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COMMERCIAL

Commercial Office Space Available

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1504 Bus Rte 1187 (Crowley Plover Road), Crowley, Texas 76036

1504 Bus Rte 1187, Crowley

COMMERCIAL / OFFICE SPACE FOR SALE

Size	1,440 SF
Lot Size	9,148 SF
Frontage	45' (Bus Rte 1187)
Utilities	Central, Electric
Zoning	Commercial
Price	\$229,000



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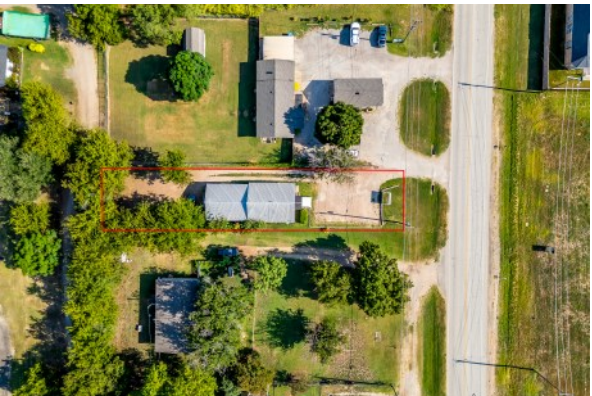
Property Overview

- Situated along Business FM 1187, a high-traffic arterial road in rapidly growing Crowley, this site offers exceptional visibility for businesses and commercial ventures. Property sits just outside the city limits (Bus Rte 1187 is the city border).
- Premium frontage along a high-traffic business corridor—perfect for retail, office, or hospitality concepts.
- Ideal for Investors & End-Users
- Could be divided into two separate suites
- Parking in both front and back of property
- None of the salon equipment will convey in the sale
- Walmart owns the corner across the road at 1187 & Business 1187.

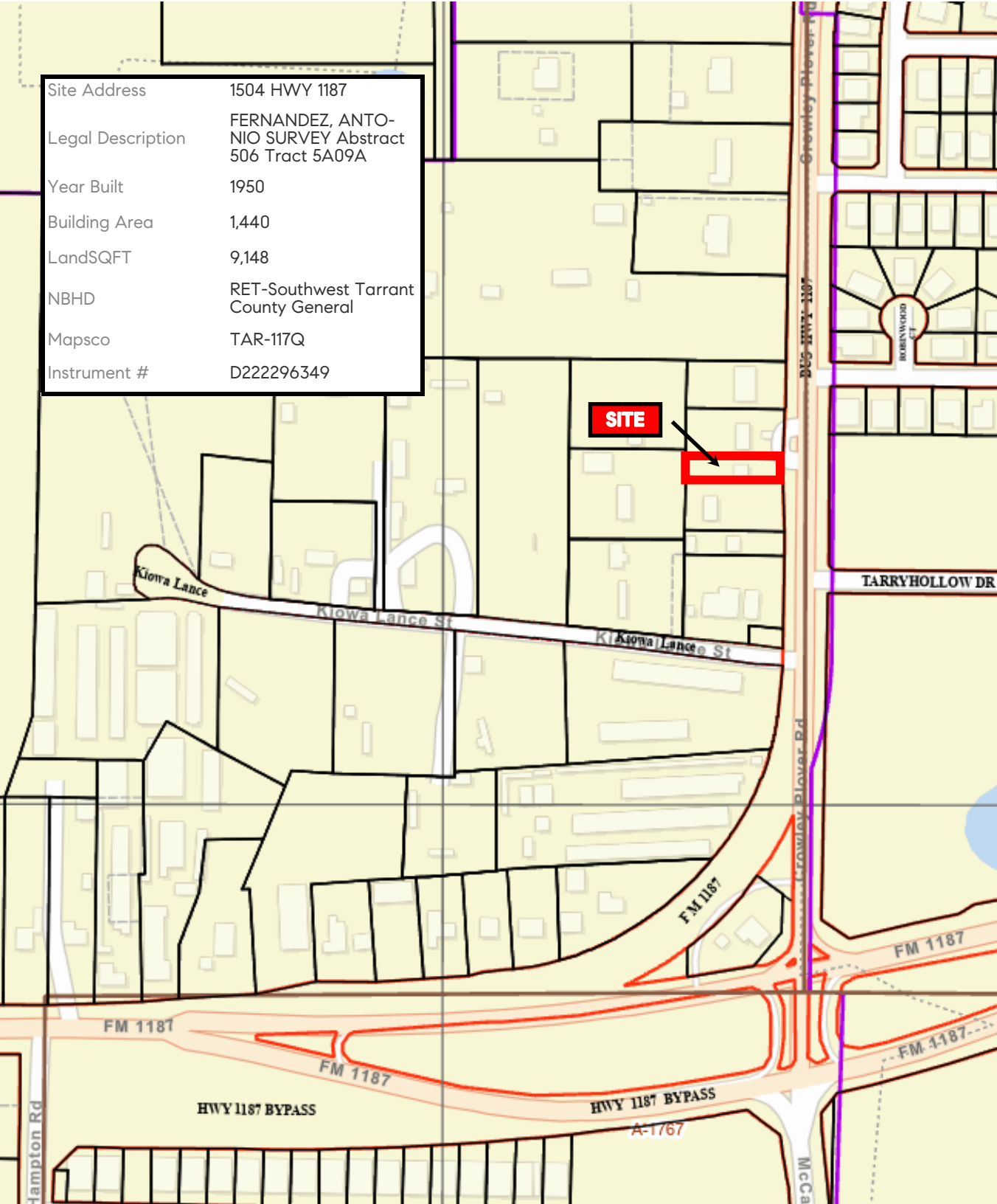


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1504 BUS RTE 1187
ADDITIONAL PHOTOS



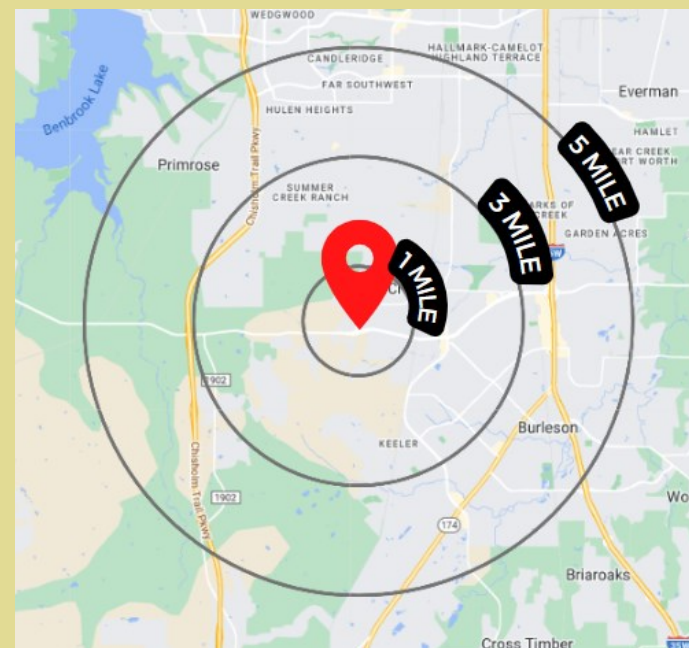
Site Address	1504 HWY 1187
Legal Description	FERNANDEZ, ANTONIO SURVEY Abstract 506 Tract 5A09A
Year Built	1950
Building Area	1,440
LandSQFT	9,148
NBHD	RET-Southwest Tarrant County General
Mapsco	TAR-117Q
Instrument #	D222296349



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	8,664	57,986	148,675
2023 Households	3,035	19,645	50,456
2023 Daytime Employees	808	6,858	30,592
2023 Avg HH Income	\$99,835	\$100,140	\$94,759



TRAFFIC COUNTS

Bus Rte 1187: 8,720 VPD ('19)

FM 1187: 15,629 VPD ('19)

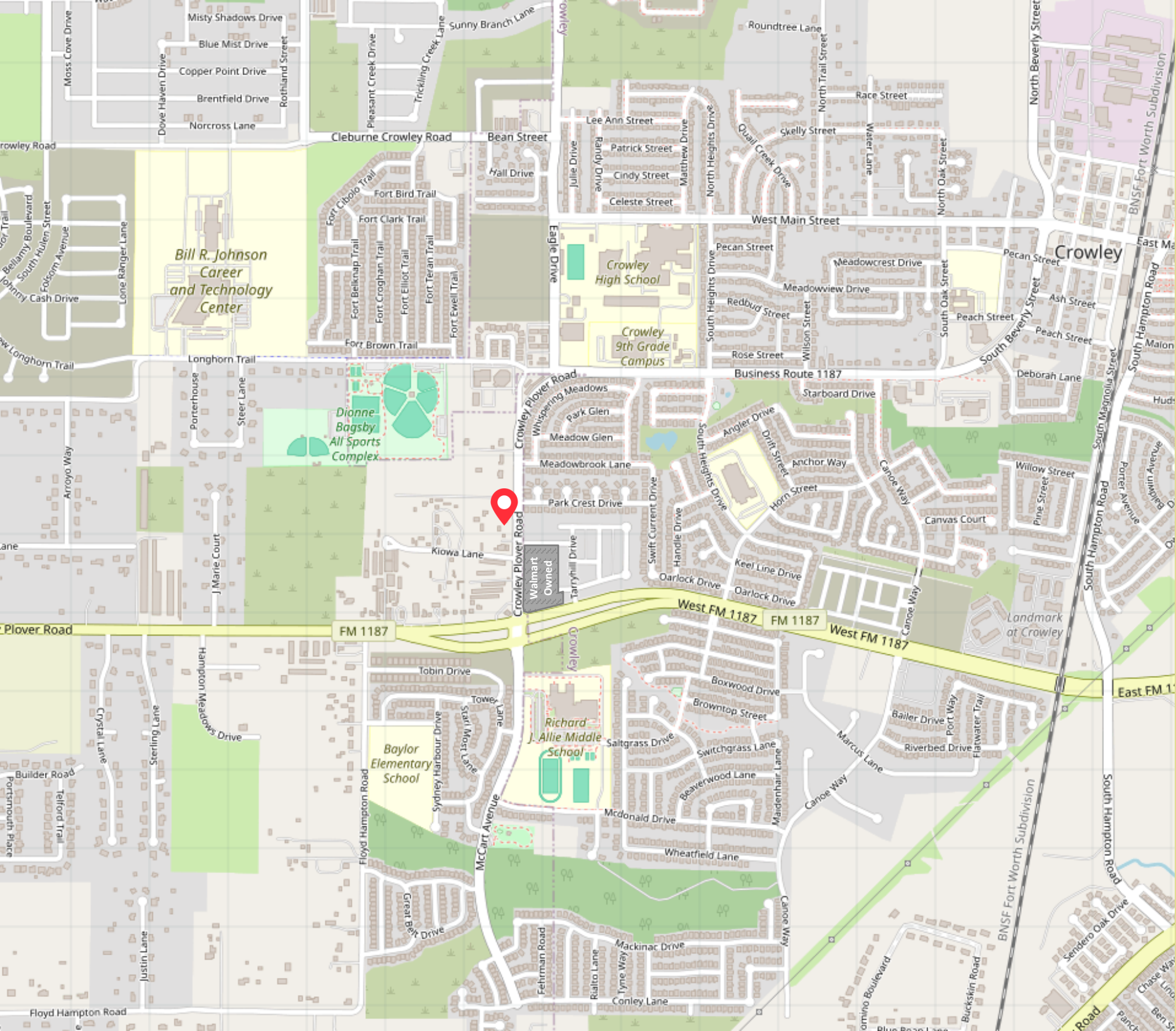
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1504 BUS RTE 1187
OVERVIEW AERIAL



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1504 BUS RTE 1187 OVERVIEW MAP





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