

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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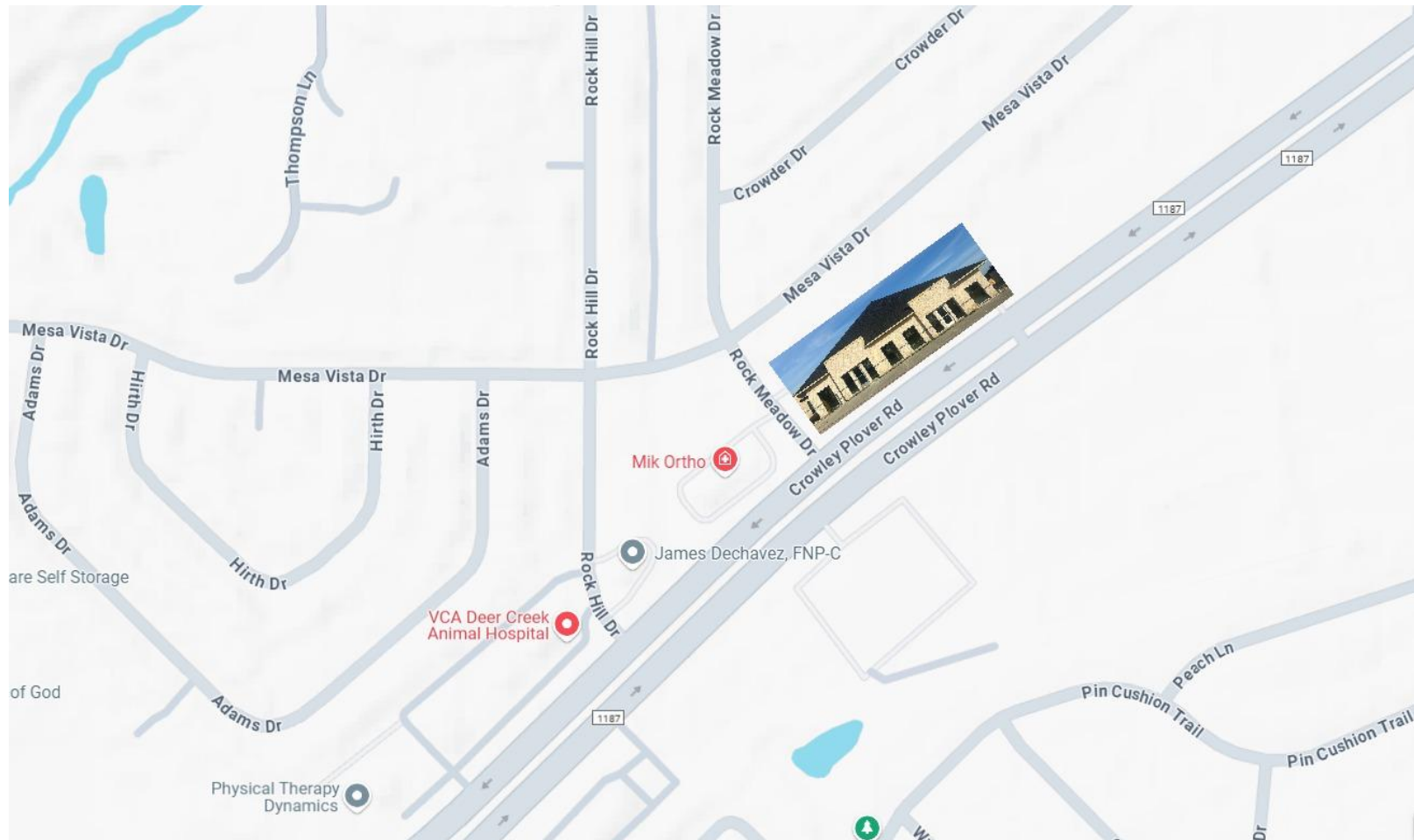
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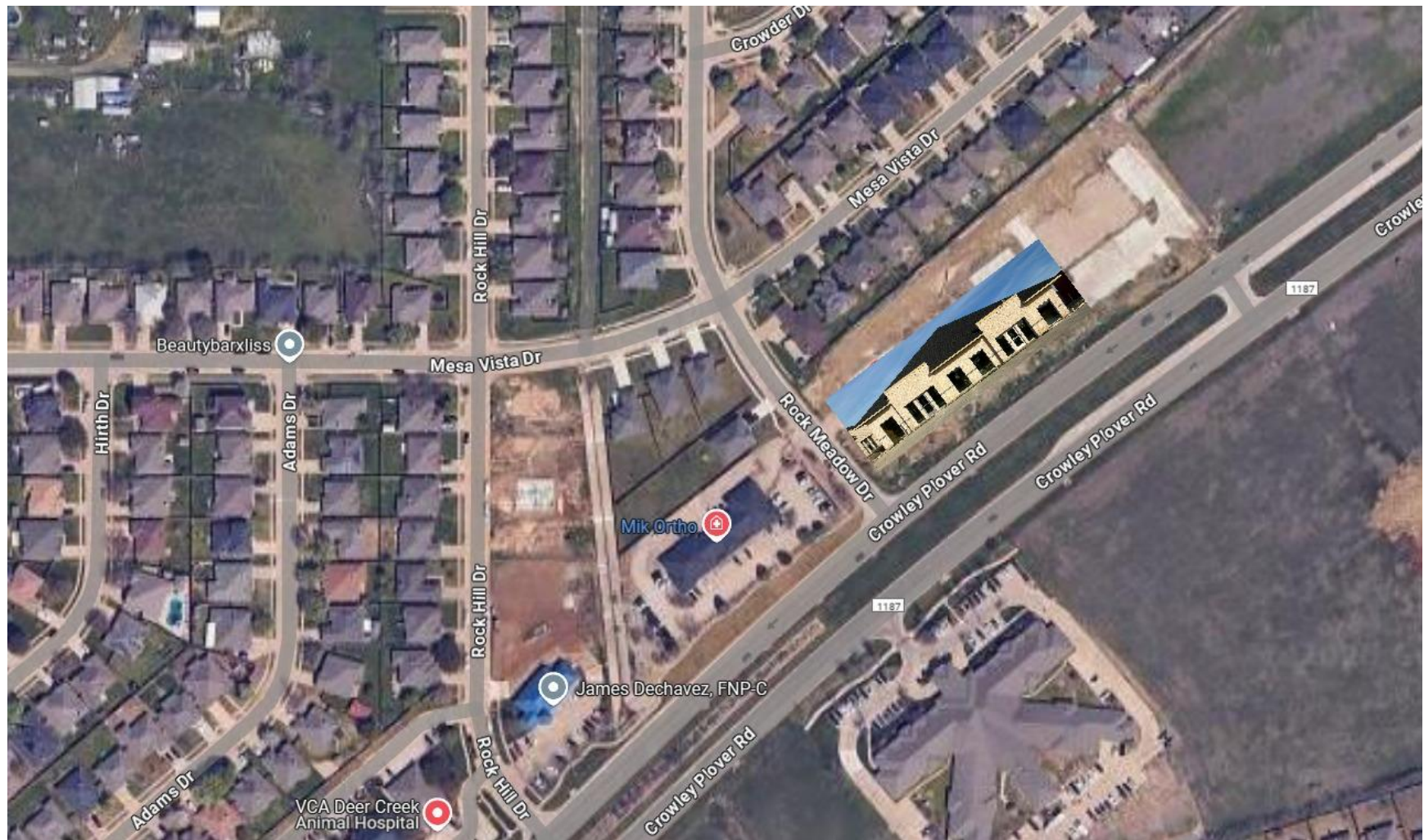


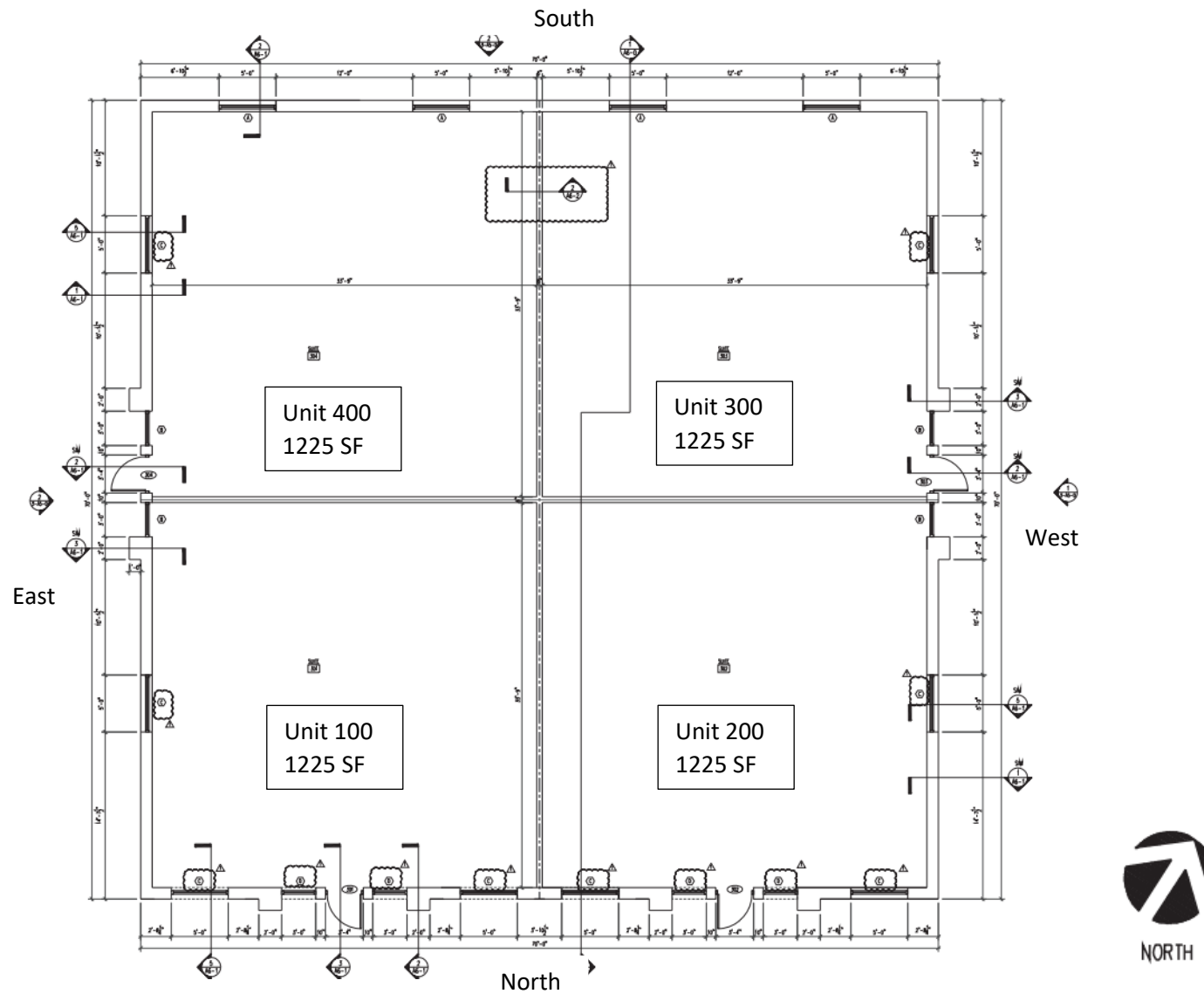
Excellent Location !





## Site location





FLOOR PLAN / SUITE LAYOUT



FRONT VIEW (NORTH ELEVATION)





SIDE VIEW (WEST ELEVATION)