**
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Chris Flesner	593054	cflesner@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Brian Sladek	620238	bsladek@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

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