

# McPHERSON CROSSING





# DEVELOPMENT SUMMARY

## McPherson Mixed Use Development

23 acres development

SW Corner Chisholm Trail Pkwy & McPherson Blvd

6141 McPherson Blvd, Fort Worth, Texas 76123

### DEVELOPMENT HIGHLIGHTS

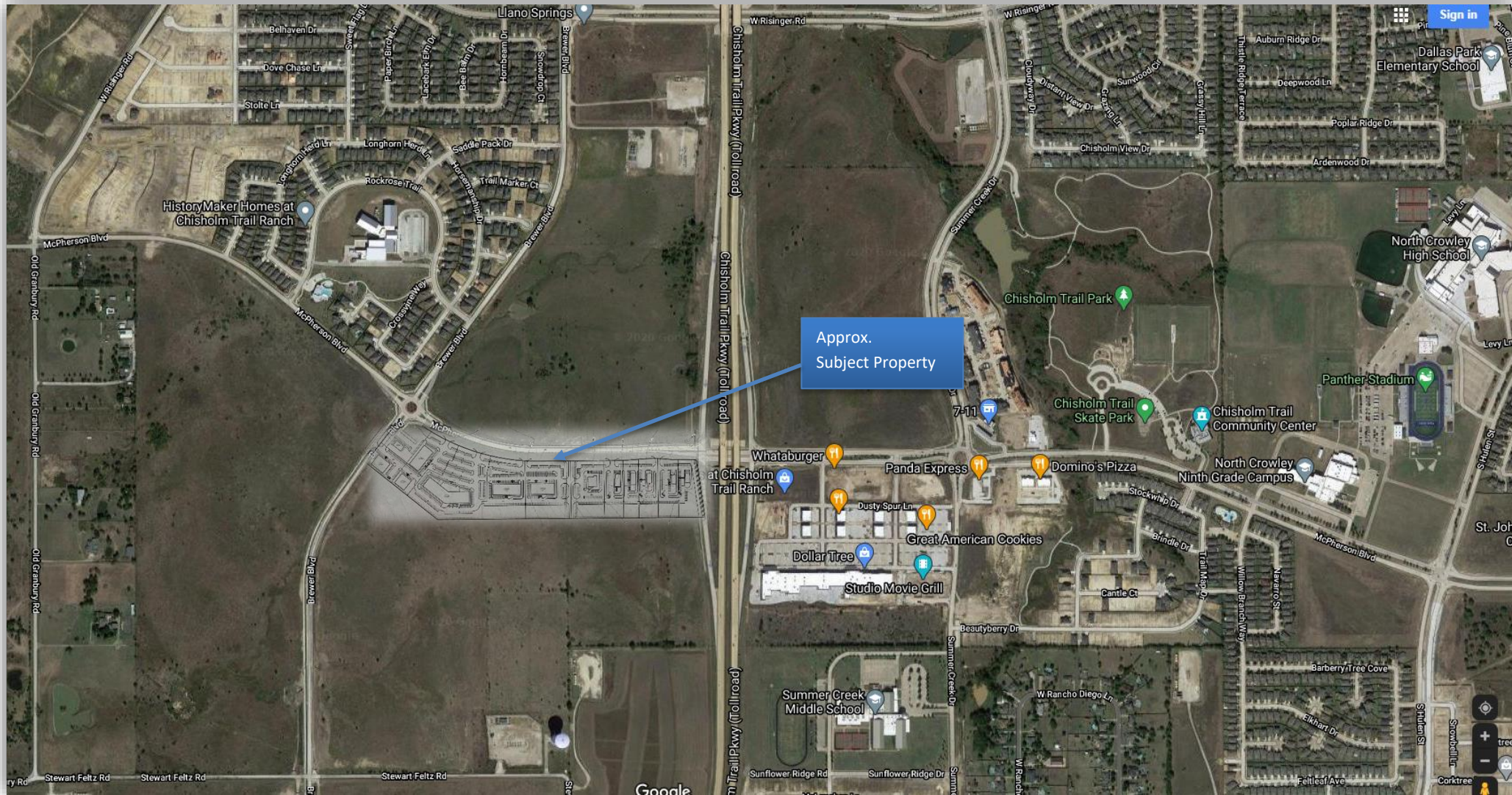
- 23 acre mixed use development
- 13,600 SF retail/office building 2,075 SF for lease
- Under construction with completion August 1<sup>st</sup>, 2024
- High finish out allowance for credit tenants
- McPherson Blvd just improved to 4 lane, center divided thoroughfare from Chisholm Trail Tollway to Brewer Blvd
- 7 Eleven and Starbucks are adjacent to the building
- Future development opportunities/lot sales including c-store, small grocery anchor, fast food, medical and professional office
- Great Visibility/Accessibility – Hard corner of Chisholm Trail Pkwy & McPherson Blvd with easy access to Interstate 35W, Hwy 20, Hwy 820
- Chisholm Trail Pkwy is a 27.1 mile tollway connecting the City of Fort Worth CBD & I-20 to FM 1187 in Cleburne
- Surrounded by high growth residential including Llano Springs(1,468 lots), Chisholm Trail West (835 lots), Rock Creek Ranch(4,000 lots), McPherson Village(446 lots) and planned multi-family immediately South of the property
- Surrounded by future retail including the Shops at Chisholm Trail Ranch – a 35 acre retail development
- 2 Miles North of the new Tarleton State University campus



### DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	2,075 SF
Building Size:	13,600 SF
Offering Structure:	Building For Lease \ Sale Pad Sites Available
Lot Size:	1 acre, part of a 23 acre mixed use development
Zoning	Future "Neighborhood Commercial E"
Frontage	Chisholm Trail / McPherson Blvd







# GOOGLE EARTH PERSPECTIVE



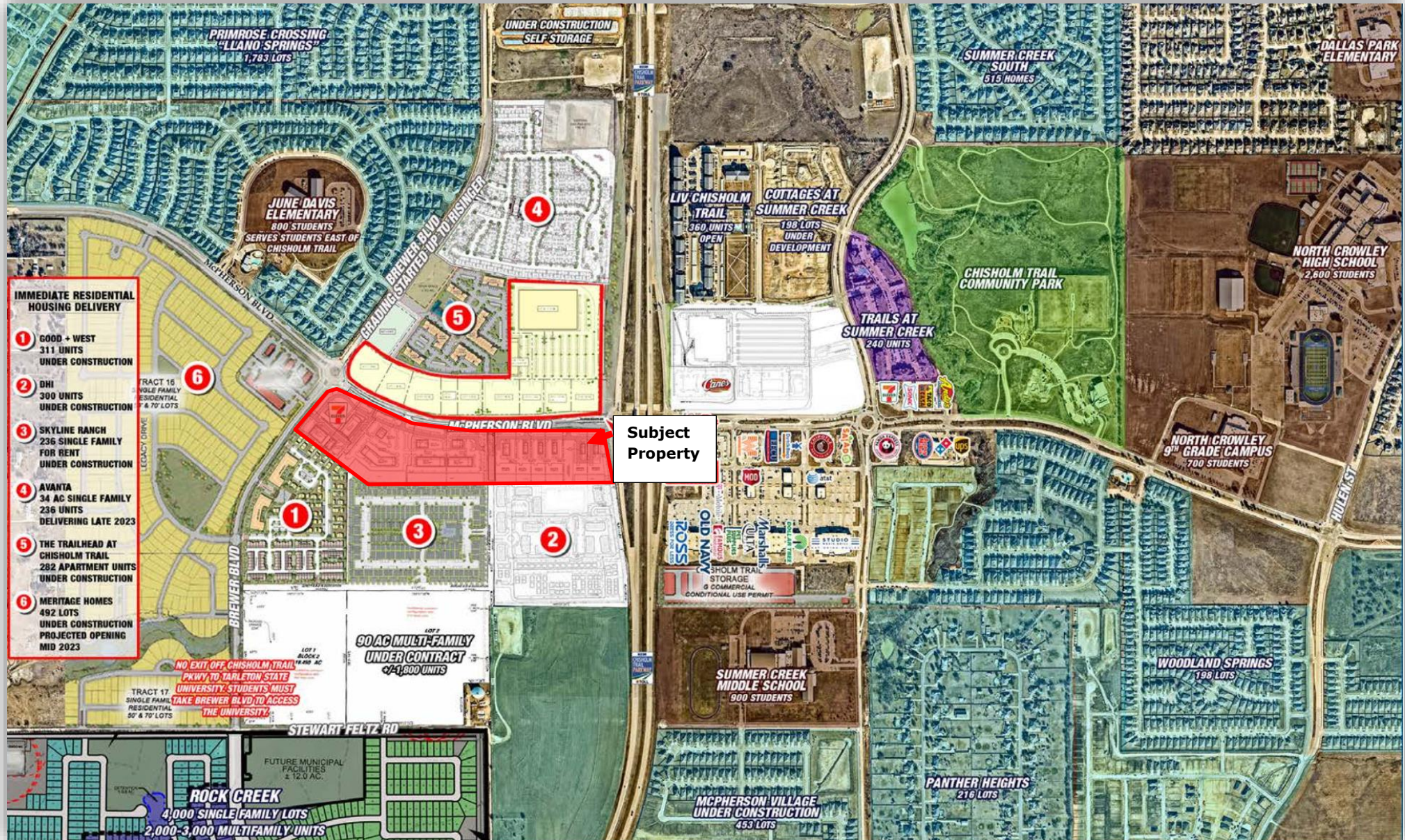


# AREA MAP





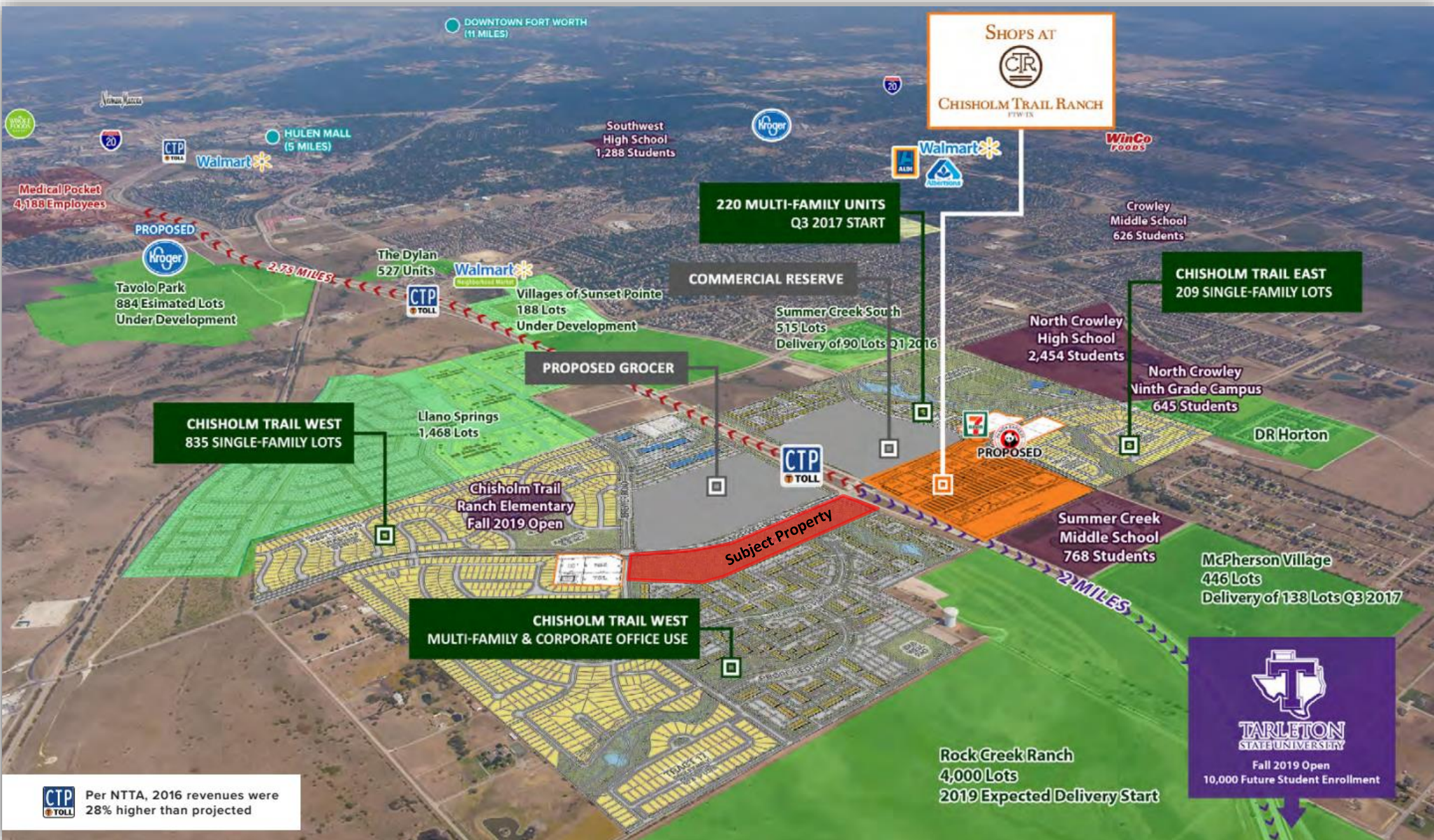
# AREA DEVELOPMENTS



Subject Property



## AREA DEVELOPMENTS





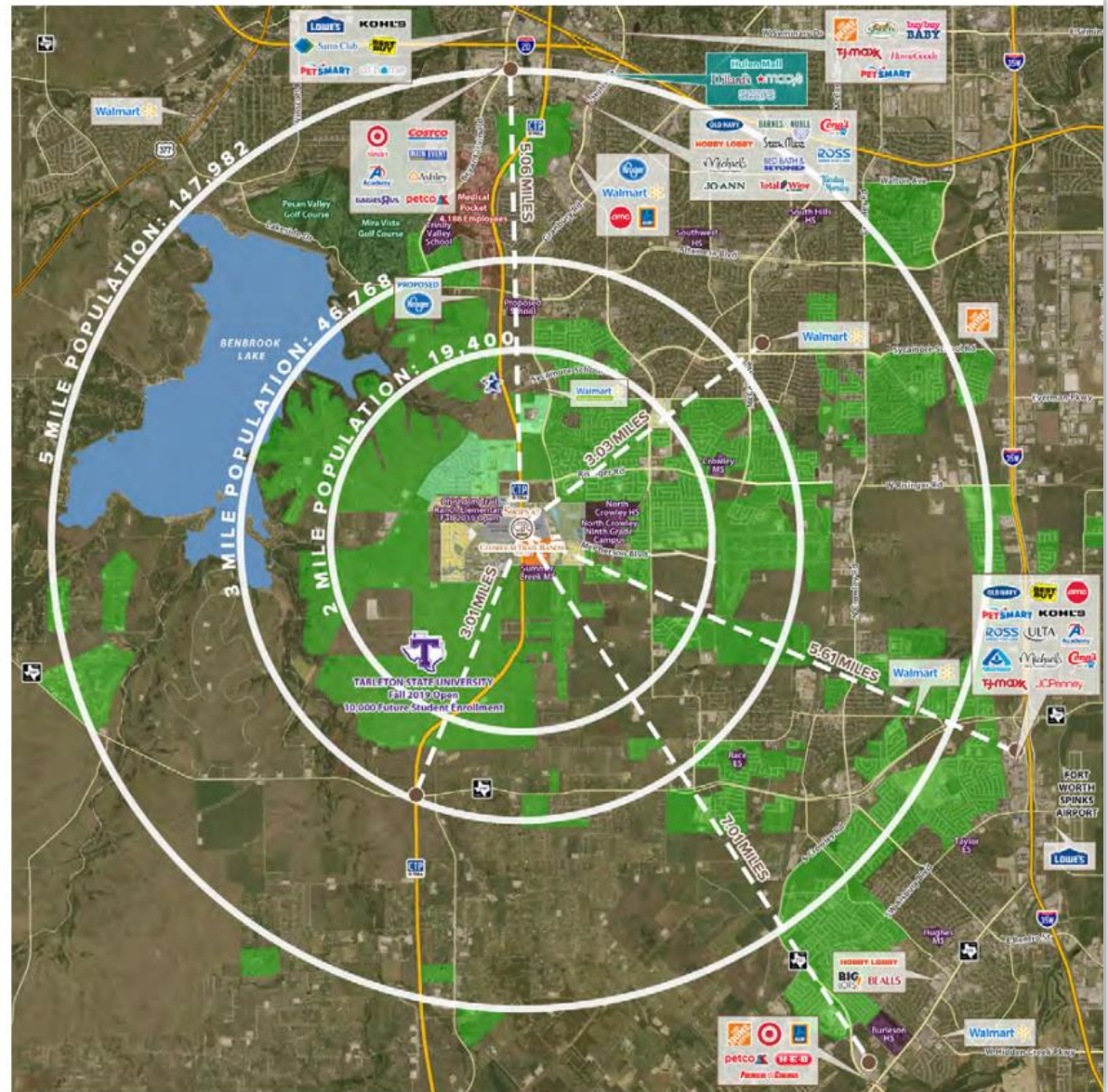
# PRIMARY TRADE AREA



## 2017 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILE	5 MILE	12 MINUTE
<b>TOTAL POPULATION*</b>	19,400	46,768	147,982	188,815
<b>TOTAL HOUSEHOLDS</b>	6,315	15,820	53,903	73,352
<b>TOTAL EMPLOYEES</b>	1,410	4,501	31,249	57,699
<b>TOTAL DAYTIME POPULATION</b>	5,837	16,241	69,543	110,118
<b>MEDIAN AGE</b>	33.1	34.8	35.2	35.9
<b>AVG HH INCOME</b>	\$98,800	\$84,063	\$78,462	\$81,917

\* Total population calculated using Proportional Postal Hybrid in Postal Count Pro report, delivery statistics as of 3/17





# SECONDARY TRADE AREA

## SECONDARY TRADE AREA



### 2017 DEMOGRAPHIC SUMMARY

**279,113**  
TOTAL POPULATION

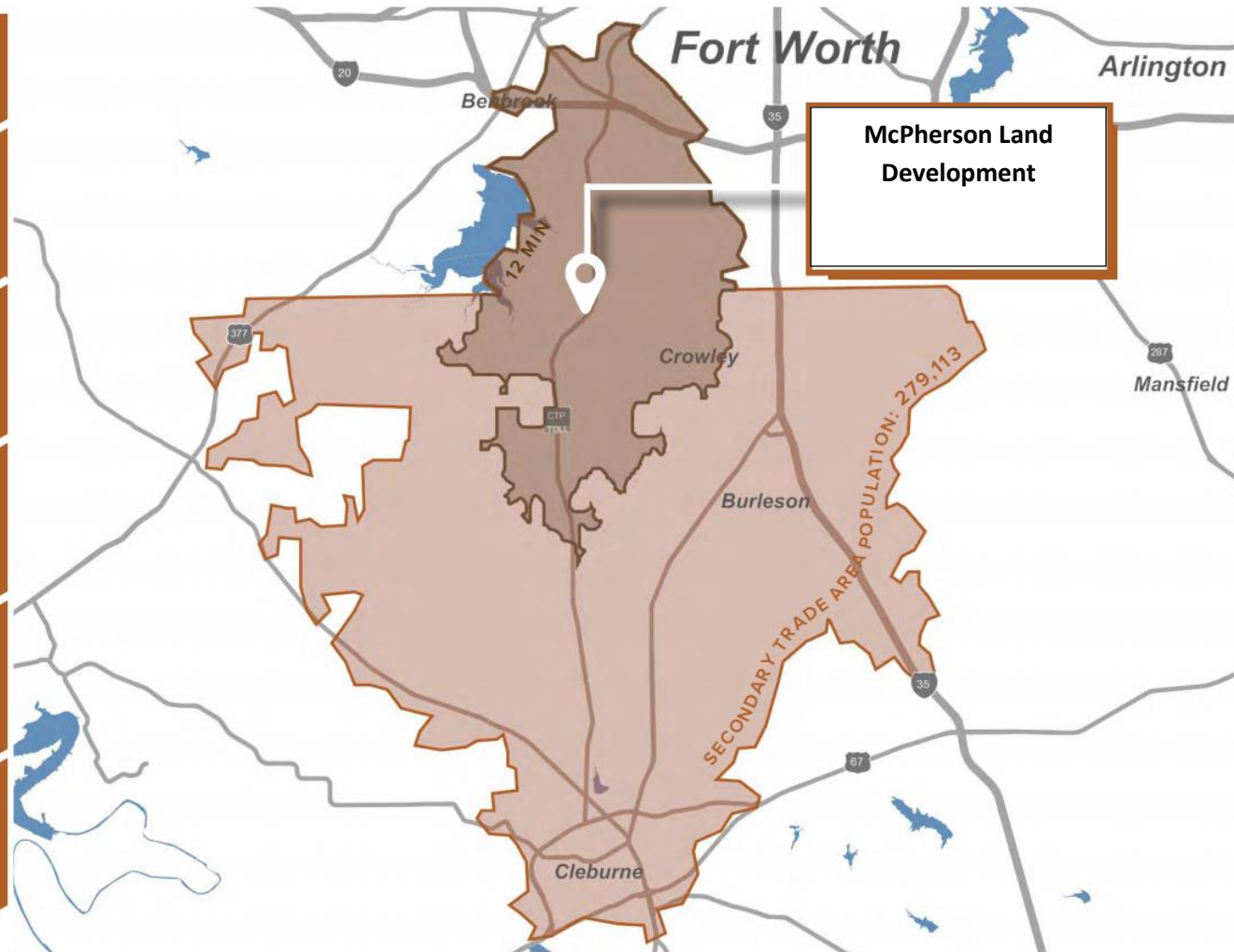
**104,671**  
TOTAL HOUSEHOLDS

**84,343**  
TOTAL EMPLOYEES

**163,040**  
TOTAL DAYTIME POPULATION

**35.6**  
MEDIAN AGE

**\$81,583**  
AVG HH INCOME



**McPherson Land  
Development**

**Fort Worth**

**Arlington**

**Mansfield**

**Burleson**

**Cleburne**

**Crowley**

**Belbrook**

12 MIN

CTP  
TOLL

377

35

281

67

35



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# NEW HOUSING GROWTH

## Under Development & Planned Single-Family Developments

SUBDIVISION	LOTS	STATUS
1 Tavolo Park	884*	Lots complete Q4 2018 Q4 2018 home construction start
2 Villages of Sunset Pointe	188	Lots under development
3 Llano Springs	1,468	400 homes occupied Delivery of 94 homes in 2016 67 home construction starts
4 Summer Creek South	515	Delivery of 90 lots in Q1 2016
5 Chisholm Trail West	835	Delivery of 125 lots in Q2 2017 Delivery of 263 lots in Q2 2018
6 Chisholm Trail East	209	Delivery of 48 lots in Q2 2017 Delivery of 161 lots in Q2 2018
7 Wellington Point	235	Delivery of 33 homes 51 home construction starts
8 McPherson Village	446	Delivery of 138 lots in Q3 2017
9 Rock Creek Ranch	4,000	2019 expected delivery start
<b>TOTAL</b>	<b>8,780</b>	<b>ACTIVE</b>

## Planned Multi-Family Developments

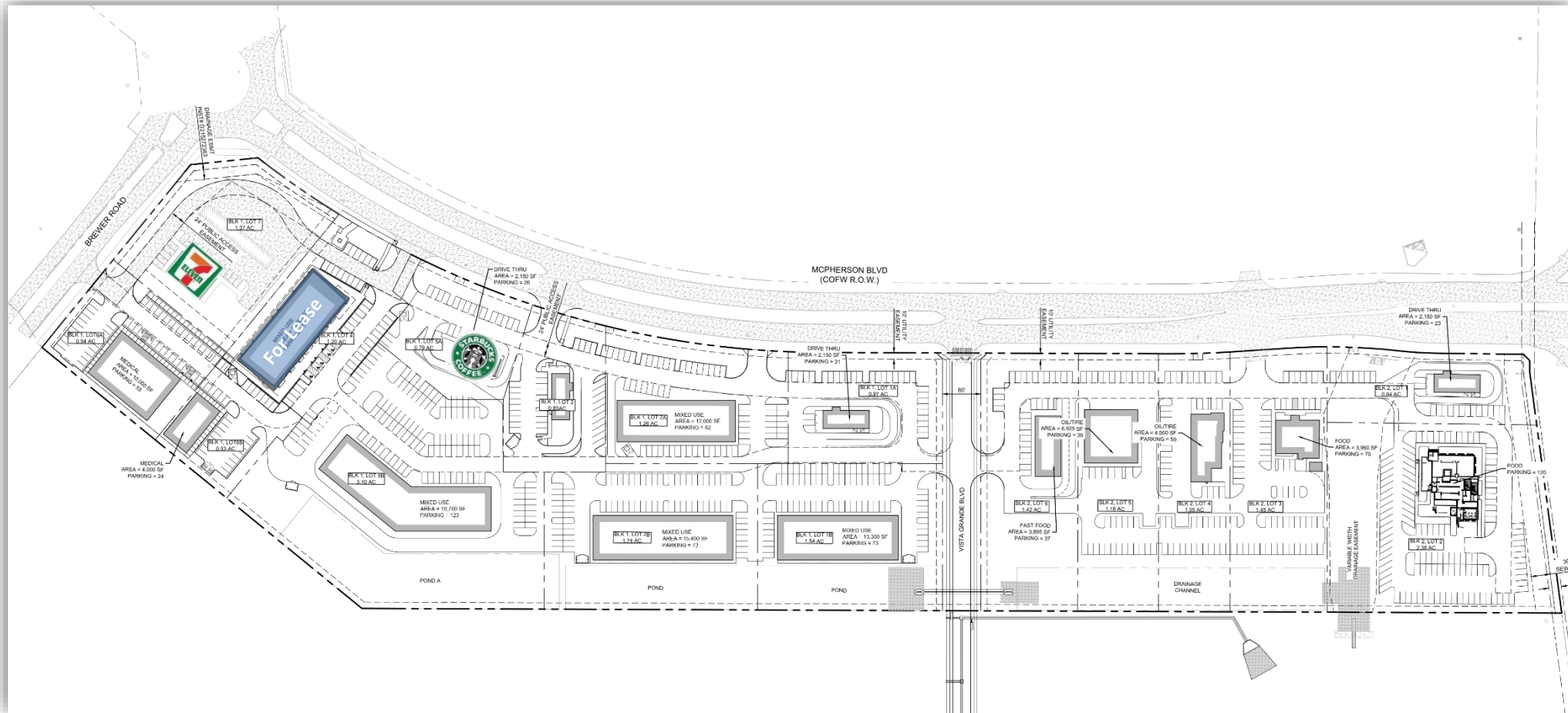
COMMUNITY	UNITS	STATUS
A The Dylan	527	Phase 1 (227 units) Q4 2017 construction start Q1 2019 open
B Chisholm Trail East	220	Q3 2017 apartment construction start Q1 2019 open
C Chisholm Trail West	1,620	Delivery in 2020 - 2024*
D Chisholm Trail	360	Delivery in 2019 - 2024*
<b>TOTAL</b>	<b>2,727</b>	

\* Estimated



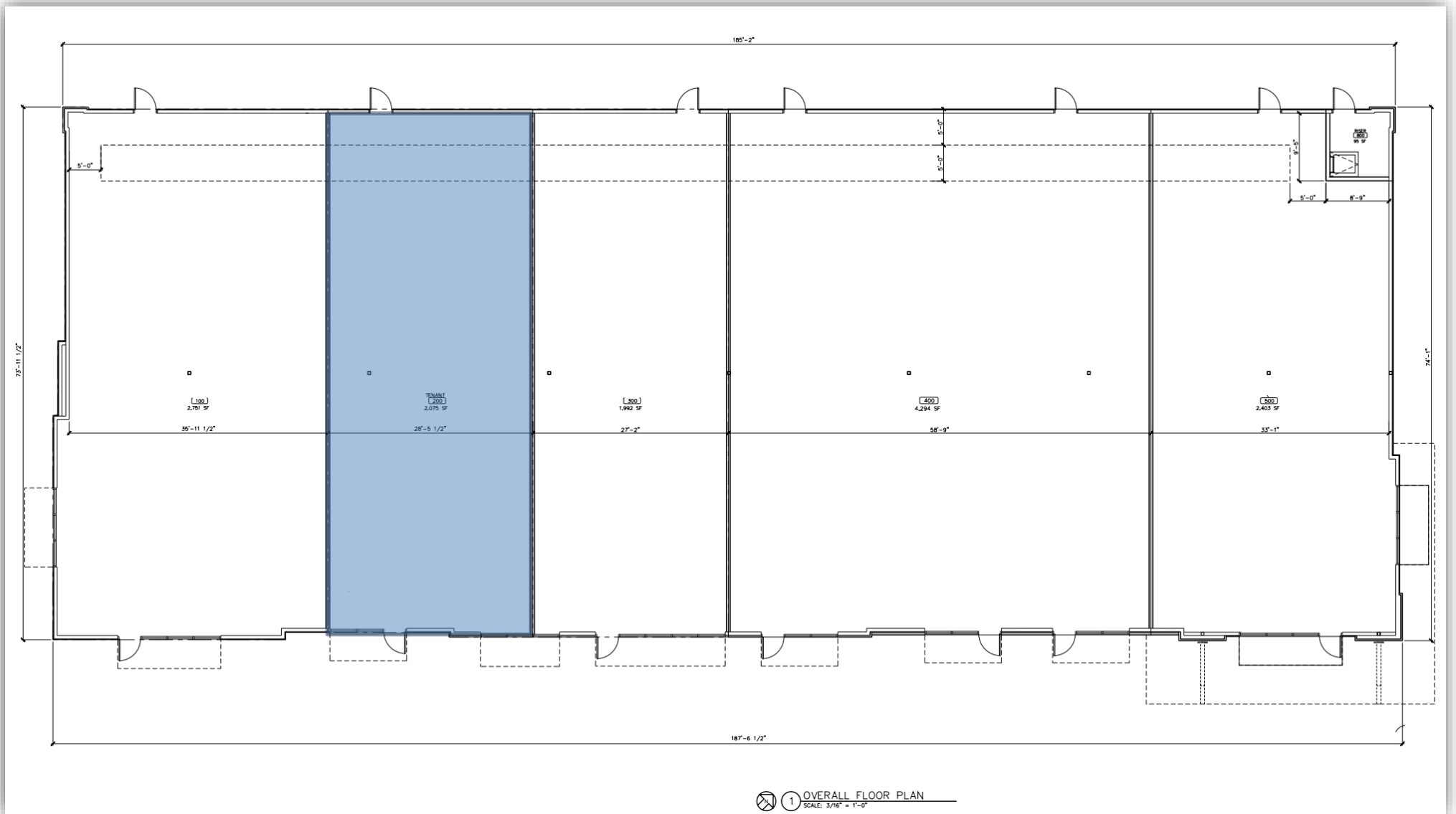


# SITE PLAN





# FLOOR PLAN



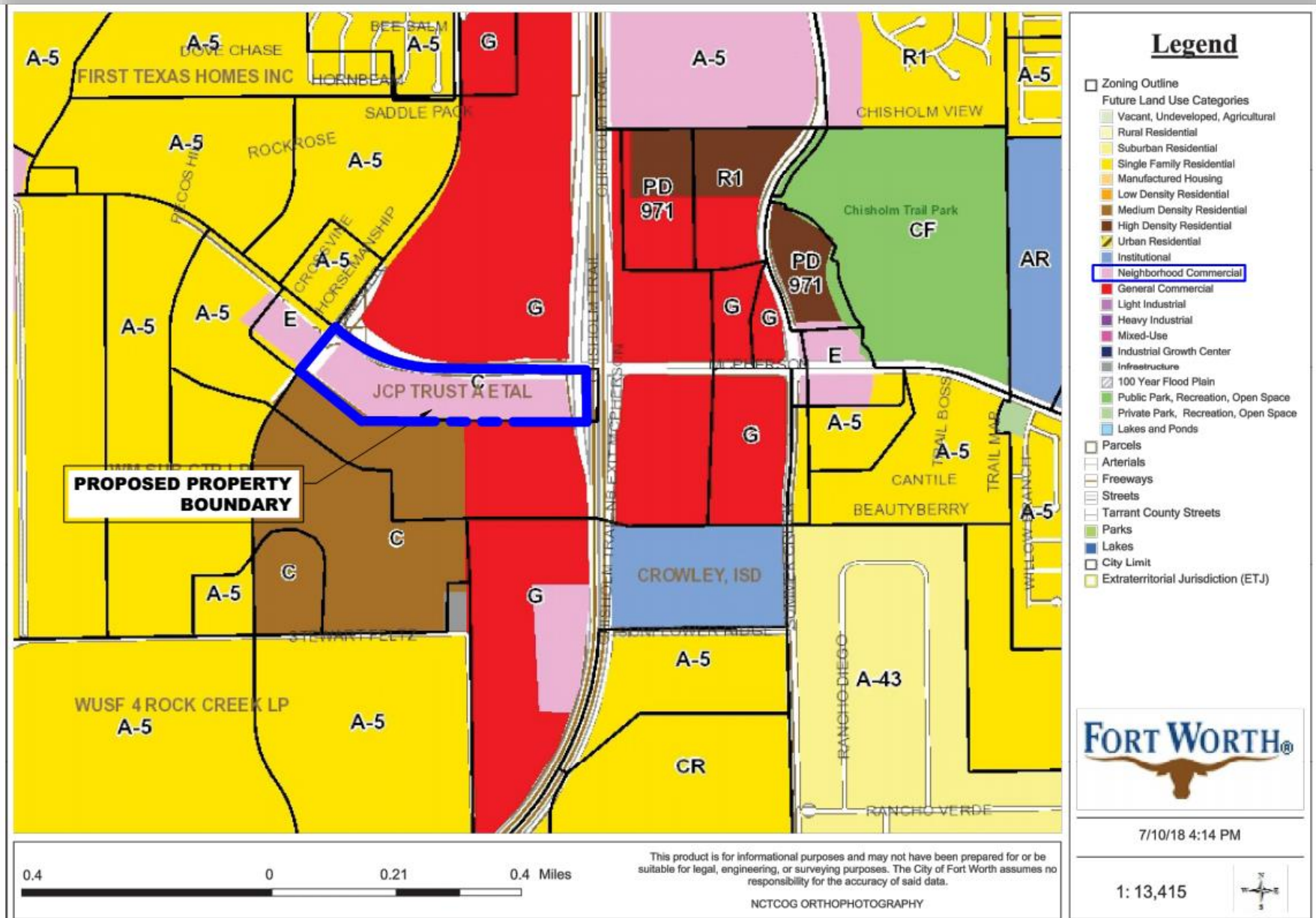


# PHOTOS





# ZONING



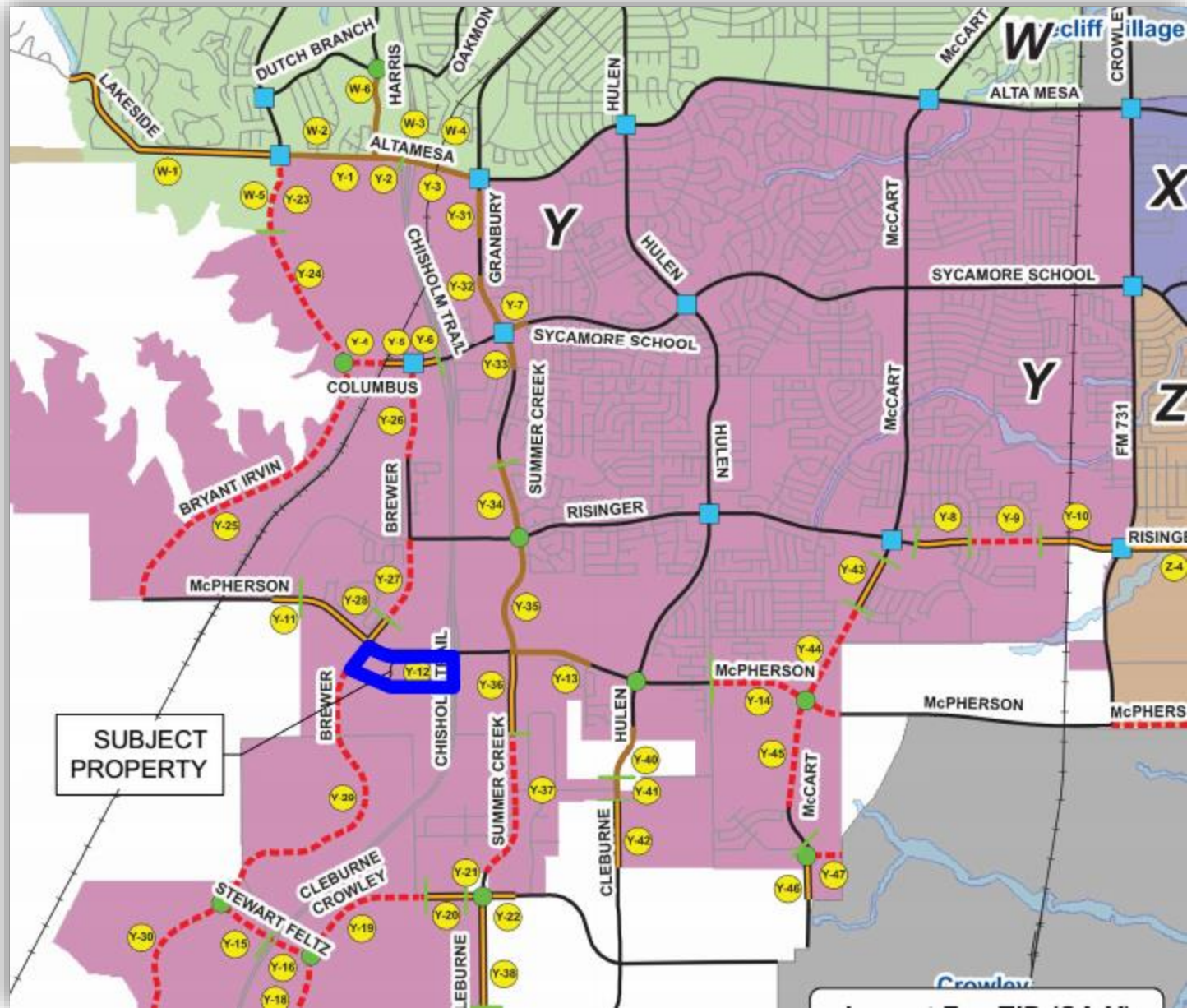
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# FUTURE ROADWAY EXPANSION



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# DEMOGRAPHICS – SUMMARY REPORT

## Demographic Summary Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail** Total Available: **13,600 SF**  
 Secondary: **Storefront Retail/Office** % Leased: **0%**  
 GLA: **13,600 SF** Rent/SF/Yr: **Negotiable**  
 Year Built: **2025**



Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	22,399	50,361	151,115
2023 Estimate	21,213	48,731	147,734
2010 Census	13,341	37,261	123,508
Growth 2023 - 2028	5.59%	3.34%	2.29%
Growth 2010 - 2023	59.01%	30.78%	19.61%
<b>2023 Population by Hispanic Origin</b>	4,286	11,155	36,367
<b>2023 Population</b>	21,213	48,731	147,734
White	10,908 51.42%	25,451 52.23%	89,570 60.63%
Black	7,480 35.26%	17,974 36.88%	45,272 30.64%
Am. Indian & Alaskan	140 0.66%	325 0.67%	1,149 0.78%
Asian	1,989 9.38%	3,474 7.13%	7,540 5.10%
Hawaiian & Pacific Island	29 0.14%	66 0.14%	189 0.13%
Other	667 3.14%	1,440 2.95%	4,014 2.72%
U.S. Armed Forces	26	119	297
<b>Households</b>			
2028 Projection	7,086	17,064	56,321
2023 Estimate	6,716	16,552	55,164
2010 Census	4,266	12,926	46,817
Growth 2023 - 2028	5.51%	3.09%	2.10%
Growth 2010 - 2023	57.43%	28.05%	17.83%
Owner Occupied	5,725 85.24%	12,410 74.98%	34,636 62.79%
Renter Occupied	991 14.76%	4,141 25.02%	20,528 37.21%
<b>2023 Households by HH Income</b>	6,715	16,549	55,164
Income: <\$25,000	389 5.79%	1,727 10.44%	7,180 13.02%
Income: \$25,000 - \$50,000	943 14.04%	2,950 17.83%	11,582 21.00%
Income: \$50,000 - \$75,000	883 13.15%	2,833 17.12%	10,536 19.10%
Income: \$75,000 - \$100,000	1,072 15.96%	2,682 16.21%	7,850 14.23%
Income: \$100,000 - \$125,000	1,026 15.28%	1,971 11.91%	5,690 10.31%
Income: \$125,000 - \$150,000	902 13.43%	1,744 10.54%	4,642 8.41%
Income: \$150,000 - \$200,000	726 10.81%	1,383 8.36%	3,907 7.08%
Income: \$200,000+	774 11.53%	1,259 7.61%	3,777 6.85%
<b>2023 Avg Household Income</b>	\$118,475	\$99,193	\$90,975
<b>2023 Med Household Income</b>	\$101,718	\$82,126	\$71,062



# DEMOGRAPHICS

## Demographic Detail Report

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 Year Built: **2025**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2028 Projection	22,399		50,361		151,115	
2023 Estimate	21,213		48,731		147,734	
2010 Census	13,341		37,261		123,508	
Growth 2023 - 2028	5.59%		3.34%		2.29%	
Growth 2010 - 2023	59.01%		30.78%		19.61%	
2023 Population by Age	21,213		48,731		147,734	
Age 0 - 4	1,303	6.14%	3,057	6.27%	9,574	6.48%
Age 5 - 9	1,423	6.71%	3,274	6.72%	10,087	6.83%
Age 10 - 14	1,639	7.73%	3,669	7.53%	10,898	7.38%
Age 15 - 19	1,744	8.22%	3,827	7.85%	10,985	7.44%
Age 20 - 24	1,615	7.61%	3,564	7.31%	10,212	6.91%
Age 25 - 29	1,494	7.04%	3,414	7.01%	10,311	6.98%
Age 30 - 34	1,370	6.46%	3,264	6.70%	10,528	7.13%
Age 35 - 39	1,353	6.38%	3,204	6.57%	10,345	7.00%
Age 40 - 44	1,436	6.77%	3,235	6.64%	9,793	6.63%
Age 45 - 49	1,479	6.97%	3,206	6.58%	9,120	6.17%
Age 50 - 54	1,470	6.93%	3,179	6.52%	8,856	5.99%
Age 55 - 59	1,369	6.45%	3,040	6.24%	8,645	5.85%
Age 60 - 64	1,184	5.58%	2,731	5.60%	8,090	5.48%
Age 65 - 69	908	4.28%	2,182	4.48%	6,770	4.58%
Age 70 - 74	649	3.06%	1,636	3.36%	5,319	3.60%
Age 75 - 79	398	1.88%	1,066	2.19%	3,664	2.48%
Age 80 - 84	215	1.01%	623	1.28%	2,282	1.54%
Age 85+	163	0.77%	559	1.15%	2,257	1.53%
Age 65+	2,333	11.00%	6,066	12.45%	20,292	13.74%
Median Age	35.10		35.50		35.60	
Average Age	35.90		36.40		36.80	



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036					
Radius	2 Mile		3 Mile		5 Mile
<b>2023 Population By Race</b>	<b>21,213</b>		<b>48,731</b>		<b>147,734</b>
White	10,908	51.42%	25,451	52.23%	89,570 60.63%
Black	7,480	35.26%	17,974	36.88%	45,272 30.64%
Am. Indian & Alaskan	140	0.66%	325	0.67%	1,149 0.78%
Asian	1,989	9.38%	3,474	7.13%	7,540 5.10%
Hawaiian & Pacific Island	29	0.14%	66	0.14%	189 0.13%
Other	667	3.14%	1,440	2.95%	4,014 2.72%
<b>Population by Hispanic Origin</b>	<b>21,213</b>		<b>48,731</b>		<b>147,734</b>
Non-Hispanic Origin	16,927	79.80%	37,575	77.11%	111,367 75.38%
Hispanic Origin	4,286	20.20%	11,155	22.89%	36,368 24.62%
<b>2023 Median Age, Male</b>	<b>33.40</b>		<b>33.60</b>		<b>33.90</b>
<b>2023 Average Age, Male</b>	<b>35.00</b>		<b>35.20</b>		<b>35.50</b>
<b>2023 Median Age, Female</b>	<b>36.60</b>		<b>37.20</b>		<b>37.10</b>
<b>2023 Average Age, Female</b>	<b>36.70</b>		<b>37.50</b>		<b>38.00</b>
<b>2023 Population by Occupation Classification</b>	<b>16,500</b>		<b>37,965</b>		<b>114,979</b>
Civilian Employed	11,317	68.59%	25,445	67.02%	75,575 65.73%
Civilian Unemployed	418	2.53%	1,007	2.65%	3,476 3.02%
Civilian Non-Labor Force	4,741	28.73%	11,401	30.03%	35,648 31.00%
Armed Forces	24	0.15%	112	0.30%	280 0.24%
<b>Households by Marital Status</b>					
Married	4,684		9,798		27,676
Married No Children	1,913		4,520		14,280
Married w/Children	2,771		5,278		13,396
<b>2023 Population by Education</b>	<b>14,330</b>		<b>33,105</b>		<b>102,224</b>
Some High School, No Diploma	1,098	7.66%	2,712	8.19%	9,312 9.11%
High School Grad (Incl Equivalency)	2,884	20.13%	7,954	24.03%	26,866 26.28%
Some College, No Degree	3,994	27.87%	10,087	30.47%	30,398 29.74%
Associate Degree	841	5.87%	1,766	5.33%	6,245 6.11%
Bachelor Degree	3,269	22.81%	6,638	20.05%	18,667 18.26%
Advanced Degree	2,244	15.66%	3,948	11.93%	10,736 10.50%



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population by Occupation	21,302		47,840		140,429	
Real Estate & Finance	783	3.68%	1,787	3.74%	5,319	3.79%
Professional & Management	5,782	27.14%	11,639	24.33%	34,275	24.41%
Public Administration	628	2.95%	1,094	2.29%	2,915	2.08%
Education & Health	2,913	13.67%	6,961	14.55%	18,388	13.09%
Services	1,551	7.28%	3,583	7.49%	11,678	8.32%
Information	193	0.91%	307	0.64%	842	0.60%
Sales	2,397	11.25%	5,887	12.31%	18,601	13.25%
Transportation	16	0.08%	128	0.27%	505	0.36%
Retail	1,293	6.07%	3,031	6.34%	8,993	6.40%
Wholesale	188	0.88%	412	0.86%	1,837	1.31%
Manufacturing	1,530	7.18%	3,111	6.50%	7,841	5.58%
Production	1,499	7.04%	4,113	8.60%	11,840	8.43%
Construction	813	3.82%	1,849	3.86%	5,973	4.25%
Utilities	690	3.24%	2,059	4.30%	6,502	4.63%
Agriculture & Mining	304	1.43%	558	1.17%	1,099	0.78%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	49	0.03%
Other Services	722	3.39%	1,321	2.76%	3,772	2.69%
2023 Worker Travel Time to Job	10,970		24,783		73,306	
<30 Minutes	5,953	54.27%	13,083	52.79%	39,906	54.44%
30-60 Minutes	4,055	36.96%	9,382	37.86%	26,282	35.85%
60+ Minutes	962	8.77%	2,318	9.35%	7,118	9.71%
2010 Households by HH Size	4,266		12,925		46,817	
1-Person Households	581	13.62%	2,622	20.29%	12,532	26.77%
2-Person Households	1,125	26.37%	3,660	28.32%	13,965	29.83%
3-Person Households	900	21.10%	2,513	19.44%	8,106	17.31%
4-Person Households	940	22.03%	2,295	17.76%	6,717	14.35%
5-Person Households	456	10.69%	1,122	8.68%	3,358	7.17%
6-Person Households	168	3.94%	441	3.41%	1,317	2.81%
7 or more Person Households	96	2.25%	272	2.10%	822	1.76%
2023 Average Household Size	3.20		2.90		2.70	
Households						
2028 Projection	7,086		17,064		56,321	
2023 Estimate	6,716		16,552		55,164	
2010 Census	4,266		12,926		46,817	
Growth 2023 - 2028	5.51%		3.09%		2.10%	
Growth 2010 - 2023	57.43%		28.05%		17.83%	



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036				
Radius	2 Mile		3 Mile	
2023 Households by HH Income	6,715		16,549	
<\$25,000	389	5.79%	1,727	10.44%
\$25,000 - \$50,000	943	14.04%	2,950	17.83%
\$50,000 - \$75,000	883	13.15%	2,833	17.12%
\$75,000 - \$100,000	1,072	15.96%	2,682	16.21%
\$100,000 - \$125,000	1,026	15.28%	1,971	11.91%
\$125,000 - \$150,000	902	13.43%	1,744	10.54%
\$150,000 - \$200,000	726	10.81%	1,383	8.36%
\$200,000+	774	11.53%	1,259	7.61%
2023 Avg Household Income	\$118,475		\$99,193	
2023 Med Household Income	\$101,718		\$82,126	
2023 Occupied Housing	6,716		16,551	
Owner Occupied	5,725	85.24%	12,410	74.98%
Renter Occupied	991	14.76%	4,141	25.02%
2010 Housing Units	7,142		17,641	
1 Unit	6,820	95.49%	14,986	84.95%
2 - 4 Units	76	1.06%	565	3.20%
5 - 19 Units	189	2.65%	1,367	7.75%
20+ Units	57	0.80%	723	4.10%
2023 Housing Value	5,725		12,411	
<\$100,000	58	1.01%	349	2.81%
\$100,000 - \$200,000	1,498	26.17%	5,087	40.99%
\$200,000 - \$300,000	2,747	47.98%	4,606	37.11%
\$300,000 - \$400,000	1,125	19.65%	1,678	13.52%
\$400,000 - \$500,000	57	1.00%	294	2.37%
\$500,000 - \$1,000,000	138	2.41%	271	2.18%
\$1,000,000+	102	1.78%	126	1.02%
2023 Median Home Value	\$247,561		\$216,706	
2023 Housing Units by Yr Built	7,173		17,748	
Built 2010+	2,712	37.81%	4,186	23.59%
Built 2000 - 2010	3,335	46.49%	6,968	39.26%
Built 1990 - 1999	489	6.82%	2,031	11.44%
Built 1980 - 1989	420	5.86%	2,514	14.16%
Built 1970 - 1979	148	2.06%	1,458	8.22%
Built 1960 - 1969	36	0.50%	417	2.35%
Built 1950 - 1959	13	0.18%	87	0.49%
Built <1949	20	0.28%	87	0.49%
2023 Median Year Built	2007		2003	



# DEMOGRAPHICS — MARKET COMPARISON

## Demographic Market Comparison Report

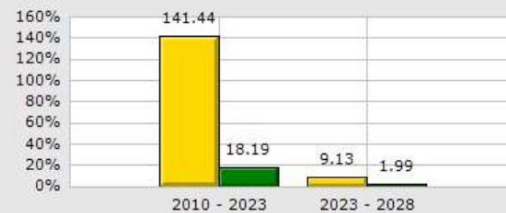
1 mile radius

McPherson Blvd, Crowley, TX 76036

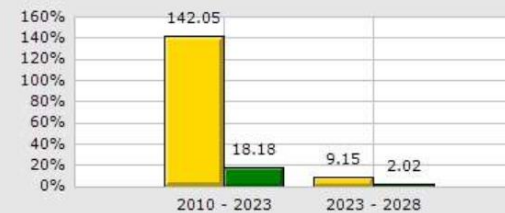
Type: **Retail/Storefront Retail/Office**  
County: **Tarrant**

**1 Mile**  
**County**

### Population Growth



### Household Growth



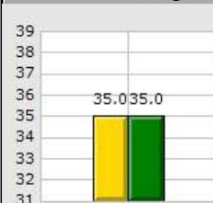
### 2023 Med Household Inc



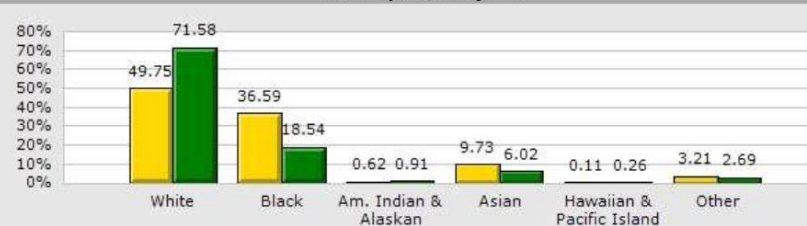
### 2023 Households by Household Income



### 2023 Median Age



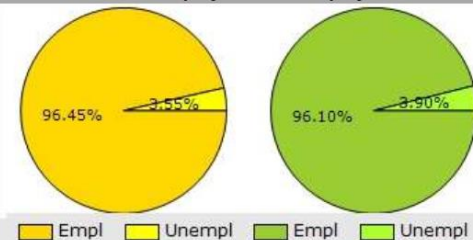
### 2023 Population by Race



### 2023 Renter vs. Owner



### 2023 Employed vs. Unemployed





# DEMOGRAPHICS — MARKET COMPARISON

## Demographic Market Comparison Report

1 mile radius

McPherson Blvd, Crowley, TX 76036

Type: **Retail/Storefront Retail/Office**

County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	141.44%		18.19%	
Growth 2023 - 2028	9.13%		1.99%	
Empl	2,905	96.45%	1,096,964	96.10%
Unempl	107	3.55%	44,527	3.90%
2023 Population by Race				
	5,491		2,138,029	
White	2,732	49.75%	1,530,333	71.58%
Black	2,009	36.59%	396,486	18.54%
Am. Indian & Alaskan	34	0.62%	19,541	0.91%
Asian	534	9.73%	128,664	6.02%
Hawaiian & Pacific Island	6	0.11%	5,488	0.26%
Other	176	3.21%	57,517	2.69%
Household Growth				
Growth 2010 - 2023	142.05%		18.18%	
Growth 2023 - 2028	9.15%		2.02%	
Renter Occupied	233	13.67%	298,230	38.40%
Owner Occupied	1,471	86.33%	478,354	61.60%
2023 Households by Household Income				
	1,706		776,584	
Income <\$25K	49	2.87%	108,480	13.97%
Income \$25K - \$50K	304	17.82%	155,083	19.97%
Income \$50K - \$75K	177	10.38%	141,224	18.19%
Income \$75K - \$100K	275	16.12%	103,059	13.27%
Income \$100K - \$125K	271	15.89%	76,107	9.80%
Income \$125K - \$150K	229	13.42%	59,178	7.62%
Income \$150K - \$200K	210	12.31%	63,443	8.17%
Income \$200K+	191	11.20%	70,010	9.02%
2023 Med Household Inc				
	\$104,428		\$72,075	
2023 Median Age				
	35.00		35.00	



# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **13,600 SF**  
 Year Built: **2025**

Total Available: **13,600 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Description	2010	2023	2028
<b>Population</b>	<b>2,273</b>	<b>5,488</b>	<b>5,989</b>
Age 0 - 4	208 9.15%	338 6.16%	362 6.04%
Age 5 - 9	212 9.33%	379 6.91%	372 6.21%
Age 10 - 14	222 9.77%	438 7.98%	410 6.85%
Age 15 - 19	183 8.05%	459 8.36%	451 7.53%
Age 20 - 24	87 3.83%	415 7.56%	459 7.66%
Age 25 - 29	115 5.06%	374 6.81%	433 7.23%
Age 30 - 34	194 8.53%	345 6.29%	397 6.63%
Age 35 - 39	229 10.07%	356 6.49%	377 6.29%
Age 40 - 44	213 9.37%	391 7.12%	384 6.41%
Age 45 - 49	179 7.88%	406 7.40%	404 6.75%
Age 50 - 54	129 5.68%	394 7.18%	411 6.86%
Age 55 - 59	110 4.84%	353 6.43%	392 6.55%
Age 60 - 64	71 3.12%	292 5.32%	348 5.81%
Age 65 - 69	47 2.07%	217 3.95%	284 4.74%
Age 70 - 74	26 1.14%	152 2.77%	212 3.54%
Age 75 - 79	20 0.88%	92 1.68%	142 2.37%
Age 80 - 84	14 0.62%	50 0.91%	84 1.40%
Age 85+	13 0.57%	39 0.71%	67 1.12%
<b>Age 15+</b>	<b>1,630 71.71%</b>	<b>4,335 78.99%</b>	<b>4,845 80.90%</b>
<b>Age 20+</b>	<b>1,447 63.66%</b>	<b>3,876 70.63%</b>	<b>4,394 73.37%</b>
<b>Age 65+</b>	<b>120 5.28%</b>	<b>550 10.02%</b>	<b>789 13.17%</b>
<b>Median Age</b>	<b>33</b>	<b>35</b>	<b>37</b>
<b>Average Age</b>	<b>31.30</b>	<b>35.40</b>	<b>37.20</b>
<b>Population By Race</b>	<b>2,273</b>	<b>5,488</b>	<b>5,989</b>
White	1,341 59.00%	2,731 49.76%	2,989 49.91%
Black	666 29.30%	2,009 36.61%	2,185 36.48%
Am. Indian & Alaskan	15 0.66%	33 0.60%	36 0.60%
Asian	189 8.32%	533 9.71%	582 9.72%
Hawaiian & Pacific Islander	2 0.09%	5 0.09%	7 0.12%
Other	59 2.60%	176 3.21%	190 3.17%

# DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

McPherson Blvd, Crowley, TX 76036

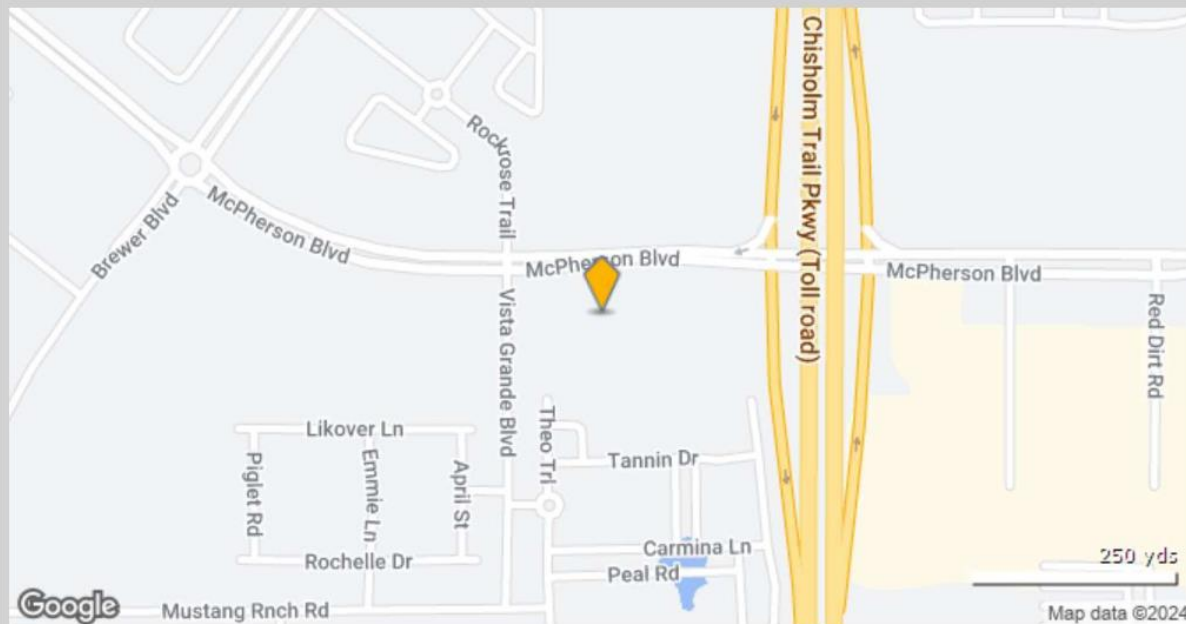
Description	2010	2023	2028
Population by Race (Hispanic)	349	1,023	1,117
White	317 90.83%	919 89.83%	1,003 89.79%
Black	15 4.30%	51 4.99%	55 4.92%
Am. Indian & Alaskan	7 2.01%	18 1.76%	20 1.79%
Asian	2 0.57%	5 0.49%	6 0.54%
Hawaiian & Pacific Islander	1 0.29%	2 0.20%	3 0.27%
Other	8 2.29%	30 2.93%	31 2.78%
Household by Household Income	704	1,706	1,860
<\$25,000	39 5.54%	49 2.87%	54 2.90%
\$25,000 - \$50,000	49 6.96%	304 17.82%	337 18.12%
\$50,000 - \$75,000	190 26.99%	177 10.38%	182 9.78%
\$75,000 - \$100,000	98 13.92%	275 16.12%	302 16.24%
\$100,000 - \$125,000	136 19.32%	271 15.89%	293 15.75%
\$125,000 - \$150,000	85 12.07%	229 13.42%	250 13.44%
\$150,000 - \$200,000	84 11.93%	210 12.31%	229 12.31%
\$200,000+	23 3.27%	191 11.20%	213 11.45%
Average Household Income	\$102,237	\$119,857	\$120,347
Median Household Income	\$93,877	\$104,428	\$104,693



## Traffic Count Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **13,600 SF**  
 Year Built: **2025**  
 Total Available: **13,600 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
No Traffic data was found for this property						