

Brand New Retail/Office Building  
CROWLEY PAVILION (BUILDING -2)  
For Sale/Lease in Crowley



1005 FM 1187, Crowley, TX 76036

## Project Overview

- + Retail/Office Building
- + Max Contiguous – 5,640 SF
- + Minimum Divisible – 940 SF
- + 3 standard units each 1,880 SF
  - ✓ Can be divided into 6 functional units
- + Units 100 and 300 -1,880 SF each
  - ✓ Divisible into two suites each 940 SF
  - ✓ Frontage to FM 1187
  - ✓ Front and side entry
  - ✓ For Sale - \$350 per SF, Shell
  - ✓ For Lease - \$28 per SF plus NNN, Shell
- + Unit 200 – 1,880 SF
  - ✓ Front and rear entry
  - ✓ For Sale - \$350 per SF, Shell
  - ✓ For Lease - \$28 per SF plus NNN, Shell
- + Generous TIA available
- + Owner willing to provide white box finish
- + Abundant parking
  - ✓ 27 parking spaces; 4.7 per 1000 SF
- + Gorgeous façade with stone looking brick



## Ideal for

- Retail
- Dentist / Physician / Polyclinic
- Chiropractor / Physiotherapist / Veterinarian
- Professional Offices (CPA, insurance agent)
- Law Offices / Title Companies
- Learning Centers
- Dance / Music Studios
- Fitness Centers
- Neighborhood Services

## Investment Highlights



Fantastic, bite-sized investment



Great fit for 1031 Exchange



Totally standalone and independent with all amenities – A Commercial Rarity for a small building.

- ✓ Plated
- ✓ Separate Water Meter
- ✓ Separate Electric Meter
- ✓ Separate Landscape
- ✓ Separate Parking Lot
- ✓ Separate Dumpster

## Location Highlights

- ✚ Frontage on FM 1187, a busy and fast-growing corridor
  - ✓ Several thousand vehicles per day on FM 1187
- ✚ Dedicated right-turn lane from FM 1187
- ✚ Median cut provides access to both East bound and West bound traffic
- ✚ High visibility to daily commuters and residents in the area.
- ✚ Super Walmart within walking distance
- ✚ Minutes from I-35W
- ✚ Rapidly growing residential area with thousands of homes and active new developments nearby
- ✚ Several national retailers in the vicinity
- ✚ Tons of dining and shopping options

**Srinivas Chaluvadi, MS, MBA, PMP**

Perfect Realty Partners LLC (TREC # 9003888)

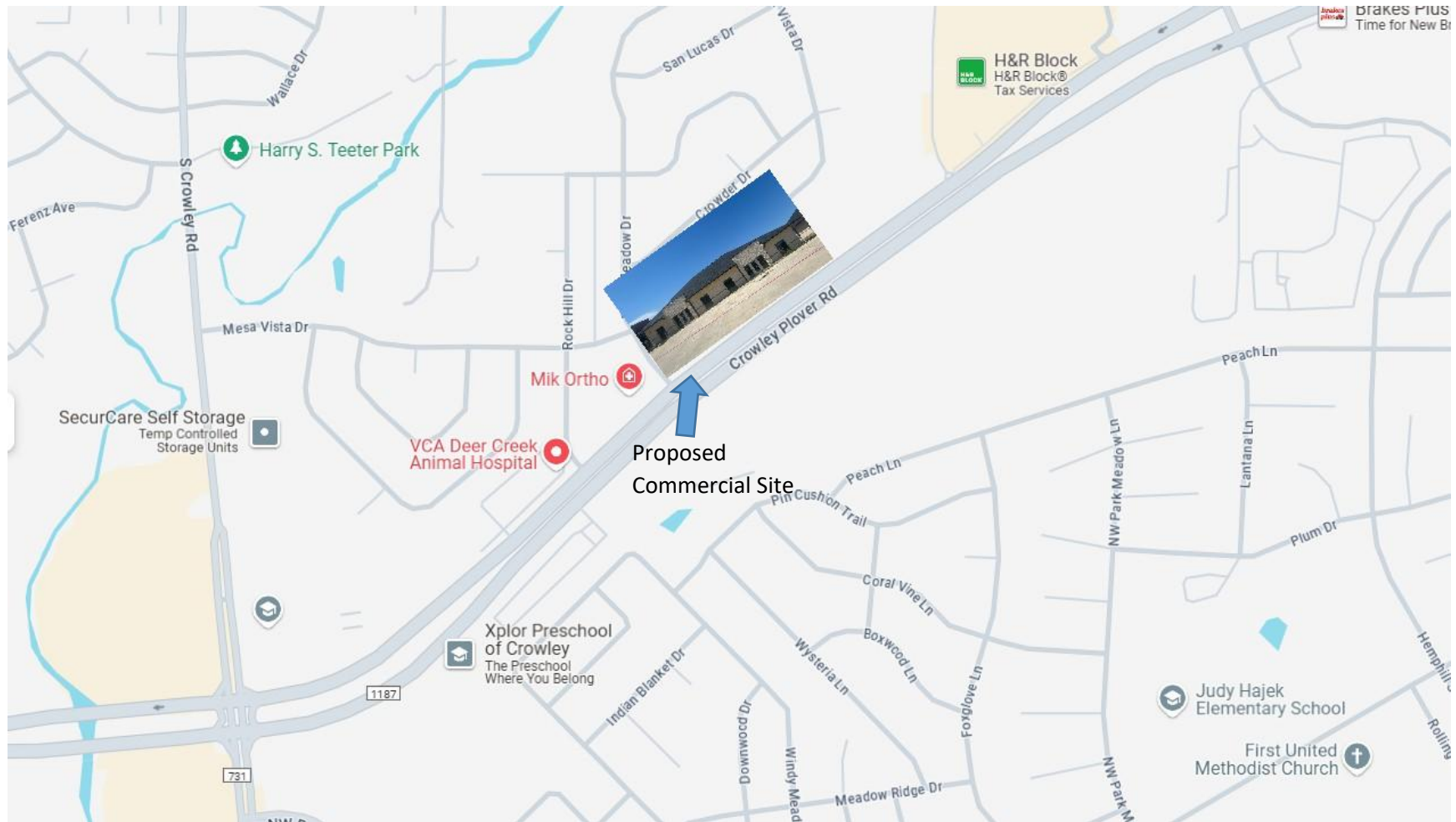
4433 Punjab Way # 301; Frisco, TX 75033

T: (469) 252 1261; C: (469) 536 8695

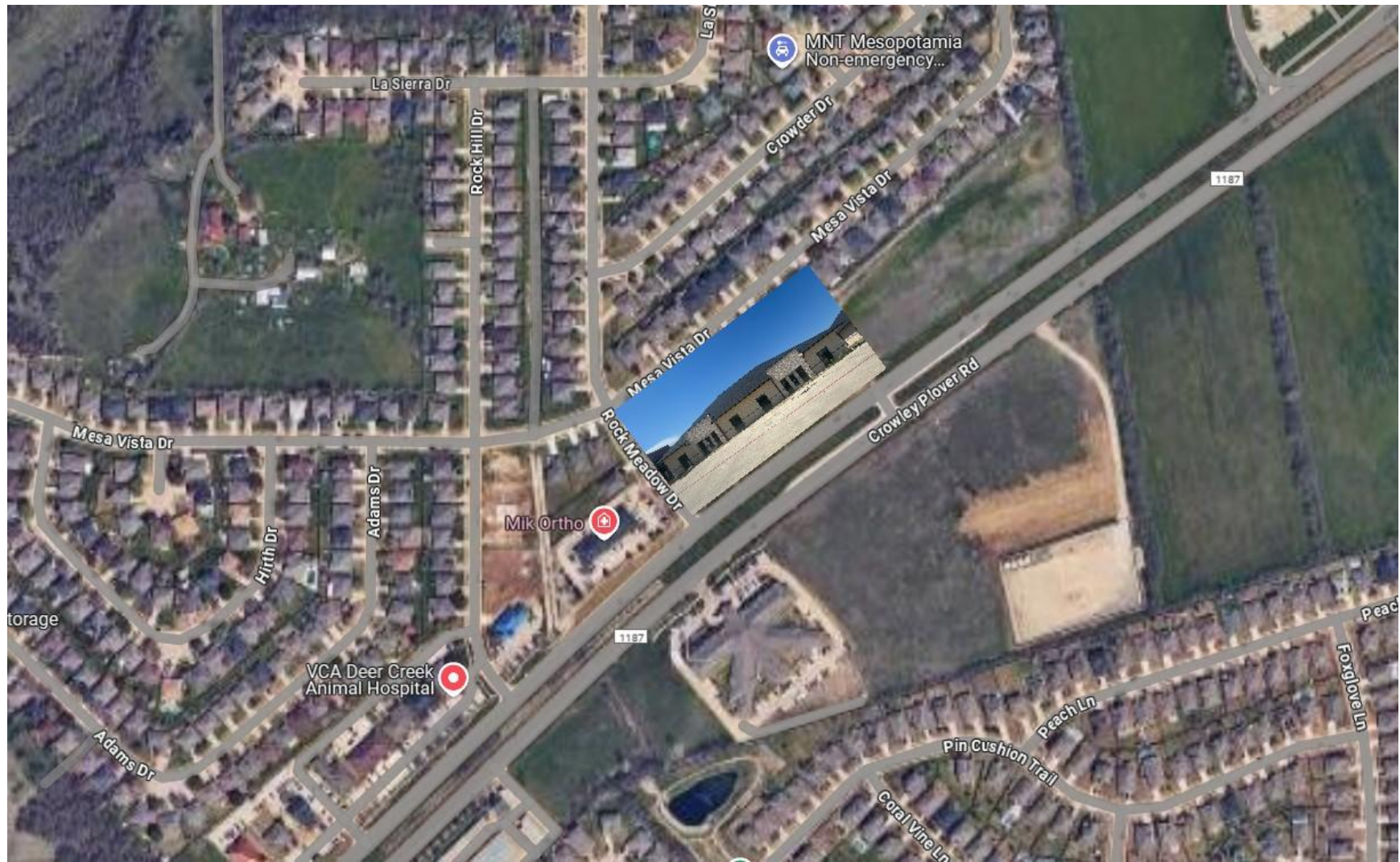
E: [sri@PerfectRealtyPartners.com](mailto:sri@PerfectRealtyPartners.com)

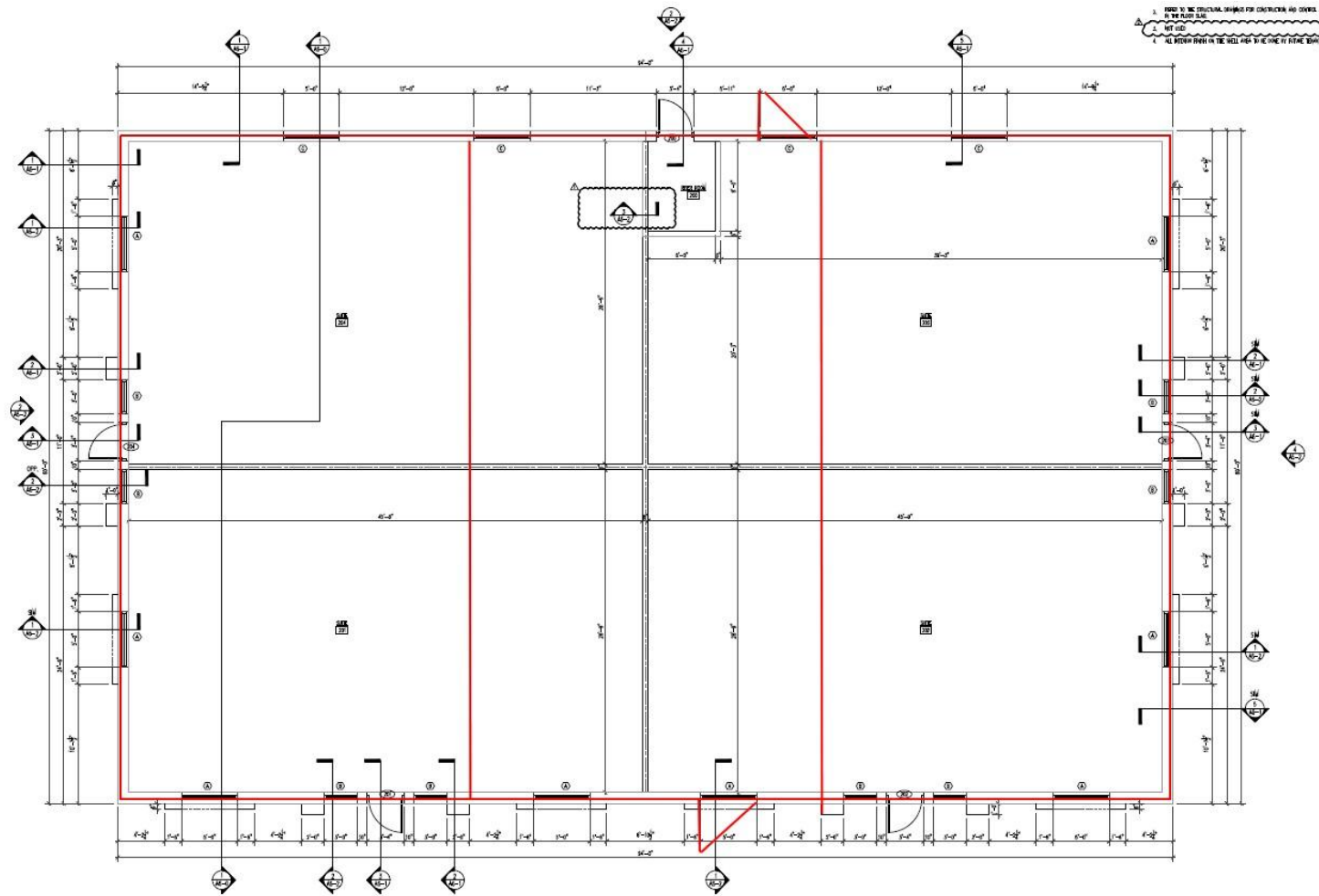


Excellent Location !









FLOOR PLAN / SUITE LAYOUT

