

# Crowley Retail

SWQ OF CROWLEY PLOVER RD & S CROWLEY RD  
CROWLEY, TEXAS 76036



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## Property Highlights

- Crowley is a high-growth market located South of Fort Worth
- Area traffic generators include Kroger, Walmart Neighborhood Market, Walgreens, CVS, Starbucks, and more
- Neighbors Bursleson, which features a handful of national retailers such as HEB, Hobby Lobby, Chick-Fil-A, Walmart Supercenter, along with many others

## Availability

4,588 acres for sale  
Retail for lease

## Demographics

	1 MILE	3 MILE	5 MILE
2022 Population	12,077	65,310	143,912
2022 Daytime Population	8,952	58,114	115,950
2022 Avg. HH Income	\$118,108	\$104,146	\$103,834

## Traffic Counts

S Crowley Rd: 20,208 VPD  
Crowley Plover Rd: 26,324 VPD  
I-35 W- 98,446 VPD

**Emmy Kate Barr**  
214.257.0269  
emmykate@dbarealestate.com

**Tim McNutt**  
214.257.0227  
tim@dbarealestate.com

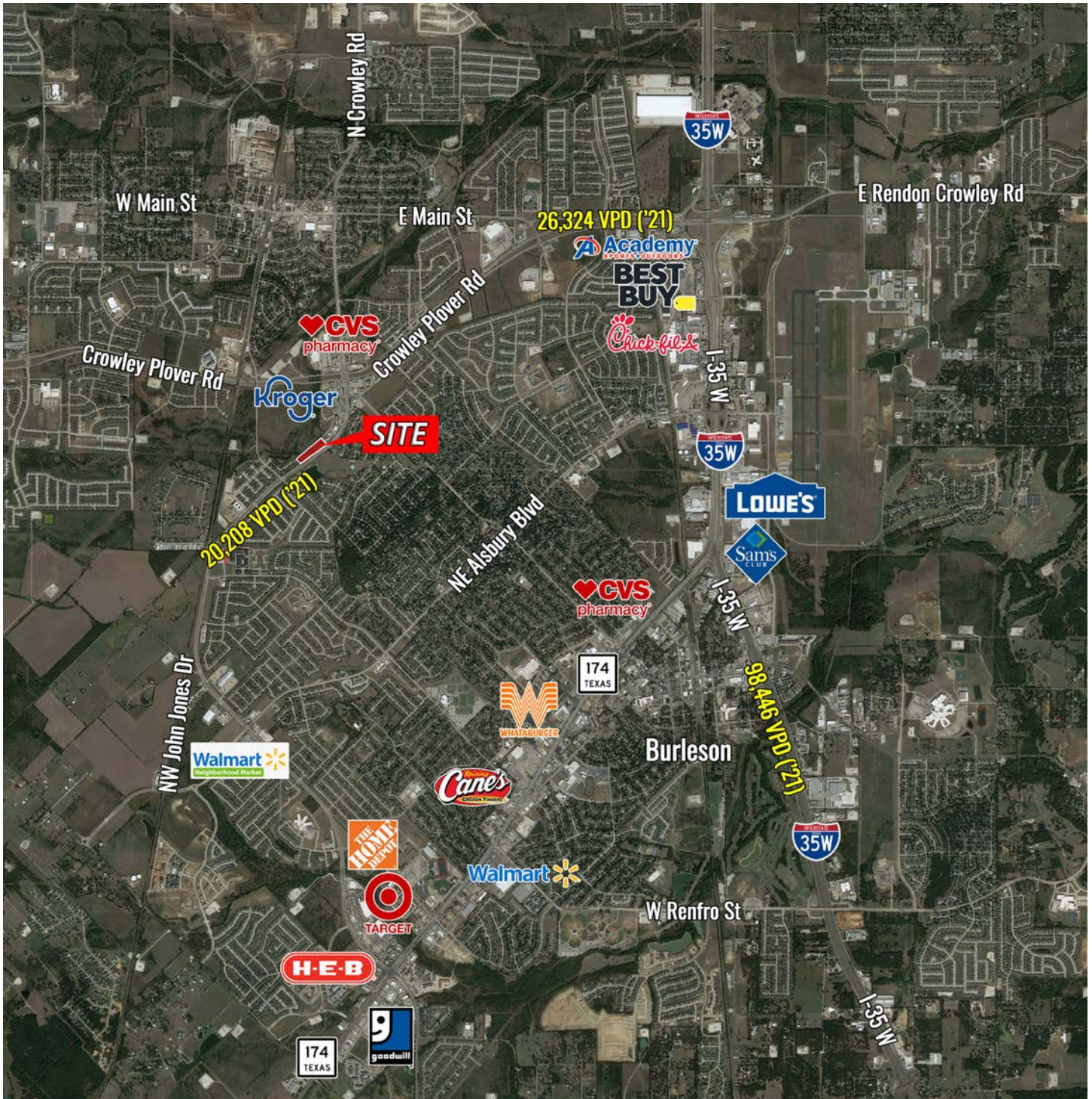
4645 North Central Expy,  
Suite 200  
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.



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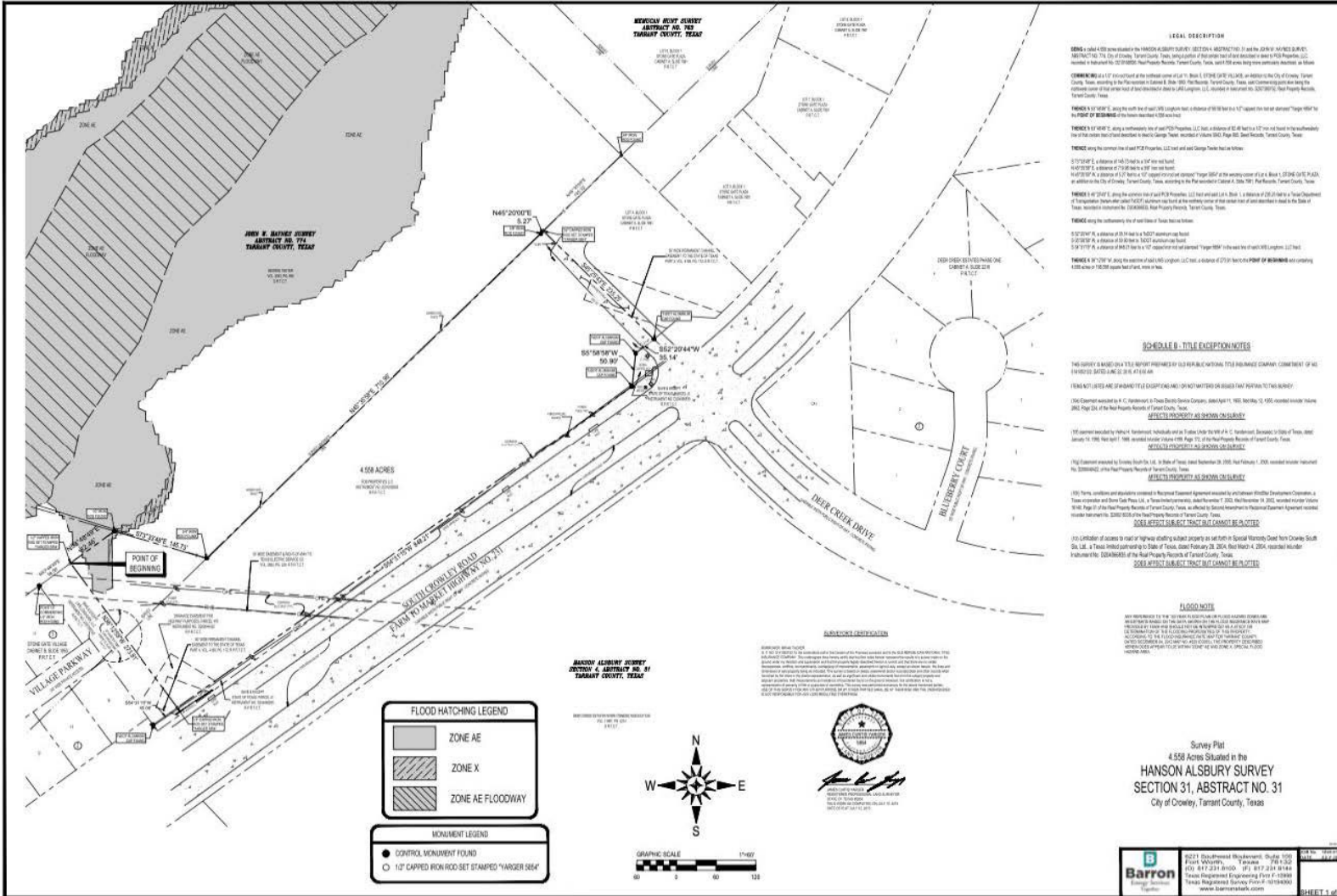
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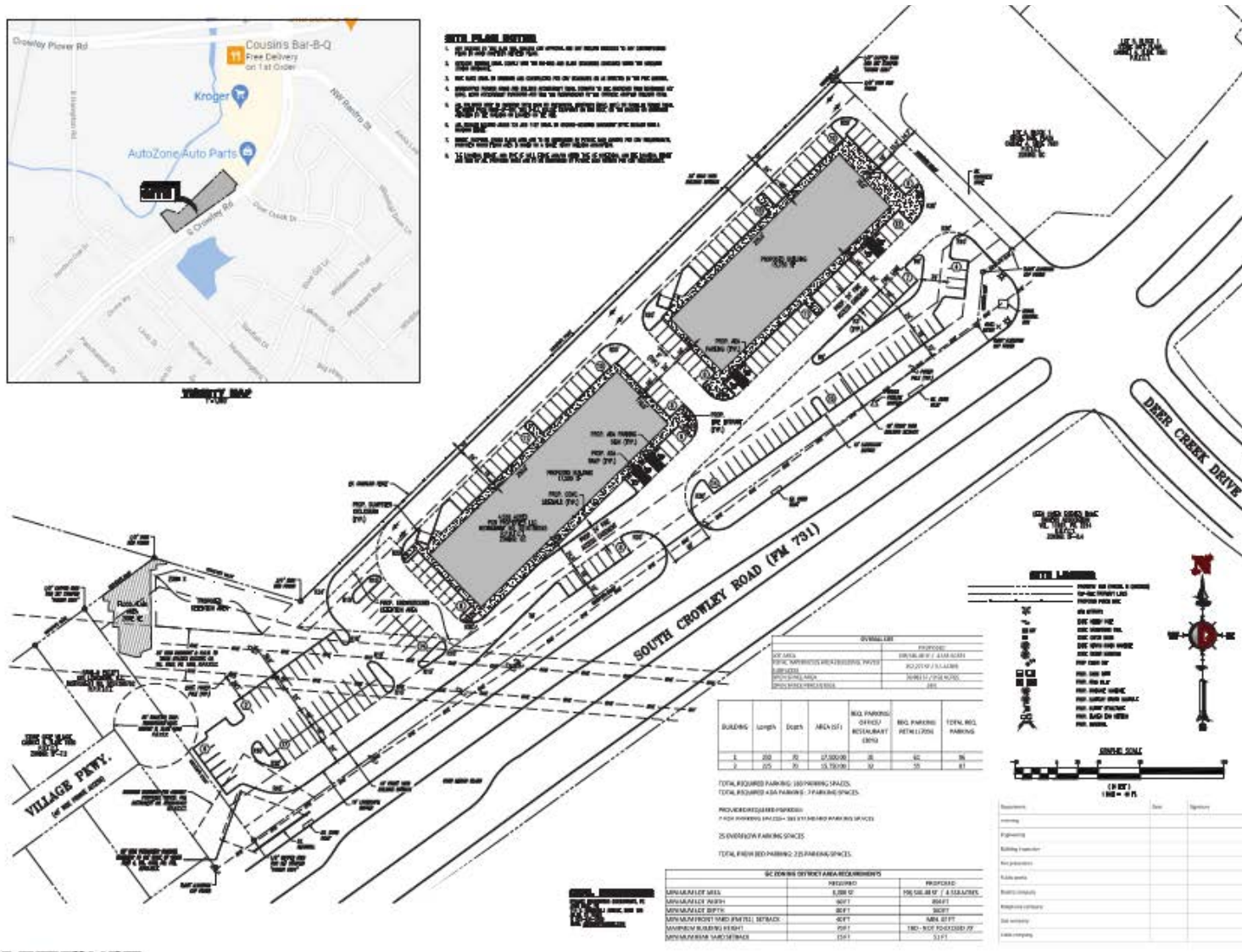
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- SITE PLAN NOTES**
1. SEE PLAN FOR ALL DIMENSIONS AND SPECIFICATIONS.
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OVERALL USE		PROPOSED	
TYPE AREA	AREA (SQ FT)	TYPE AREA	AREA (SQ FT)
OFFICE	10,000	OFFICE	10,000
RETAIL	20,000	RETAIL	20,000
PARKING	10,000	PARKING	10,000
TOTAL	40,000	TOTAL	40,000

BUILDING	LENGTH	WIDTH	AREA (SQ FT)	NO. OF PARKING SPACES	TOTAL NO. OF PARKING SPACES
1	100	50	5,000	25	25
2	100	50	5,000	25	50
3	100	50	5,000	25	75

TOTAL REQUIRED PARKING (SEE PLAN FOR DETAILS): 75 SPACES  
TOTAL PROVIDED (SEE PLAN FOR DETAILS): 75 SPACES

INCLUSIVE OF 25 SPACES FOR VISITOR PARKING SPACES  
25 VISITOR PARKING SPACES  
TOTAL PARKING SPACES: 100 SPACES

SCENARIOS	REQUIRED	PROPOSED
MINIMUM CLEAR HEIGHT	10.00 FT	10.00 FT (4' CLEARANCE)
MINIMUM CLEAR WIDTH	8.00 FT	8.00 FT
MINIMUM CLEAR DEPTH	8.00 FT	8.00 FT
MINIMUM FRONT WIND WALL SETBACK	5.00 FT	5.00 FT
MINIMUM BACKWIND SETBACK	5.00 FT	5.00 FT (NOT PROPOSED BY CLIENT)
MINIMUM SIDE WIND SETBACK	5.00 FT	5.00 FT

**PROJECT INFORMATION**

PROJECT: PROPOSED SITE USE  
 1000 S CROWLEY RD, CROWLEY, TX 76036  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**DYNAMIC ENGINEERING**

LAND DEVELOPMENT CONSULTING / PLANNING  
 7145 Greenville Avenue  
 Suite 100, Dallas, TX 75230  
 (214) 343-1100

**JOSHUA T. EDGE**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE NO. 100000000000000

**SITE PLAN**

DATE: 11/15/2023  
 DRAWN BY: JTB  
 CHECKED BY: JTB

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# Information About Brokerage Services

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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date