BYPASS CROSSING

CRESSON, TEXAS

Understanding this Strategic Location
And the Market that Already Supports it.

10 FULLY DEVELOPED
COMMERCIAL PAD SITES
From one to three acres
ON US 377
CRESSON, TEXAS



Owners and Developer:
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Executive Summary

- **Located at the exit of interchange on the new US-377 bypass which is the major artery through which all traffic between Granbury and Fort Worth and cities to the south must use to access the DFW metroplex.**

- **These are only available developed retail sites complete with all utilities & access between Granbury and Benbrook on 377, or between Weatherford or Cleburne on SH 171.**

- **LGI Homes will commence home construction in July 2026 of Phase I of Brookside with 180 lots that adjoin Bypass Crossing. This is part of their 860-lot Brookside Community.**

- **There are more than 1,650 developed lots within 5 miles of Cresson with more than 650 homes finished and occupied or in construction.**

- **ESRI projects the population within 20 minutes of BYPASS CROSSING to increase by 11,000 in the next five years.**

- **7/Eleven closed this year and the building is up and will open in late summer. There are 10 remaining 1-3 acre, fully developed sites available.**

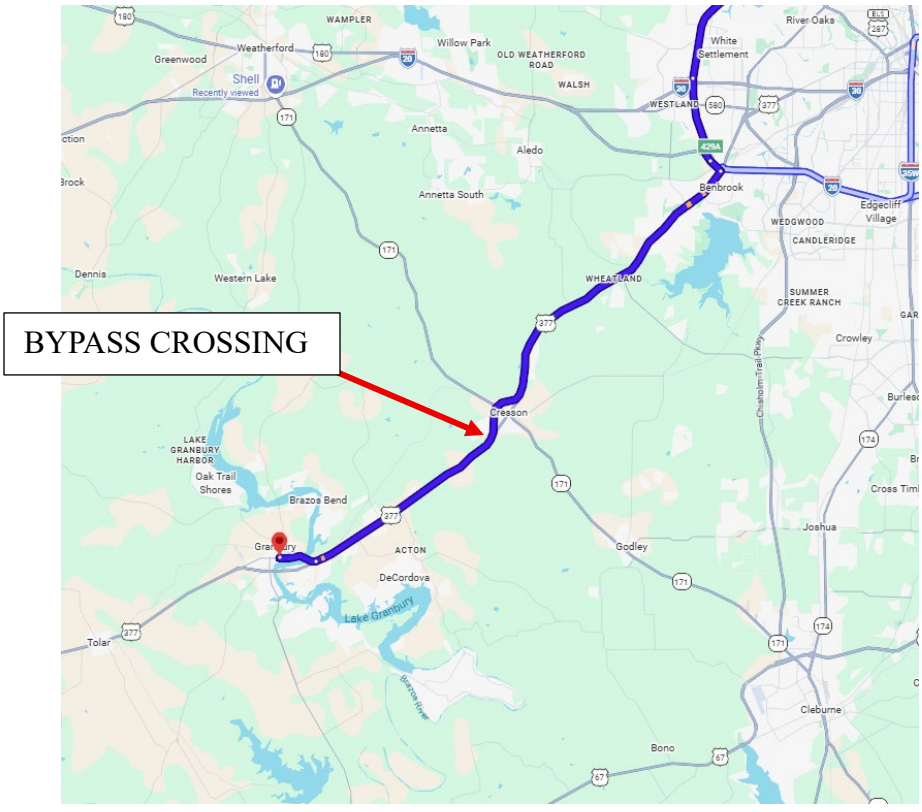
- **TxDOT construction congestion on the corridor in the heart of Granbury will drive traffic from the 15,000 people who live north and east of Granbury to shop in Cresson at BYPASS CROSSING.**

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026

In marketing this development our brokers have gotten much feedback about the HWY 377 corridor being too "green"., or not ready for the commercial uses proposed by the prospects. The analysis below should provide a better understanding of the scarcity of retail on the highway as well as traffic and growth patterns that all benefit **Bypass Crossing** today.

Understanding the Strategic Importance of Cresson as a Crossroads in Controlling Traffic in the Southwest Quadrant of the DFW Metroplex

- Bypass Crossing's unique **location is the only opportunity for users** to locate **between Benbrook and Granbury, a distance of 25 miles**, on the corridor with full interchange direct access, visibility, and all utilities.
- There are only 10 sites available, 7/Eleven has already purchased and will open in late summer.
- The property is at a strategic crossroads which controls the southwest entry to DFW metroplex from all traffic coming north from Granbury and cities to the south as well as those going south from Benbrook and other parts of DFW.



To assist in understanding the strategic nature of the location, the map of the SW quadrant of DFW shows the property near the crossroads of US 377 and SH 171. US 377 is the only road that crosses the Brazos River in this area and the West Branch of the Trinity River which flows from Lake Weatherford to Benbrook Reservoir. SH 171 runs northwest to southeast and parallels the two rivers. Due to the topography and the presence of these two watersheds, no other roads have developed to carry traffic from Fort Worth southwest in the direction of Granbury and points south.

Therefore, today the property sits in the middle of an area, within a 20-minute drive, that is populated with 65,000 people. Cresson is at the crossroads of these two highways, and all traffic must come through and travel past Bypass Crossing.

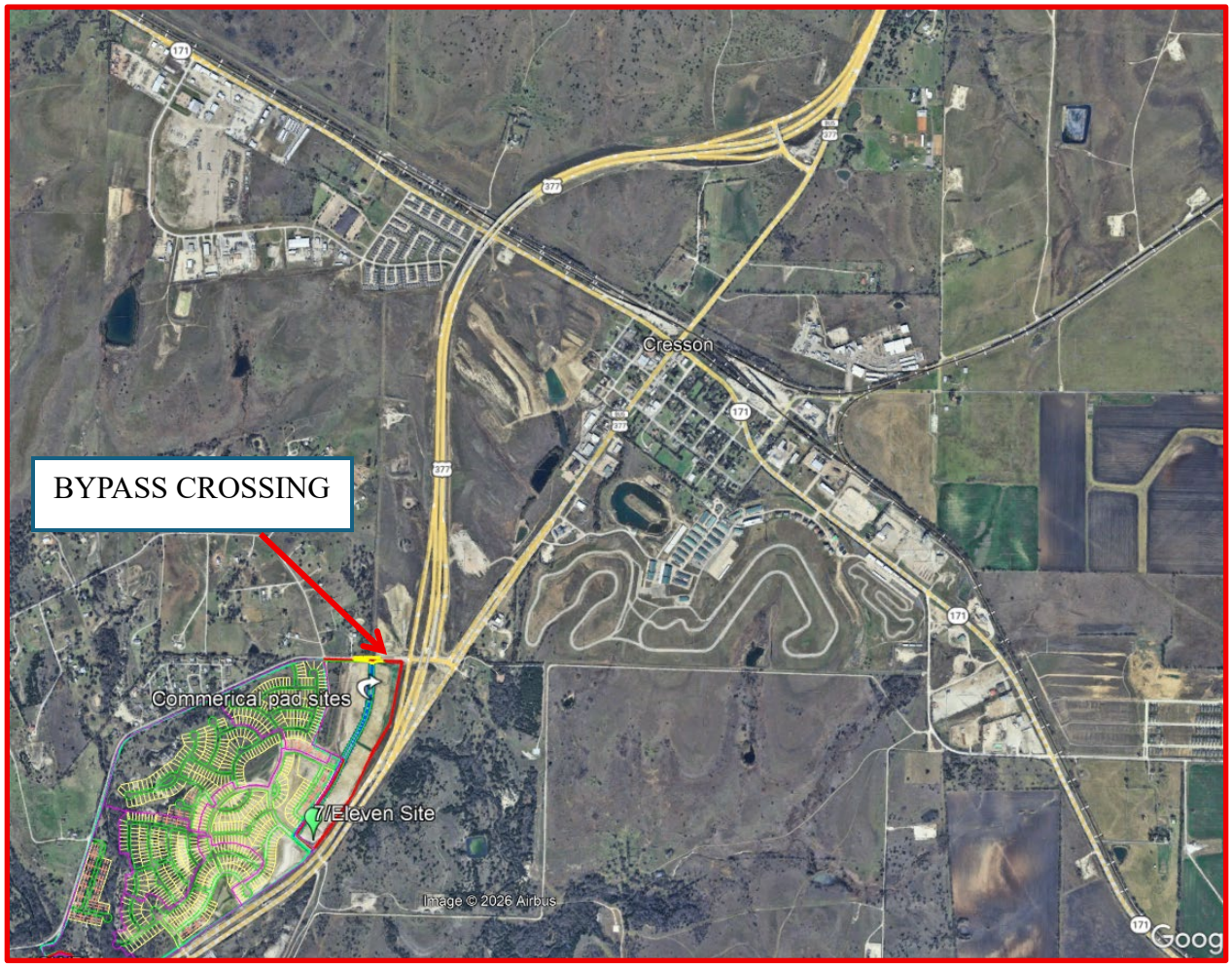
The Cresson location is actually more strategic than any other similar location in the Metroplex today. As can be seen on the map above, there are NO paved or unpaved county roads which can be taken except by a 15+ mile detour via Weatherford or Cleburne/Godley. **Bypass Crossing** is 18 miles from I-20 in Weatherford and 15 miles to the Chisholm Trail Parkway, the closest options to avoid Cresson and get to DFW from cities to the south.

No Competing Developed Sites Exist for Miles in All Directions

The location of **Bypass Crossing** at the southern exit of the new 377 bypass gives the only direct access to the three-mile bypass at the interchange with Old Granbury Road.

TXDOT has denied access to all the land fronting the entire Cresson Bypass.

As a result, there are no comparable retail sites available with full utilities on Hwy 377 without going 7 miles south to Granbury and 18 miles north to Benbrook. The same is true along SH 171 to Weatherford (18 miles) and Cleburne (15 miles).



The Site Benefits from TXDOT's Construction Congestion Through Granbury

In addition to the denial of access on the bypass where only **Bypass Crossing** has direct access to 377, TXDOT has begun a 3-year project widening 377 through Granbury, seven-miles to the south. This will add to the existing congestion and frequent gridlock, through their main shopping district until 2029-30. More than 15,000 people live north and east of this TXDOT construction in the planned communities of Decordova and Pecan Plantation as well as several subdivisions just 5-miles south of **Bypass Crossing** including the new, 400+ lot, DR Horton Saratoga community. Many will pass through Cresson going to DFW metroplex each morning and evening. This was a chief reason that 7/Eleven immediately saw the opportunity to capture those wishing to stop for gas or other items and not get caught in the Granbury TXDOT project traffic on their way to the metroplex.

Bypass Crossing Status of Development as of May 2026

The property is fully developed, pad ready with sewer water, electric, gas, fiber, & exit ramp access. There are only 10 pad sites and a grocery anchor site available. The 7/Eleven building is up and will open in late summer.

Hood County recently, has passed a road bond **to improve and widen Old Granbury Road. Engineering** is underway to widen with four lanes and a raised median from Granbury to **Bypass Crossing** and the on/off ramps to Fort Worth. This will further increase the strategic value of any tract within **Bypass Crossing** increasing traffic to the pad sites.

Drive-time Maps and Demographics for Bypass Crossing

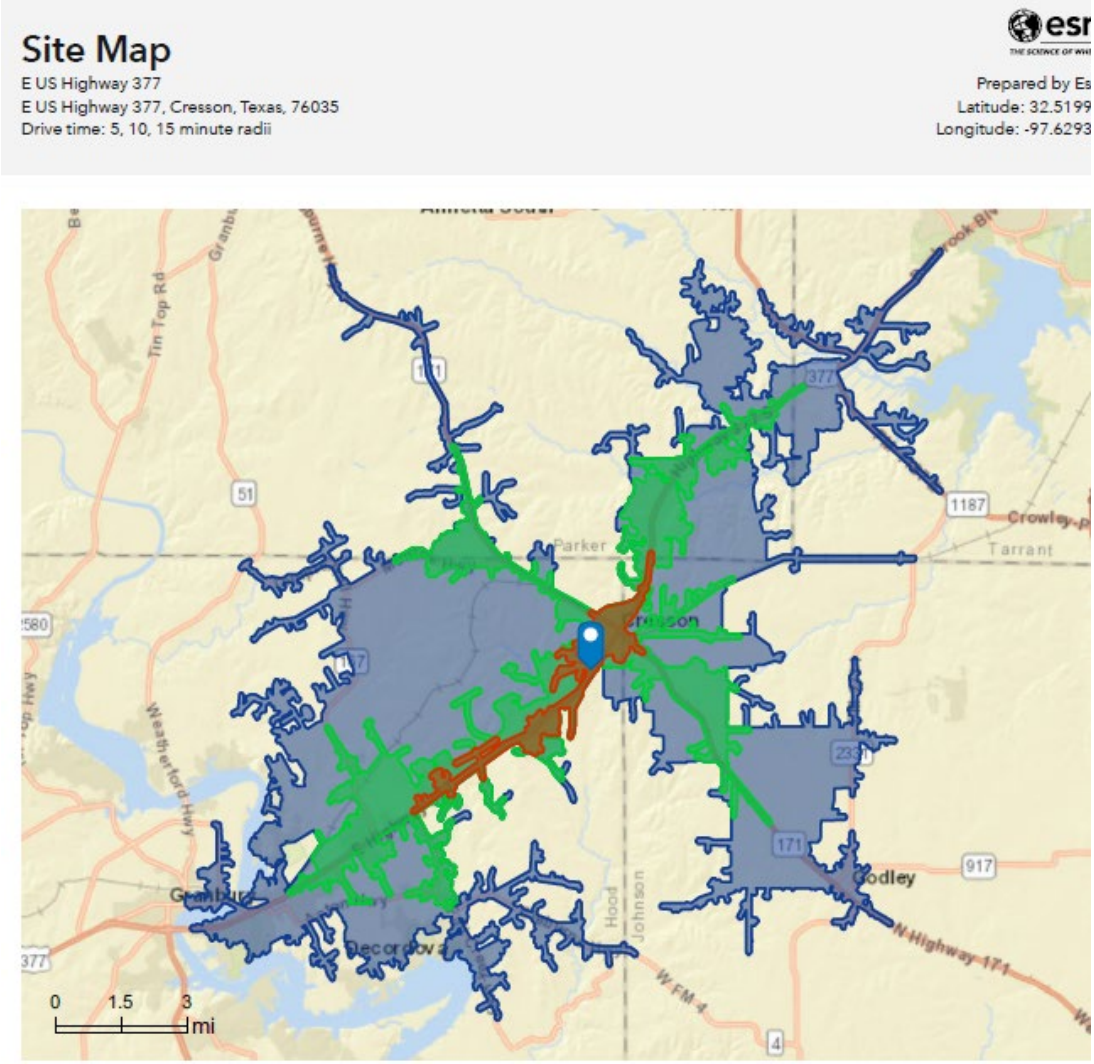
Knowing how the road network is totally constrained and forces all traffic on 377 to go through Cresson on the new bypass, a drivetime map demonstrates time traveled to get to **Bypass Crossing**.

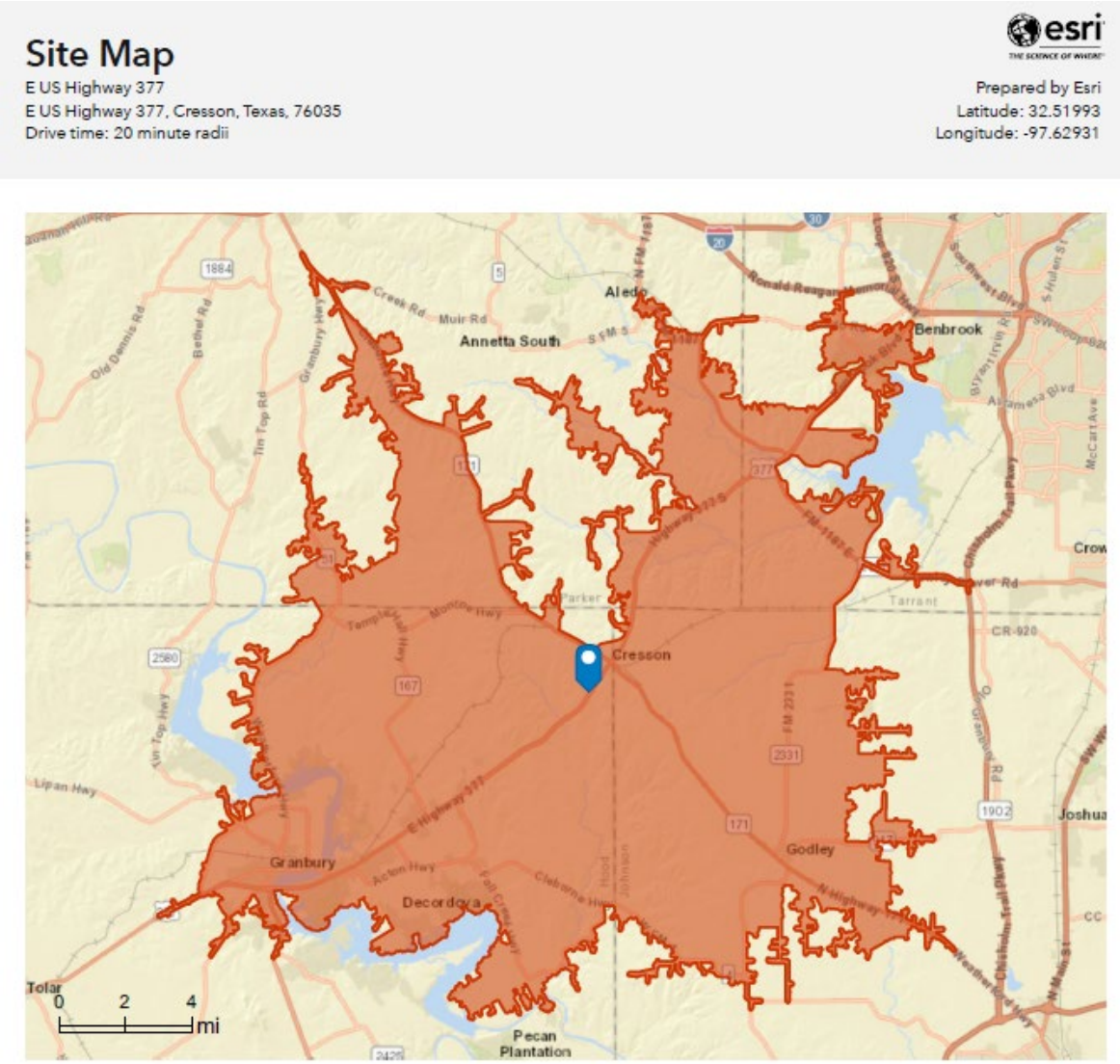
On the map below, the brown color shows that Granbury's northern strip can reach the property in five minutes, it takes ten minutes (green area) from near the Granbury downtown to **Bypass Crossing**. The blue color shows the area that is 15 minutes from the project. This covers all of Granbury, Godley up to Benbrook and the two new high-end private golf course communities (Tiger Wood's Blue Jack and discovery Land's Maverick) and the 1,100 custom home development, Bella Ranch.

Tiger's Blue Jack is only six-miles or 5-minutes north on 377 and will have 1,000 custom, high-end homes when finished. Work is underway and the clubhouse near completion. Shopping at Bypass Crossing will be the nearest retail for these residents.

Because there are no services: gas, retail, restaurants etc., within ten miles to the north, northwest or southeast, people living within 20 minutes of **Bypass Crossing**, will, by necessity and convenience, want to stop and shop at the various uses located in **Bypass Crossing**.

The 20-minute drive time map and demographics following the 5, 10, 15-minute Map below.





Summary of the 20-minute Drive Time Demographics

This map shows the area that is within a 20-minute drive from **Bypass Crossing**. What is not included are the 4,000 to 5,000 people who live in Pecan Plantation just south on the map and their fastest and chief route to DFW is via Fall Creek Hwy and north on 377 driving by **Bypass Crossing**. Due to the construction traffic in Granbury, they will want to avoid doing shopping by going into Granbury. Users at **Bypass Crossing** should be able to capture them during the 3-year construction and beyond.

The 20-minute drivetime demographics below show that total population was 65,755 last year and projected to grow by 11,000 people by 2030. The daytime

population is 61,000 people. The average family size is 3 people in 25,400 households, of which 77% are owner occupied. More than 23% of the population is 65 or over, as Granbury is known as a retirement community with eight golf courses and much affluence with 15.5% of households having incomes above $200,000.

The Cresson Area is Growing and Land Developers & Homebuilders are Busy

Below is a list of finished lots within Cresson/north Granbury and less than 5-minute drive to **Bypass Crossing**:

Developed finished lots within 5 miles as of May 2026;

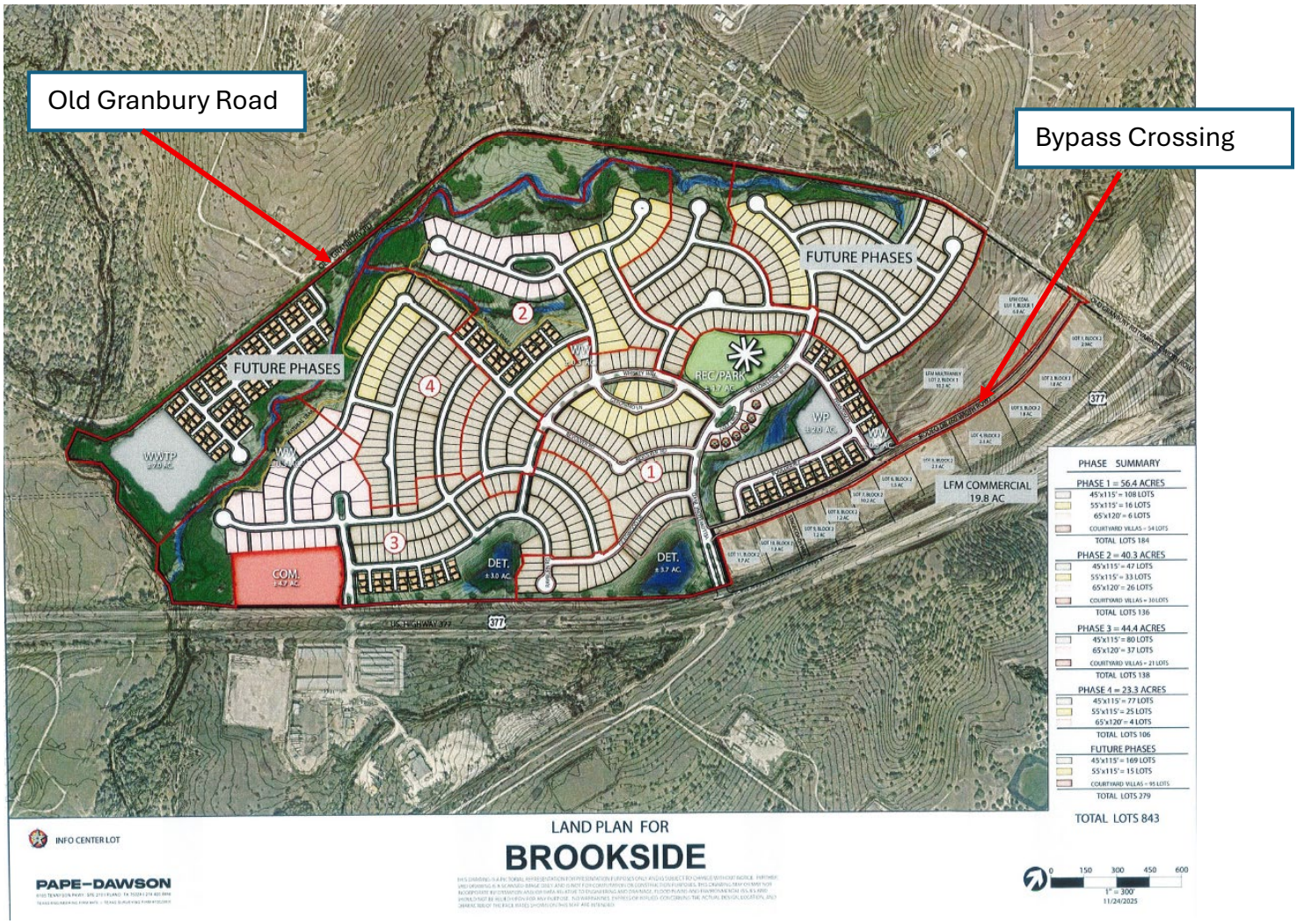
Community	Builder	Lots	Homes
Brookside PH I	LGI Homes	180	0
Cresson Estates	DR Horton	400	135
Puteet Hill	Custom	110	35
Cougar mountain	Custom	150	8
Terraza Hills	Custom	38	10
Saratoga	DR Horton	400	165
Gemstone	Completed	243	243
Hilltop	Completed	50	50
Total		1,670 lots	641 homes

Platted future lots:

Brookside	750
MUD 2/Crossroads	1250
Puteet Hill	150
Blue Jack/Kelly Ranch	1,000
Total	3,150 lots

LGI Homes will start construction this summer on 180 homes in Phase I. These homes adjoin **Bypass Crossing**. When 300 homes are occupied, TXDOT will require a traffic light at Yellowstone Blvd, the main entrance to **Bypass Crossing**. Below is the land plan for Phase I of LGI Homes' Brookside next to **Bypass Crossing.**

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026



This plan shows all 860 lots that LGI is developing. Phase I adjoins **Bypass Crossing** with the first 180 homes beginning this summer.

Typical uses could be:

- Burger/chicken/ethnic and other fast-food restaurants
- Sit down restaurants

Strip centers with:

- Pharmacy
- Dry cleaners
- Coffee and other drink bars

Liquor Store
Banks
Medi stops doc in box
Dentists
Car wash

The detailed Demographic from the 20-minute drive-time is attached below.

Community Profile

E US Highway 377
E US Highway 377, Cresson, Texas, 76035
Drive time: 20 minute radii

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Population Summary	20 minutes
2010 Total Population	42,850
2020 Total Population	56,233
2020 Group Quarters	793
2025 Total Population	65,755
2025 Group Quarters	765
2030 Total Population	76,257
2025-2030 Annual Rate	3.01%
2025 Total Daytime Population	60,912
Workers	26,168
Residents	34,744

Household Summary	
2010 Total Households	17,045
2010 Average Household Size	2.48
2020 Total Households	21,634
2020 Average Household Size	2.56
2025 Total Households	25,464
2025 Average Household Size	2.55
2030 Total Households	29,830
2030 Average Household Size	2.53
2025-2030 Annual Rate	3.22%
2025 Families	18,248
2025 Average Family Size	3.04
2030 Families	21,296
2030 Average Family Size	3.03
2025-2030 Growth Rate	3.1%

Median Household Income	
2025	$102,712
2030	$112,039

Community Profile | E US Highway 377 | Drive time: 20 minute radii

Per Capita Income	20 minutes
2025	$51,432
2030	$57,003

2025 Households by Income	
Household Income Base	25,464
<$10,000	3.4%
$10,000-14,999	1.3%
$15,000-19,999	1.5%
$20,000-24,999	2.5%
$25,000-29,999	2.4%
$30,000-34,999	2.4%
$35,000-39,999	3.4%
$40,000-44,999	3.4%
$45,000-49,999	4.3%
$50,000-59,999	5.2%
$60,000-74,999	7.5%
$75000-99999	10.9%
$100,000-124,999	13.3%
$125,000-149,999	10.9%
$150000-199999	12.1%
$200,000-249,999	6.0%
$250,000-299,999	3.1%
$300,000-399,999	1.9%
$400,000-499,999	1.2%
$500,000+	3.3%
Average Household Income	$131,159

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	84
Percent of Income for Mortgage	25.7%
Wealth Index	127

Median Home Value	
2025	$421,758
2030	$492,826

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026

Community Profile | E US Highway 377 | Drive time: 20 minute radii

2025 Home Value	20 minutes
Total Owner Occupied Housing Units	19,598
<$50,000	2.3%
$50,000 - $99,999	2.1%
$100,000 - $149,999	2.2%
$150,000 - $199,999	3.8%
$200,000 - $249,999	7.4%
$250,000 - $299,999	10.3%
$300,000 - $399,999	18.2%
$400,000 - $499,999	16.8%
$500,000 - $749,999	23.4%
$750,000 - $999,999	8.8%
$1,000,000 - $1,499,999	3.0%
$1,500,000 - $1,999,999	0.3%
$2,000,000 +	1.4%
Average Home Value	$492,111

Housing Unit Summary	
2010 Total Housing Units	19,642
Owner Occupied Housing Units	75.8%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	13.2%
2020 Housing Units	23,878
Owner Occupied Housing Units	75.8%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	9.4%
2025 Housing Units	27,967
Owner Occupied Housing Units	77.0%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	8.9%
2030 Total Housing Units	32,123
Owner Occupied Housing Units	78.5%
Renter Occupied Housing Units	21.5%
Vacant Housing Units	7.1%

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026

Community Profile | E US Highway 377 | Drive time: 20 minute radii

2025 Population by Sex	20 minutes
Males	32,471
Females	33,284

Median Age	
2010	43.9
2020	43.4
2025	43.1
2030	43.8

2025 Population by Age	
Total	65,756
0 - 4	5.5%
5 - 9	6.2%
10 - 14	6.4%
15 - 24	10.9%
25 - 34	10.4%
35 - 44	13.2%
45 - 54	11.4%
55 - 64	12.6%
65 - 74	12.9%
75 - 84	7.8%
85 +	2.5%
18 +	78.1%

2025 Population 15+ by Marital Status	
Total	53,863
Never Married	20.6%
Married	65.2%
Widowed	5.6%
Divorced	8.6%

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026

Community Profile | E US Highway 377 | Drive time: 20 minute radii

2025 Pop 25+ by Educational Attainment	20 minutes
Total	46,666
Less than 9th Grade	1.8%
9th - 12th Grade, No Diploma	4.2%
High School Graduate	22.6%
GED/Alternative Credential	4.5%
Some College, No Degree	19.7%
Associate Degree	7.7%
Bachelor's Degree	26.9%
Graduate/Professional Degree	12.7%

2020 Population by Race/Ethnicity	
Total	56,233
White Alone	82.5%
Black Alone	1.7%
American Indian Alone	0.8%
Asian Alone	1.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.1%
Two or More Races	4.1%
Hispanic Origin	13.3%
Diversity Index	46.8

2025 Population by Race/Ethnicity	
Total	65,754
White Alone	80.1%
Black Alone	2.1%
American Indian Alone	0.8%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.7%
Two or More Races	10.8%
Hispanic Origin	15.3%
Diversity Index	51.5

Community Profile | E US Highway 377 | Drive time: 20 minute radii

2025 Employed Pop 16+ by Occupation	20 minutes
Total	32,297
White Collar	63.4%
Management/Business/Financial	18.6%
Professional	25.1%
Sales	9.8%
Administrative Support	9.9%
Services	13.1%

2025 Employed Pop 16+ by Occupation	
Total	32,297
Blue Collar	23.5%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.7%
Installation/Maintenance/Repair	3.1%
Production	2.8%
Transportation/Material Moving	12.7%
White Collar	63.4%
Management/Business/Financial	18.6%
Professional	25.1%
Sales	9.8%
Administrative Support	9.9%
Services	13.1%

2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	32,297
Population 16+ Employed	97.0%
Population 16+ Unemployment rate	3.0%
Population 16-24 Employed	10.9%
Population 16-24 Unemployment rate	8.4%
Population 25-54 Employed	58.7%
Population 25-54 Unemployment rate	2.3%
Population 55-64 Employed	17%
Population 55-64 Unemployment rate	1.9%
Population 65+ Employed	11%
Population 65+ Unemployment rate	2.3%

Bypass Crossing
Strategic Facts About the Property and its Location--May 2026

Community Profile | E US Highway 377 | Drive time: 20 minute radii

2025 Employed Population 16+ by Industry	20 minutes
Total	31,336
Agriculture/Mining	2.7%
Construction	7.6%
Manufacturing	8.4%
Wholesale Trade	2.3%
Retail Trade	12.1%
Transportation/Utilities	6.9%
Information	1%
Finance/Insurance/Real Estate	7.7%
Services	45.9%
Public Administration	5.1%

2025 Consumer Spending	
Apparel & Services: Total $	$68,988,037
Average Spent	$2,709.24
Spending Potential Index	111
Education: Total $	$48,937,371
Average Spent	$1,921.83
Spending Potential Index	108
Entertainment/Recreation: Total $	$118,777,257
Average Spent	$4,664.52
Spending Potential Index	114
Food at Home: Total $	$210,801,094
Average Spent	$8,278.40
Spending Potential Index	111
Food Away from Home: Total $	$116,408,639
Average Spent	$4,571.50
Spending Potential Index	111
Health Care: Total $	$231,658,134
Average Spent	$9,097.48
Spending Potential Index	118
HH Furnishings & Equipment: Total $	$85,223,439
Average Spent	$3,346.82
Spending Potential Index	115
Personal Care Products & Services: Total $	$30,323,324
Average Spent	$1,190.83
Spending Potential Index	114