



THE WOODMONT COMPANY



WATERLOO TRAILS

3400 W Crawford St | Denison, TX 75020

BRITTON LANKFORD | blankford@woodmont.com | 214.546.2622

GRANT GARY | ggary@woodmont.com | 817.732.4000

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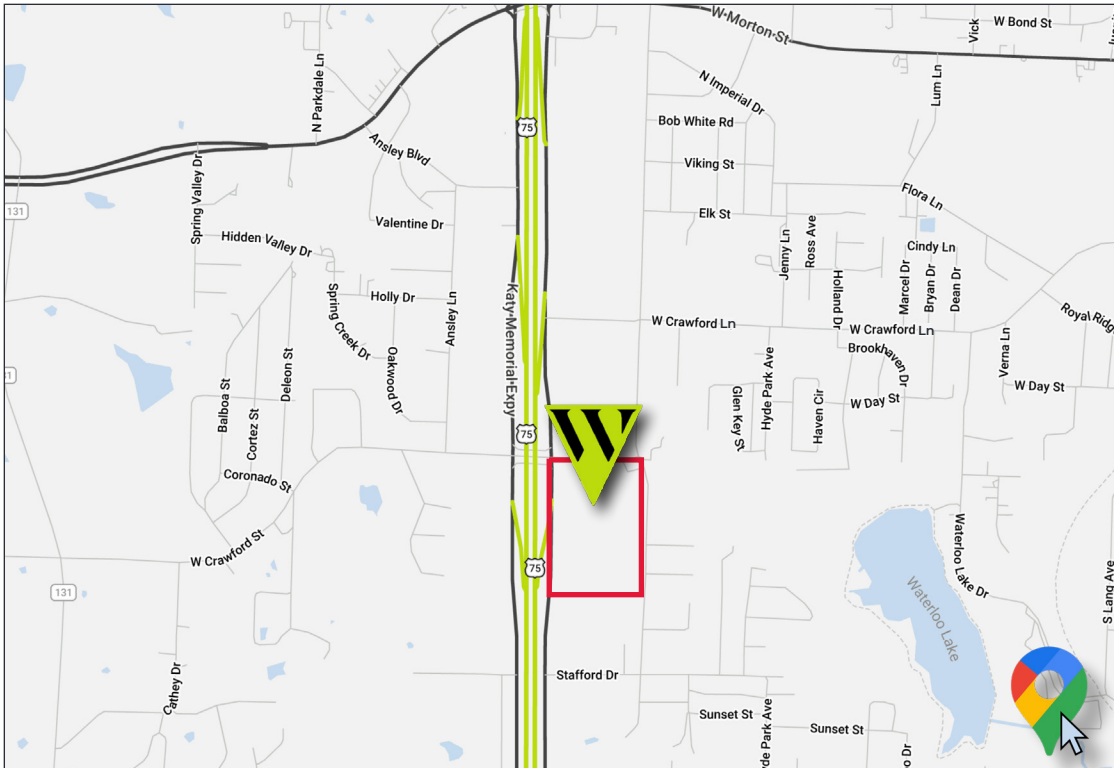
WOODMONT.COM

PROPERTY INFORMATION



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3400 W CRAWFORD ST | DENISON, TX 75020



LOCATION

3400 W Crawford St | Denison, TX 75020

HIGHLIGHTS

- Strategically positioned on U.S. Route 75 at Crawford Street, serving as Denison's primary north gateway with strong regional traffic from Lake Texoma visitors, expanding residential growth, and daily commuter flow between Denison and Sherman.
- Surrounded by accelerating commercial development activity including newly approved hospitality, retail, and mixed-use projects, creating a prime opportunity for grocery anchors, drive-thru users, restaurants, medical, and service-oriented retailers seeking early positioning in a rapidly emerging highway corridor.
- Large-format frontage, strong visibility, and convenient full-access interchange connectivity support a wide range of commercial uses including grocery-anchored retail, freestanding pad development, QSR/drive-thru concepts, hotels, and complementary neighborhood services in one of Denison's most active growth corridors.
- 227 Multi-Family Units under construction

AREA RETAILERS & RESTAURANTS



DEMOGRAPHICS

Distance	3 Miles	5 Miles	10 Miles
Population	24,269	36,285	91,648
Avg. HH Income	\$96,409	\$96,965	\$95,292

CONCEPTUAL SITE PLAN



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MARKET ANALYSIS | WALMART SUPERCENTER



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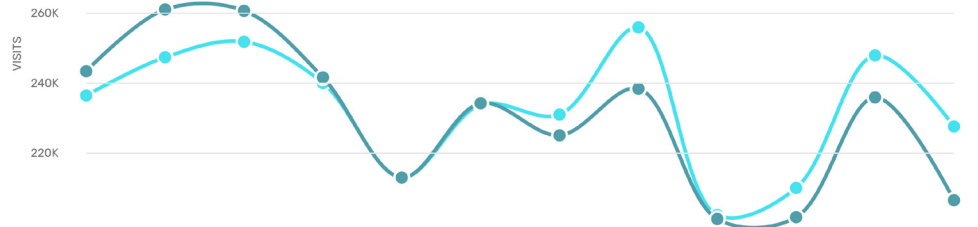
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Visits by Radius: Walmart Supercenter

	1 MILE	3 MILES	5 MILES	10 MILES	20 MILES	CUSTOM
Total Visits	13.09K	72.69K	102.16K	159.07K	193.96K	—
AVG Dwell Time	32	39	38	37	36	—

Visits by Drive Time: Walmart Supercenter

	5 MIN	10 MIN	15 MIN	30 MIN	CUSTOM
Total Visits	23.31K	85.89K	118.34K	187.60K	—
AVG Dwell Time	51	39	38	36	—



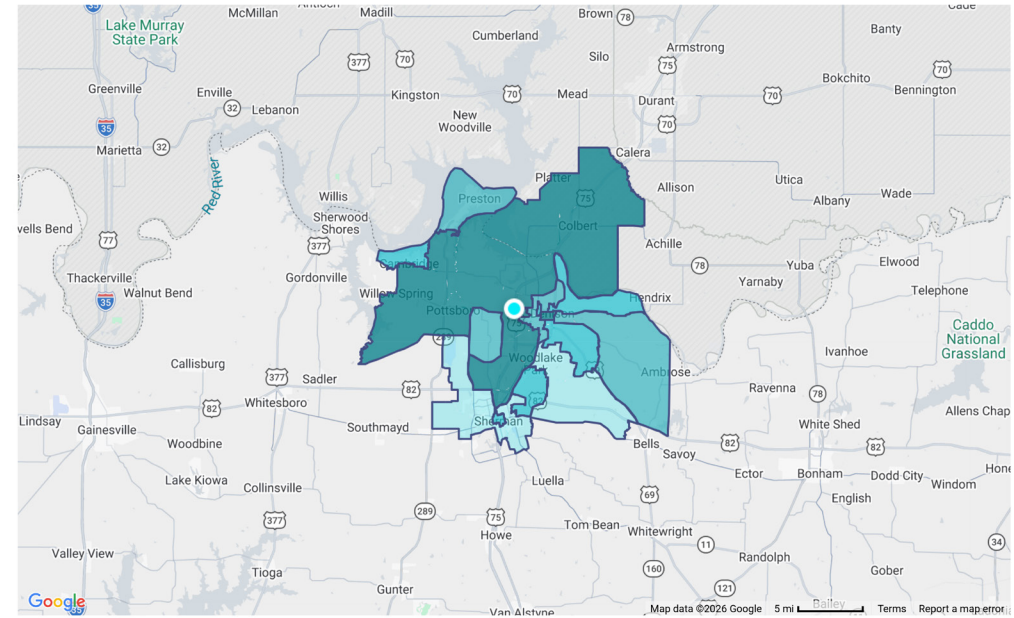
YOY	MAY 2025- MAY 2024	JUN 2025- JUN 2024	JUL 2025- JUL 2024	AUG 2025- AUG 2024	SEP 2025- SEP 2024	OCT 2025- OCT 2024	NOV 2025- NOV 2024	DEC 2025- DEC 2024	JAN 2026- JAN 2025	FEB 2026- FEB 2025	MAR 2026- MAR 2025	APR 2026- APR 2025
	236.47K	247.42K	251.86K	240.06K	213.05K	233.84K	231.03K	255.95K	202.30K	210.04K	247.95K	227.62K
	243.42K	261.09K	260.71K	241.66K	213.01K	234.25K	225.09K	238.44K	201.17K	201.69K	235.95K	206.54K

Walmart Supercenter
May 2025 - Apr 2026
233.13K AVG
Monthly Visits

Walmart Supercenter
May 2024 - Apr 2025
230.25K AVG
Monthly Visits

Trade Area

Walmart Supercenter



TRADE AREA KEY



Tenants: Walmart Supercenter

STORE SIZE ↓

DEFAULT RANK



Walmart Sup...

182.36K

253 of 497
Total Visits in State

VISITS	2025 % Δ	FREQ
227.62k	10.21%	3.78

*According to data obtained from Advan

PRECEDENT PHOTOS



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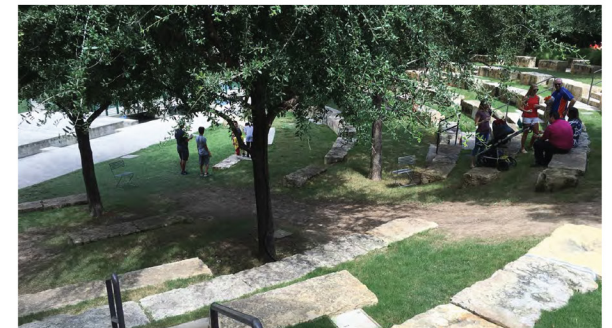


PRECEDENT PHOTOS



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INFORMATION ABOUT BROKERAGE SERVICES



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

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.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	scoslik@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov