

Brand New Retail/Office Building
CROWLEY PAVILION - Building 3
For Sale/Lease in Crowley



1009 E FM 1187, Crowley, TX 76036

Project Overview

- ✚ Retail/Office Building
 - ✓ Max Contiguous – 4900 SF
 - ✓ Minimum Divisible – 1225 SF
- ✚ Four conveniently sized units
- ✚ Units 100 and 200 -1,225 SF each
 - ✓ Frontage to FM 1187
 - ✓ For Sale - \$350 per SF, Shell
 - ✓ For Lease - \$28 per SF plus NNN, Shell
- ✚ Units 300 and 400 – 1,225 SF each
 - ✓ Side entry
 - ✓ For Sale - \$330 per SF, Shell
 - ✓ For Lease - \$26 per SF plus NNN, Shell
- ✚ Generous TIA available
 - ✓ Owner willing to provide white-box finish
- ✚ Abundant parking
 - ✓ 23 parking spaces; 4.6 per 1000 SF
- ✚ Gorgeous stone-looking brick facade

- ✚ Ideal for a plethora of commercial uses
 - ✓ 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 property account with CAD)
 - ✓ Separate Water / 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

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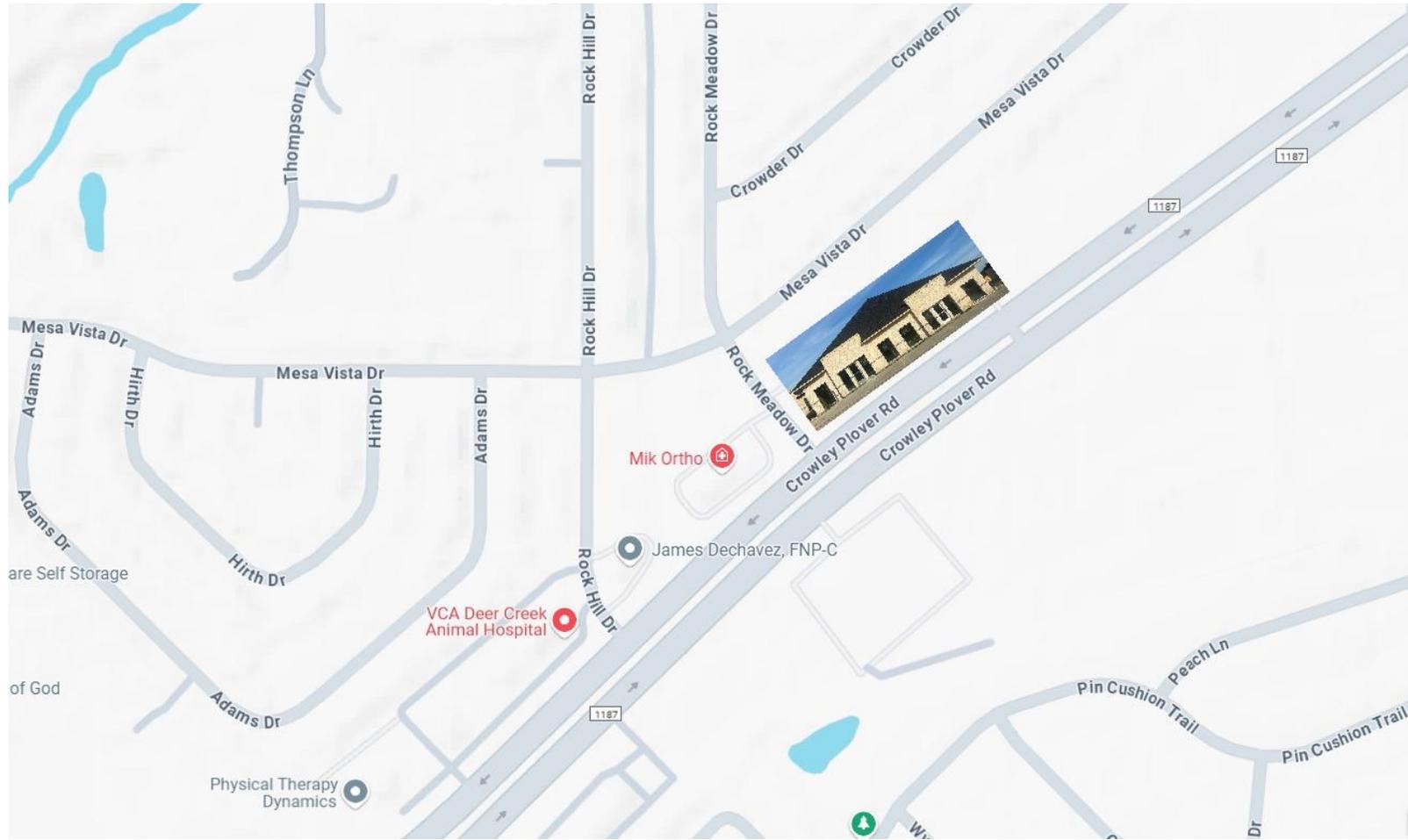
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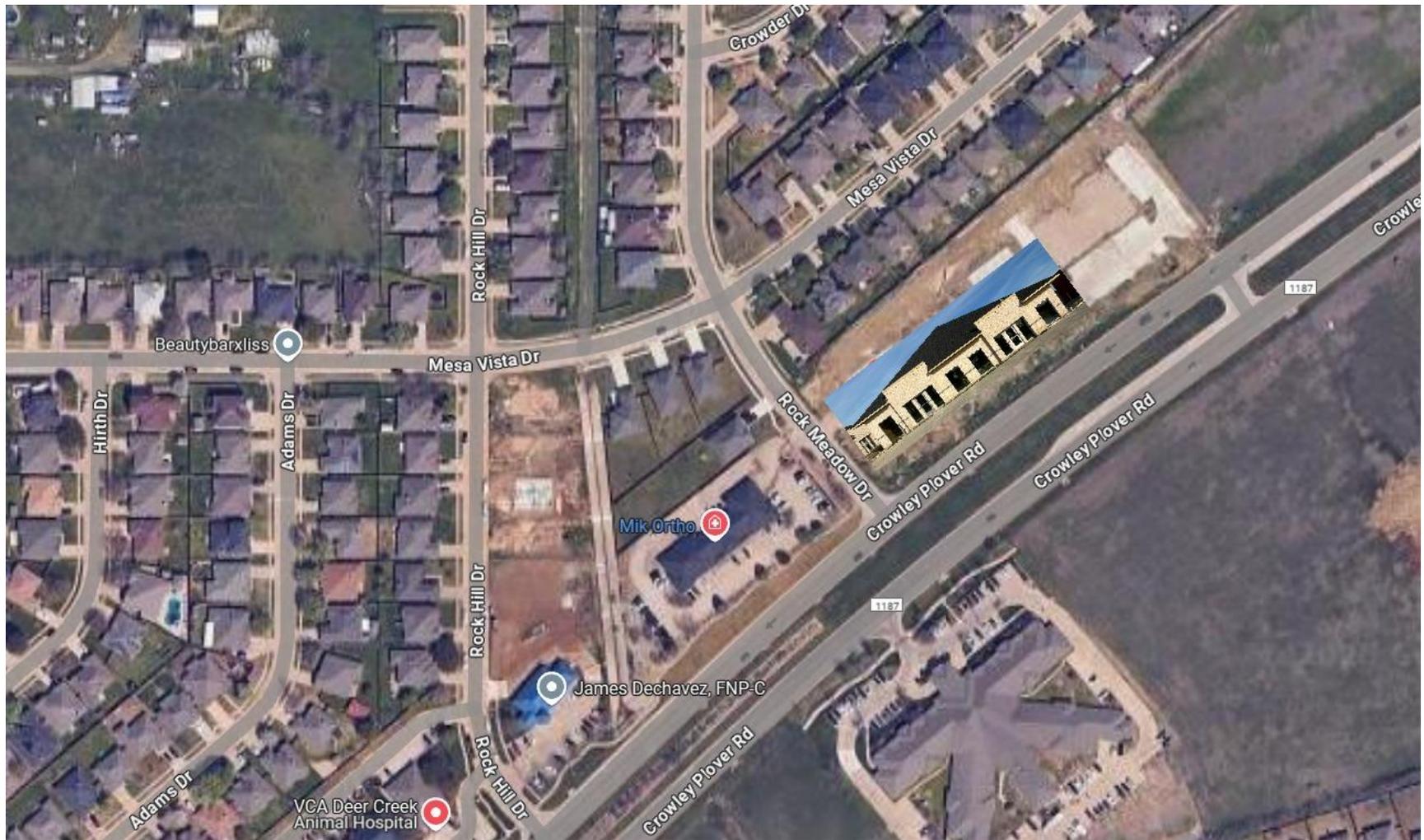
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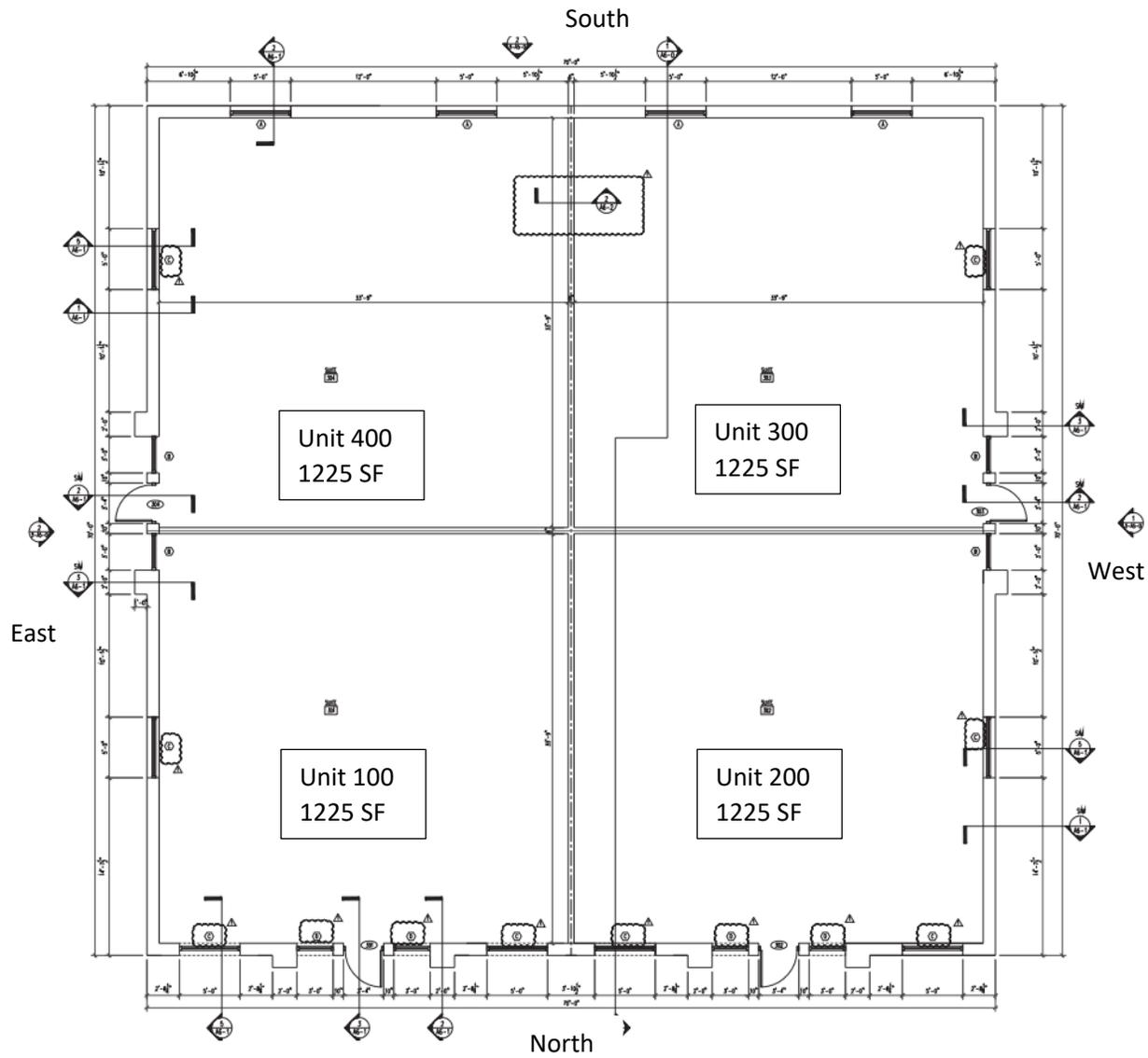


Excellent Location !



Site location





FLOOR PLAN / SUITE LAYOUT



FRONT VIEW (NORTH ELEVATION)



SIDE VIEW (WEST ELEVATION)