



**FOR  
LEASE**

**AVAILABLE SPACE**

Pad Sites for Sale or Lease  
1,400-6,855 SF  
Retail Available for Lease

**PRICE**

Call for Pricing

**Chris Flesner**

chris@resolutre.com  
214.367.6404

**Brian Sladek**

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214.367.6404



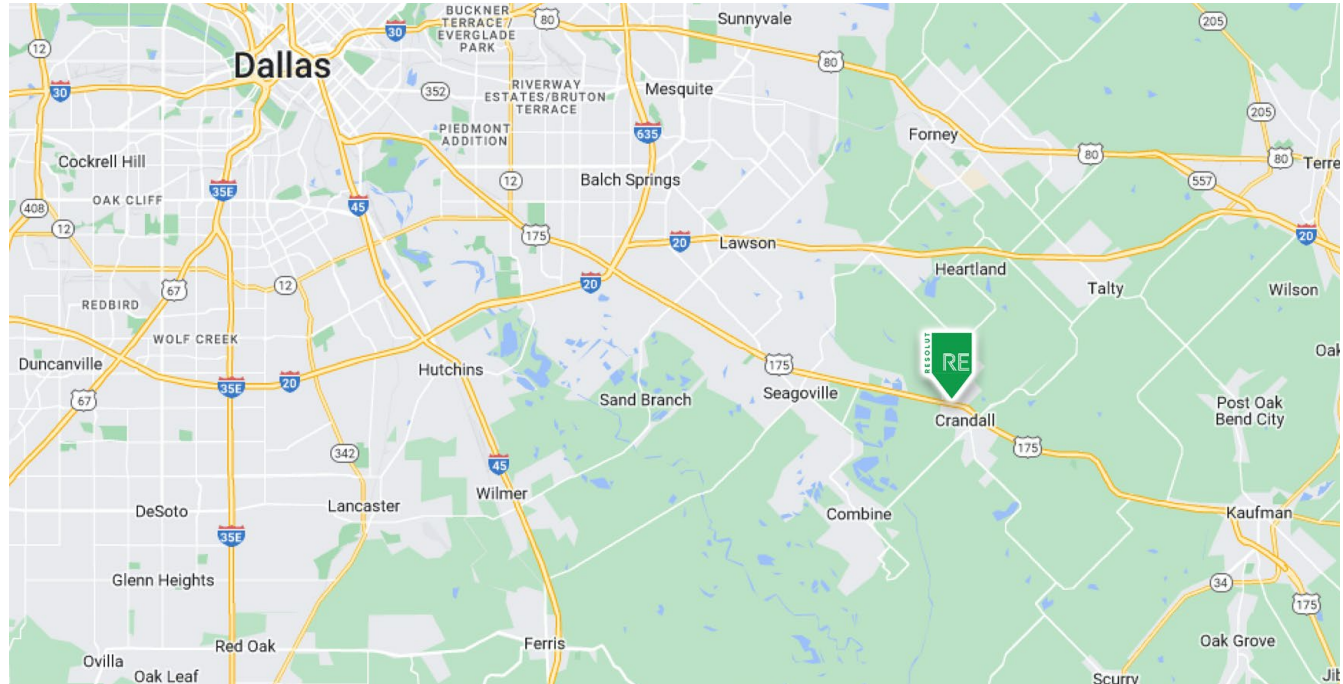
A DEVELOPMENT BY:



## SHOPS AT CRANDALL | SEC of Spring Creek Blvd & FM-741, Crandall, TX 75114

### PROPERTY HIGHLIGHTS

- Located 15 miles southeast of Dallas, or just 24 short miles from downtown Dallas via US 175. Crandall is perfectly positioned to take advantage of the resources in the DFW Metroplex while maintaining the integrity of its countryside lifestyle. Crandall represents an excellent opportunity for businesses and homeowners alike.
- Crandall Independent School District serves more than 4,500 students, approximately 550 employees, and includes eight campuses that serve seven communities over 100 square miles. For complete information on the Crandall Independent School District, see their website [here](#).
- Trinity Valley Community College has a campus in the nearby neighboring community of Terrell. Local workforce training is also available through a partnership between the Texas Workforce Commission and Trinity Valley Community College with the Texas Skills Development Fund.
- The Crandall Community is also served by Texas State Technical College in nearby Red Oak and is just minutes away from major, accredited higher education institutions such as Southern Methodist University, The University of Texas at Dallas, Texas A&M University at Commerce, and The University of Texas at Arlington.



### AREA TRAFFIC GENERATORS



**Chris Flesner**

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**Brian Sladek**

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### DEMOGRAPHIC SNAPSHOT 2024



**32,093**  
**POPULATION**  
5-MILE RADIUS



**\$114,218.00**  
**AVG HH INCOME**  
5-MILE RADIUS

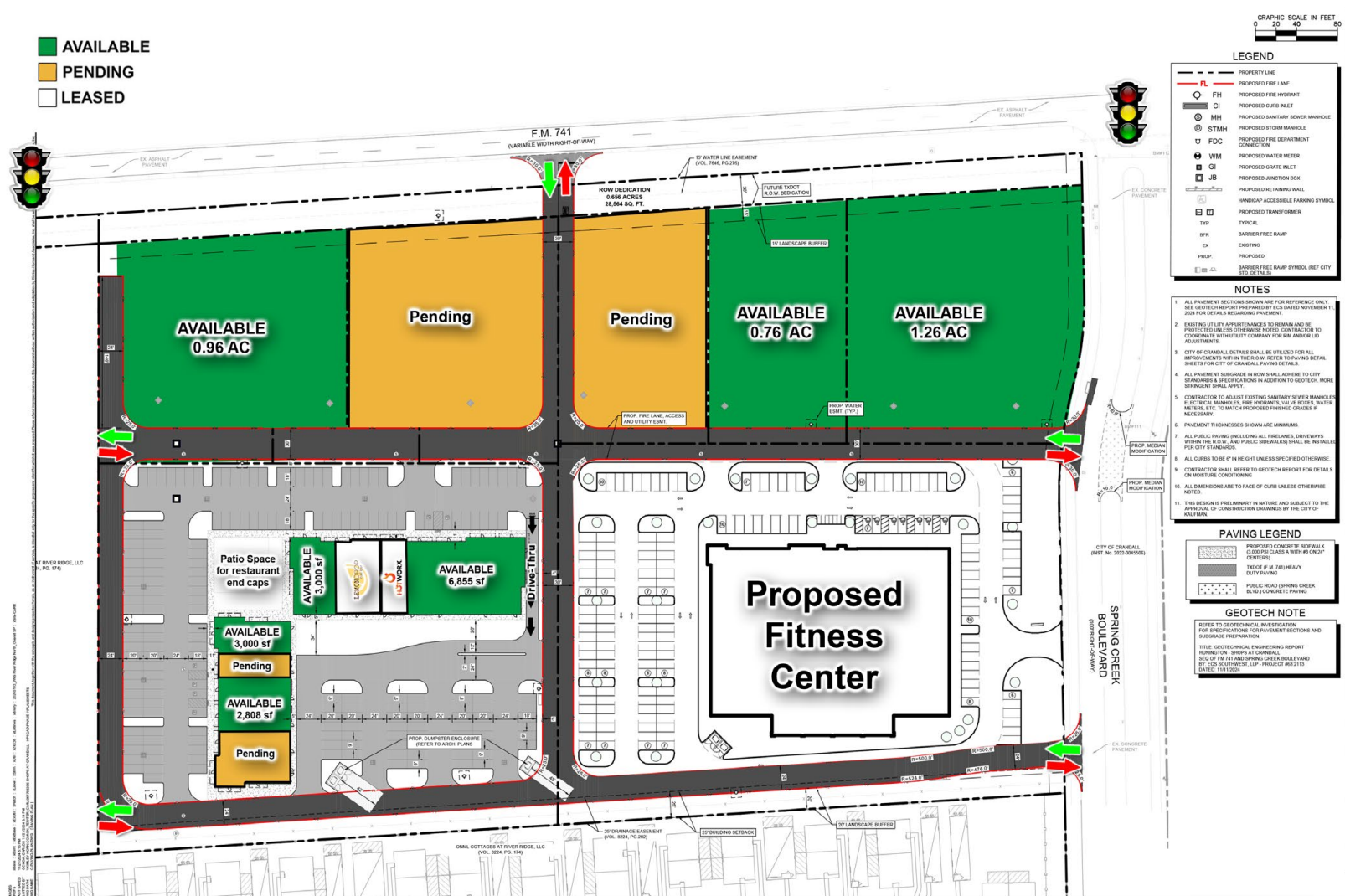


**10,799**  
**DAYTIME POPULATION**  
5-MILE RADIUS



#### TRAFFIC COUNTS

US Highway 175: 46,523 VPD  
(TXDOT 2023)





**SCHEMATIC VIEWS**



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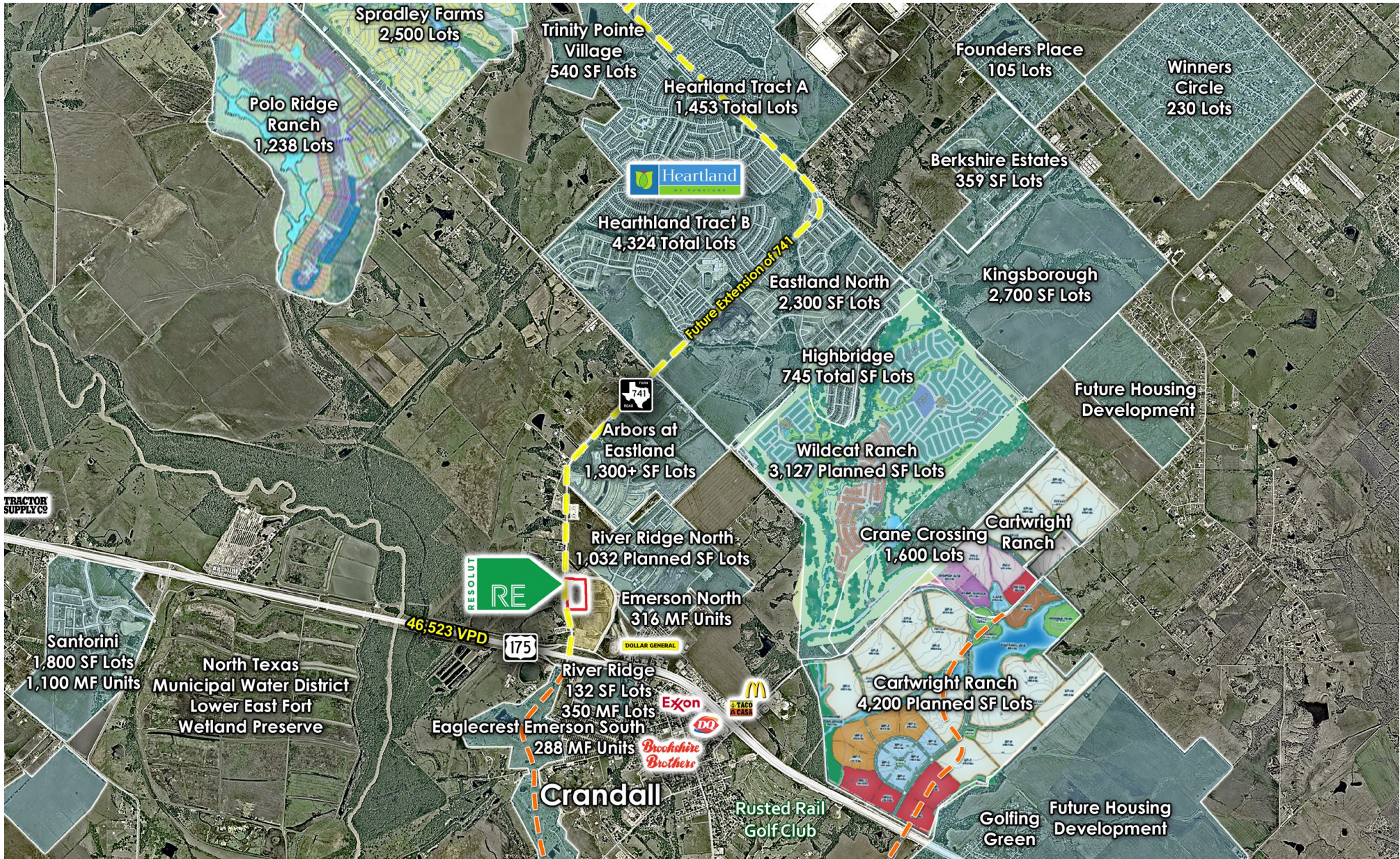




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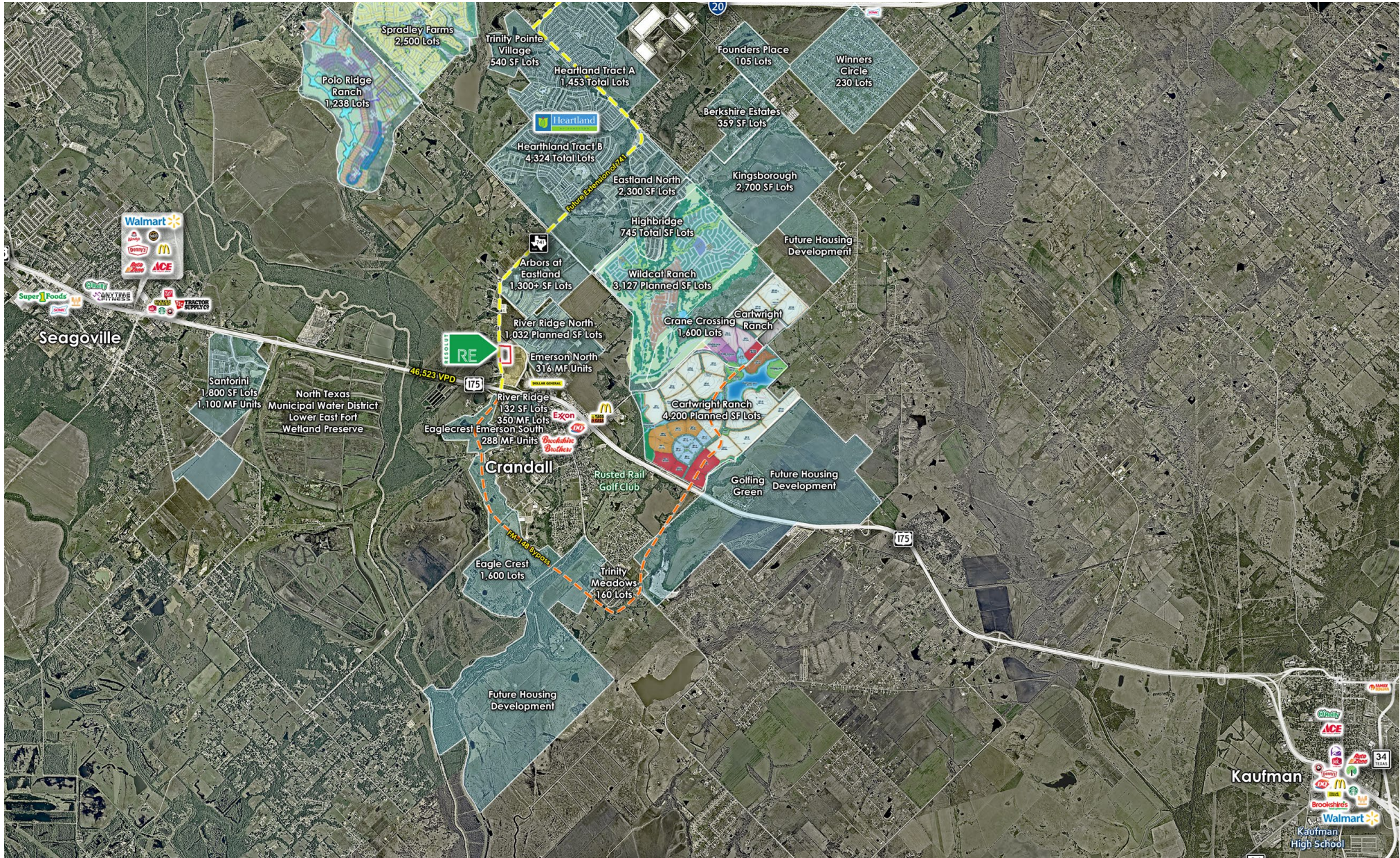




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## Information About Brokerage Services

*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.

<b>Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"</b>	<b>603091 OR 9003193</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Designated Broker of Firm	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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