

WALMART ANCHORED PAD SITE AVAILABLE

Crowley, TX



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,178	69,085	177,381
Daytime Population	10,169	59,435	146,628
Avg. HH Income	\$99,493	\$106,276	\$106,532

LOCATION:

1321 FM 1187
Crowley, TX 76036

PROPERTY HIGHLIGHTS:

- Lot Size:** +/- 0.5 – 0.8 AC
- Surrounded by major retail including:
Walmart (2.4M annual visits), Atwoods, future Dutch Bros, future Heartland Dental, and future Braums.
- Nearby major retail centers (per placer.ai):
 - Gateway Station (5.8M annual visits)
 - McAlister Square (2.0M annual visits)
 - Burleson Town Center (1.9M annual visits)
- Heartland Dental approved as Co-tenant
- Contact broker for pricing

TRAFFIC COUNTS:

Crowley Plover Rd: 29,061 VPD (2023)
E Main St: 10,384 VPD (2023)

CONTACT

CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TUCKER SZYBALA | 314.566.3936 | TUCKER@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

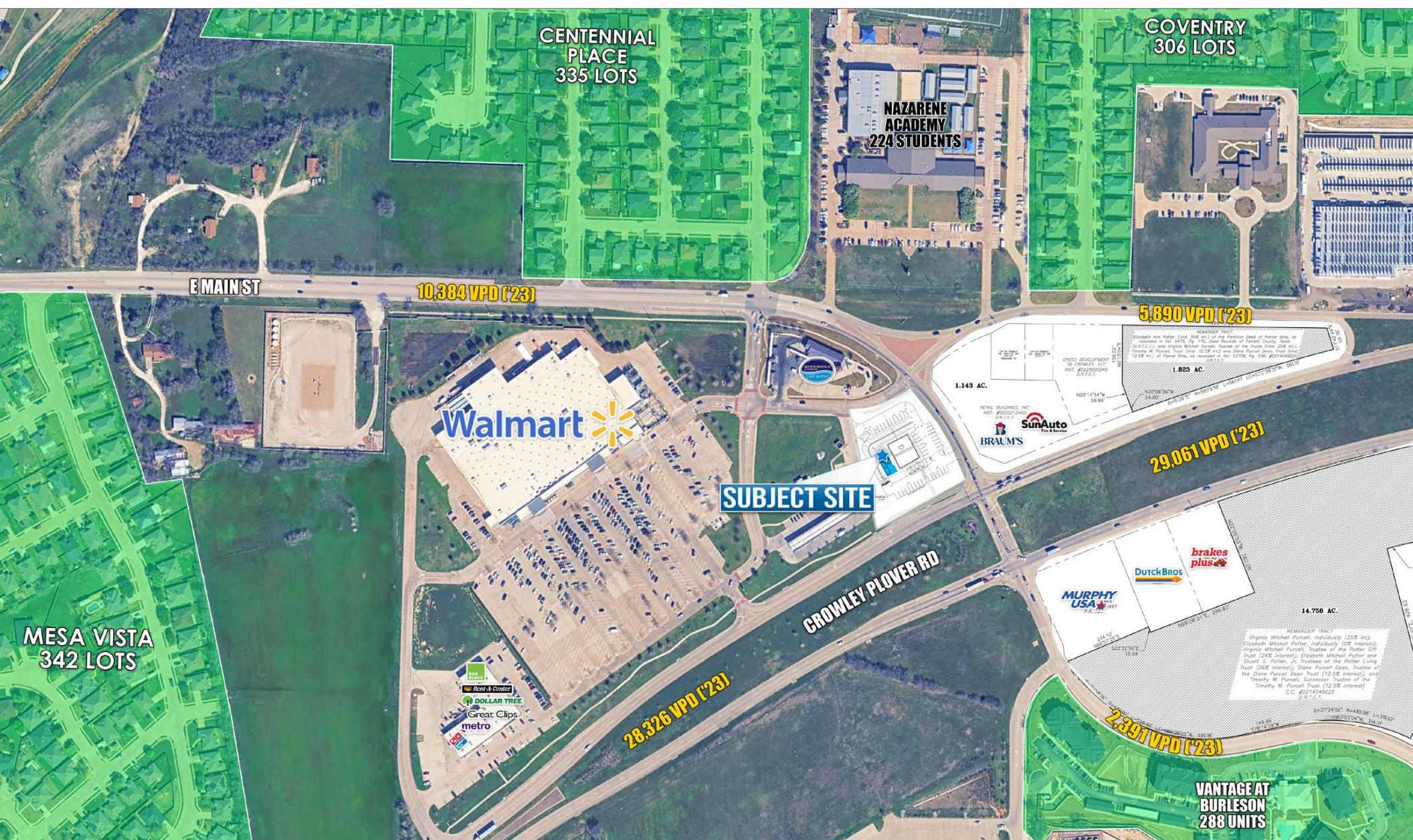
The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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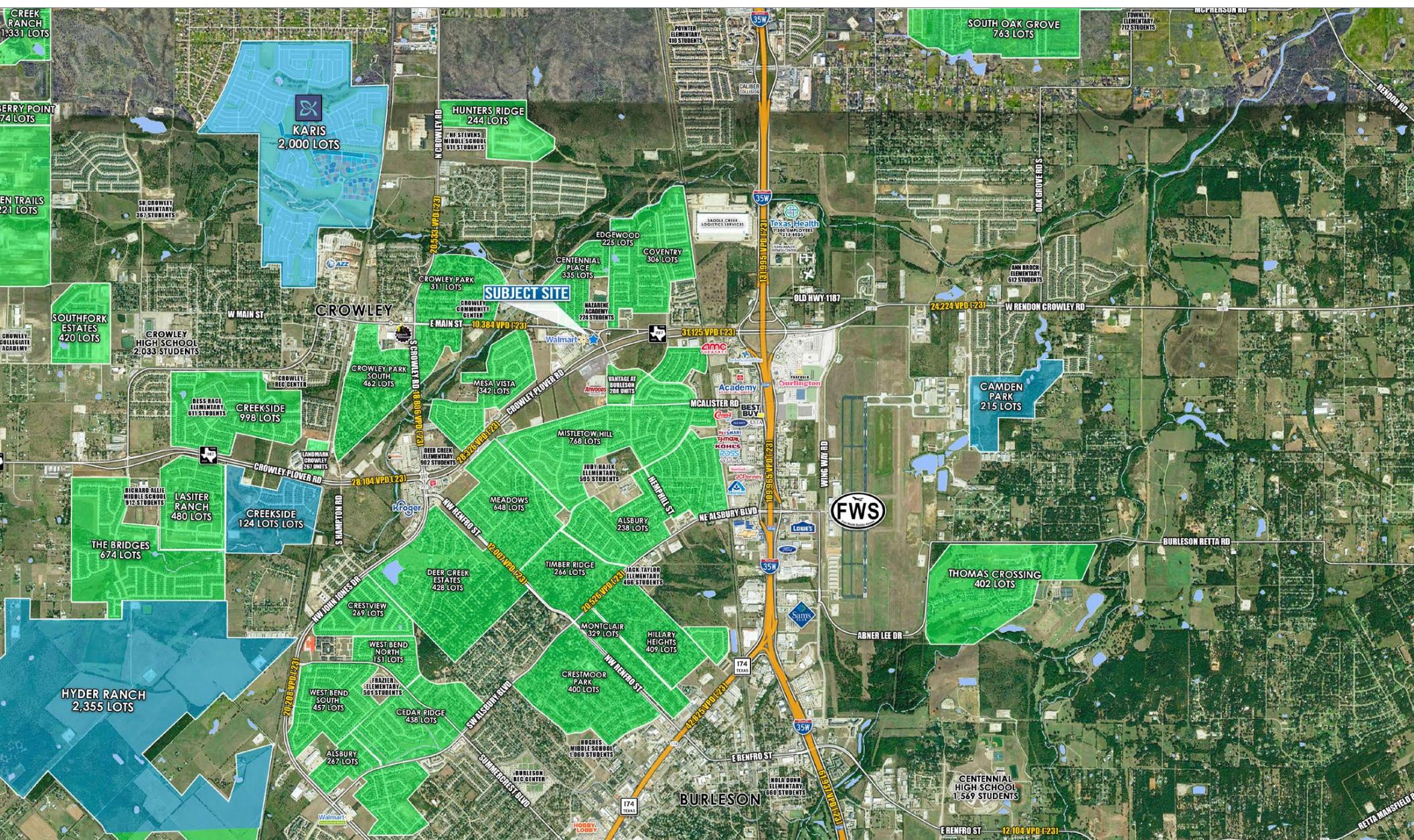
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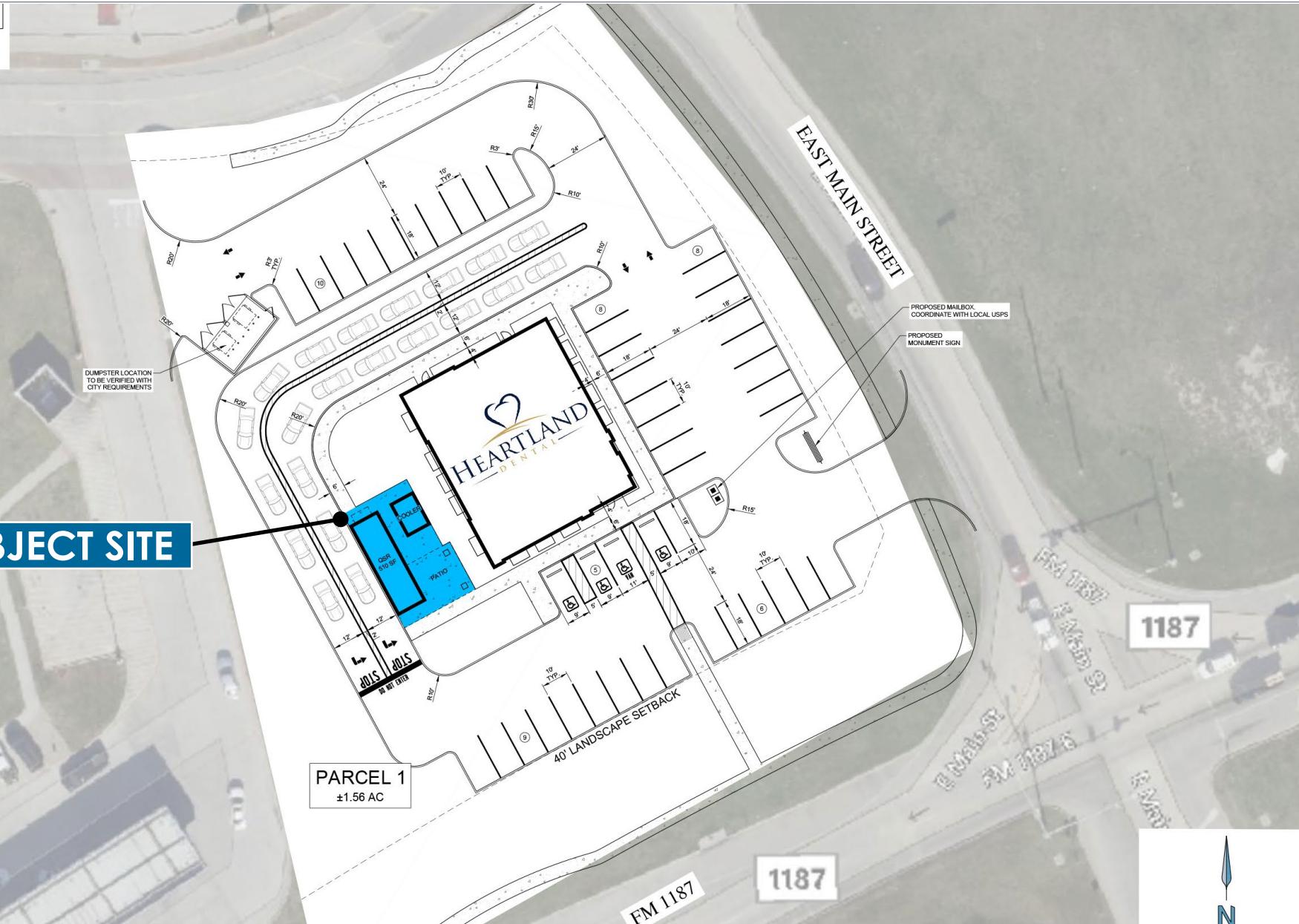
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MONUMENT SIGN
MAILBOX

PROPERTY HAS NOT BEEN COMPLETED AT THIS TIME. PROPERTY LINES SHOWN PER AERIAL STUDY.

STUDY HAS NOT BEEN COMPLETED AT THIS TIME.

STUDY HAS NOT BEEN PROVIDED AT THIS TIME.



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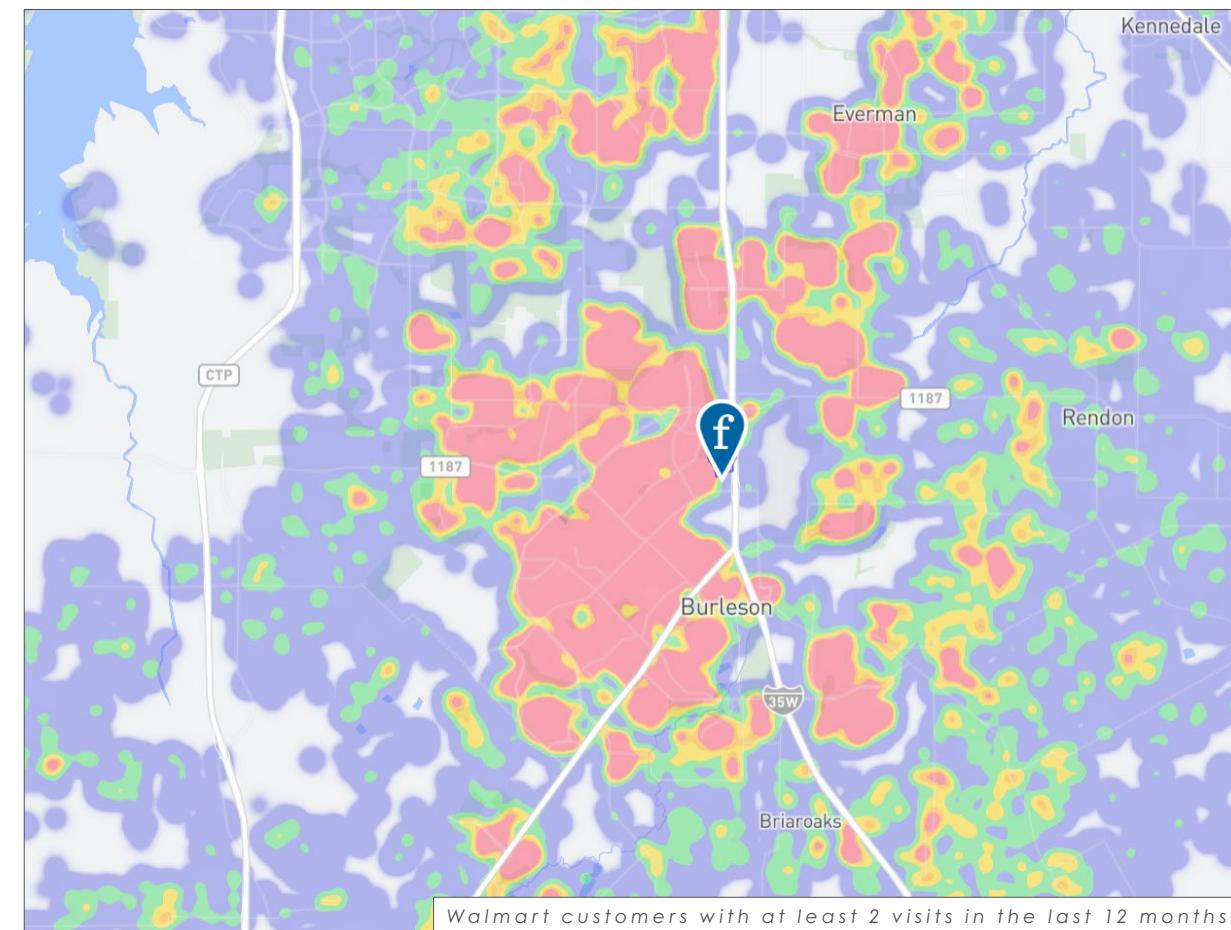
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IMMEDIATE AREA FOOT TRAFFIC (12 mos: April 2024 to April 2025)

	est. # of Customers	est. # of visits
Gateway Station:	745,900	5,800,000
Walmart:	295,000	2,400,000
McAlister Square:	492,700	2,000,000
Burleson Town Center:	374,400	1,900,000

IMMEDIATE AREA FOOT TRAFFIC:

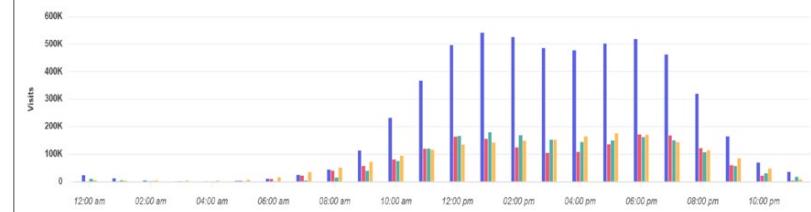
Gateway Station

Walmart

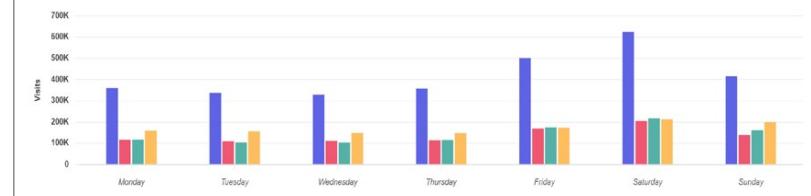
McAlister Square

Burleson Town Center

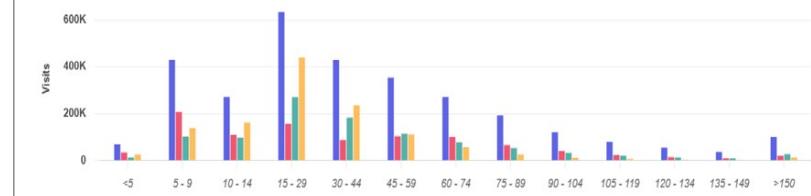
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

2044-2080 E Main St

Ring of 3 miles

KEY FACTS



69,085

Population



59,435

Daytime Population



3.75%

'23-'28 Compound Annual Growth Rate



23,794

Households



\$295,319

Median Home Value



34.7

Median Age

INCOME



\$85,818

Median Household Income



\$106,276

Average Household Income



\$36,473

Per Capita Income



\$259,922

Median Net Worth



2,019

Total Businesses



21,267

Total Employees



36.48%

Blue Collar Occupation



63.54%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$93,472

Total Annual Expenditures



\$3,713

2023 Meals at Restaurants



\$6,725

2023 Meals at Home



\$30,864

Retail Goods



\$3,839

Entertainment



\$920

Personal Care



\$7,231

Health Care

Tapestry segments



Up and Coming Families

11,097 households



Middleburg

6,748 households



Rustbelt Traditions

2,393 households

46.6%
of Households

28.4%
of Households

10.1%
of Households

EDUCATION



27%

High School Diploma



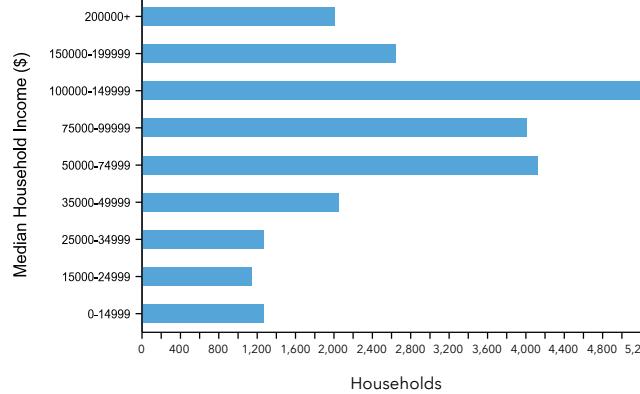
22%

Some College



28.31%

Bachelor's Degree or Graduate Degree



2024 Race and ethnicity (Esri)

The largest group: White Alone (55.27)

The smallest group: Pacific Islander Alone (0.13)

Indicator ▲	Value	Diff
White Alone	55.27	+6.20
Black Alone	19.06	+3.56
American Indian/Alaska Native Alone	0.81	-0.18
Asian Alone	2.43	-5.65
Pacific Islander Alone	0.13	0
Other Race	9.19	-2.92
Two or More Races	13.10	-1.02
Hispanic Origin (Any Race)	25.20	-4.06

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

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.

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