

CROWLEY REDEVELOPMENT LAND

1101 E Main St.

Crowley, TX 76036



STILES GROUP COMMERCIAL

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Fort Worth, TX 76116

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NTX REAL ESTATE

Your North Texas Commercial Real Estate Experts

Project Overview

ADDRESS: 1101 E MAIN ST., CROWLEY, TX

LOT SIZE: 12.75 ACRES

ZONING: "GC" – GENERAL COMMERCIAL DISTRICT

PRICE: CONTACT BROKER

PROPERTY SUMMARY:

This prime 12.75-acre commercial land parcel is strategically located in the rapidly growing city of Crowley, TX. Positioned along E Main St., the property offers excellent visibility and accessibility, making it ideal for a variety of commercial developments, including retail, office, hospitality, or mixed-use projects.

KEY FEATURES:

- **High-traffic Location:** The site benefits from significant daily traffic along E Main St., ensuring strong exposure for future businesses.
- **Strategic Growth Area:** Crowley has experienced consistent economic and population growth, increasing demand for commercial infrastructure.
- **Proximity to Major Highways:** Convenient access to major thoroughfares, including I-35W, enhances regional connectivity.
- **Utilities Available:** Essential utilities, including water, sewer, and electricity, are available at or near the site.
- **Flexible Development Opportunities:** Suitable for a range of commercial uses, with zoning allowing for various business types.

LOCATION HIGHLIGHTS:

- Minutes from downtown Crowley and surrounding retail centers.
- Close to residential neighborhoods, providing a built-in customer base.
- Nearby national retailers and commercial developments contribute to high consumer activity in the area.

This is a rare opportunity to secure a sizable commercial landholding in one of the most promising areas of Crowley, TX. Contact us today for more details or to schedule a site visit.

Trade Area Information

DEMOGRAPHIC OVERVIEW

The primary tapestry segment in Crowley is characterized by "Up and Coming Families," which accounts for 37.1% of households. This segment has a median age of 32.3 years and is predominantly occupied by professionals and individuals engaged in management, business, and financial operations. A high homeownership percentage of 74.7% within this segment indicates a stable and invested community presence that values property acquisition and the associated benefits of long-term residency.

INCOME PARAMETERS

The financial health of the area is robust, with an average household income of \$108,495 and an average disposable income of \$85,614. These figures suggest a consumer base with significant spending power is a positive indicator for businesses targeting the local market. The unemployment rate in the area stands at 4%, which is slightly lower than the national average of 4.3%, further underscoring economic stability.

POPULATION DYNAMICS

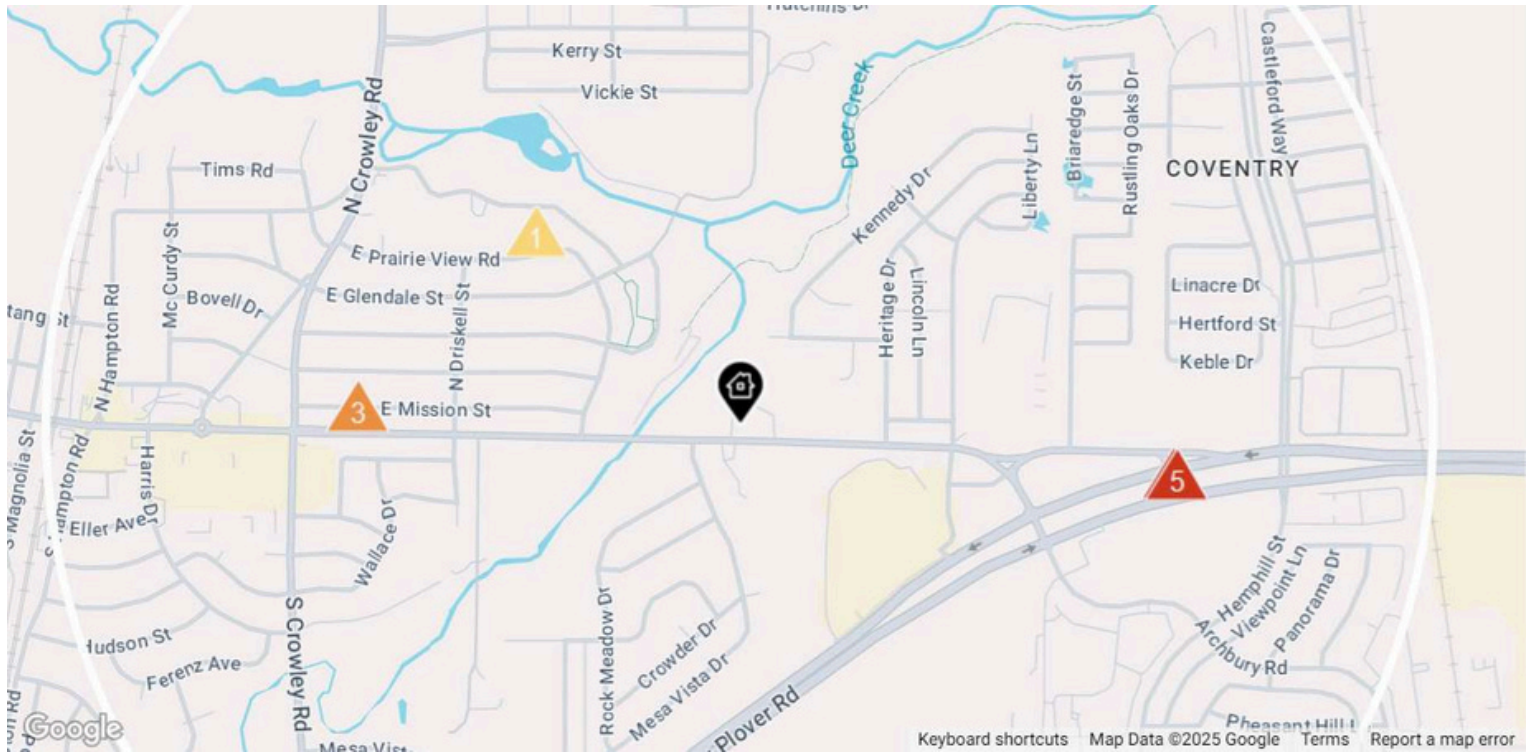
Crowley's total population is 36,735, having experienced a substantial increase of 16.11% since the previous census. The median age is slightly above that of the primary tapestry segment at 35.6 years, indicative of a mature yet dynamic community profile. The population density is measured at 800.7 persons per square mile, with a daytime population density of 586.3; this shift reflects the commuting patterns and suggests a substantial number of residents work outside the area.

HOUSING MARKET CONDITIONS

The housing market in Crowley leans heavily towards ownership, with a homeownership rate of 77.6%. This suggests that residents have a vested interest in the community's well-being and development, which can be advantageous for businesses seeking long-term customer relationships. Renters account for 22.4% of housing situations, representing an opportunity for services that cater to temporary residents or those not yet ready to purchase homes.

The median estimated home value is a healthy \$330,140, with a modest 12-month appreciation rate of +0.4%. This slow but steady growth indicates a stable housing market that does not experience volatile fluctuations, offering businesses and residents alike confidence in their real estate investments.

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

280

2024 Est. daily traffic counts

Street: E Prairie View Rd
 Cross: N Prairie View Rd
 Cross Dir: SE
 Dist: –

Historical counts

Year	Count	Type
2004	280	ADT
1999	190	ADT

2

9,294

2019 Est. daily traffic counts

Street: East Main Street
 Cross: Crowley Rd
 Cross Dir: W
 Dist: 0.09 miles

Historical counts

Year	Count	Type
2018	7,842	AADT
2016	7,214	AADT
2015	7,692	AADT
2012	8,400	AADT

3

7,685

2024 Est. daily traffic counts

Street: E Main St
 Cross: Crowley Rd
 Cross Dir: W
 Dist: –

Historical counts

Year	Count	Type
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4

29,975

2022 Est. daily traffic counts

Street: West Rendon Crowley Road
 Cross: W Rendon Crowley Rd
 Cross Dir: NE
 Dist: 0.11 miles

Historical counts

Year	Count	Type
2021	31,886	AADT
2020	27,583	AADT
2019	30,561	AADT
2018	24,330	AADT

5

27,423

2024 Est. daily traffic counts

Street: FM 1187
 Cross: W Rendon Crowley Rd
 Cross Dir: NE
 Dist: –

Historical counts

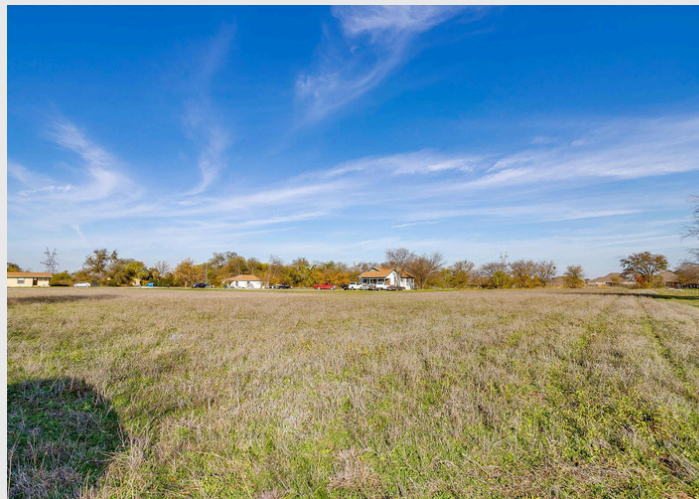
Year	Count	Type
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

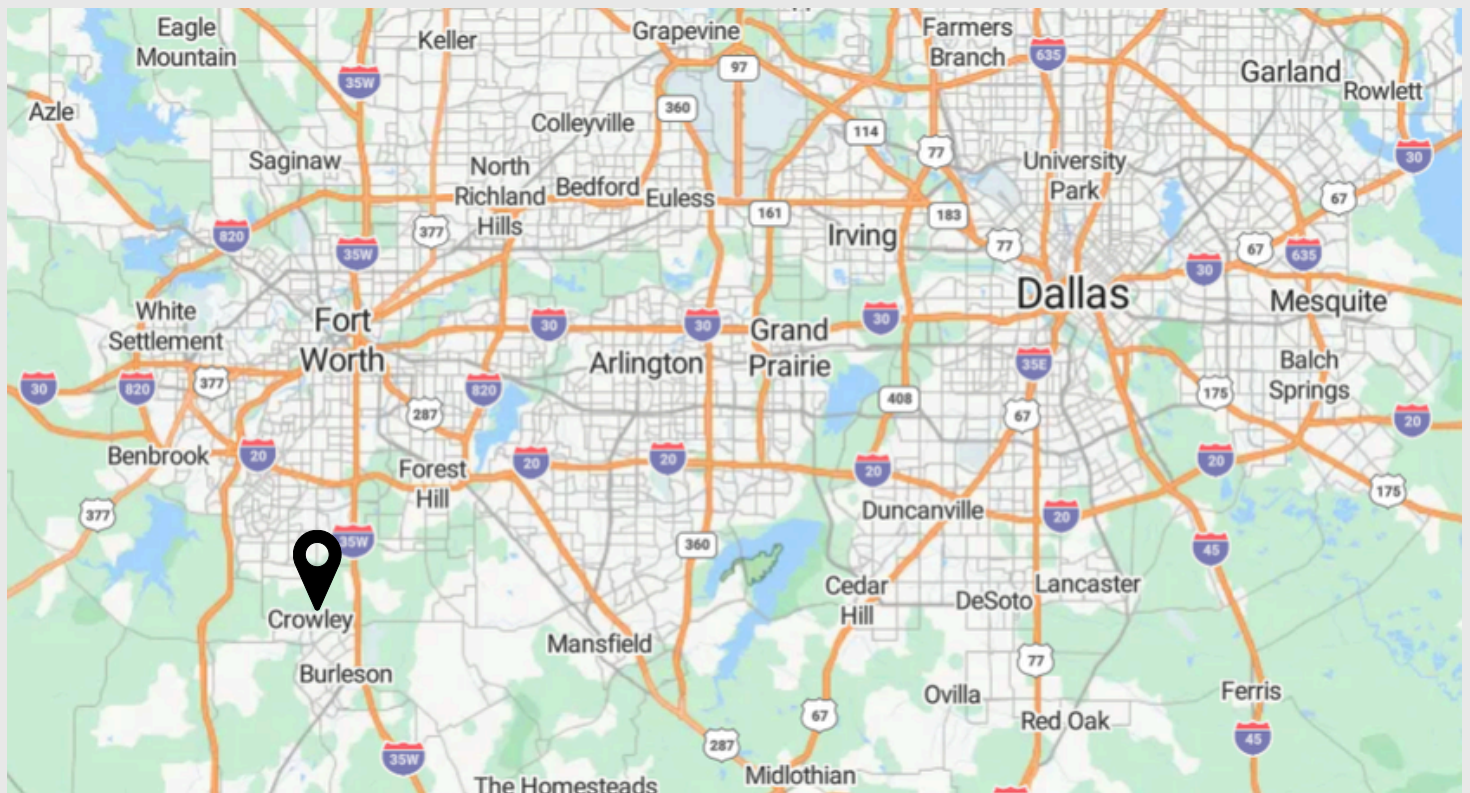
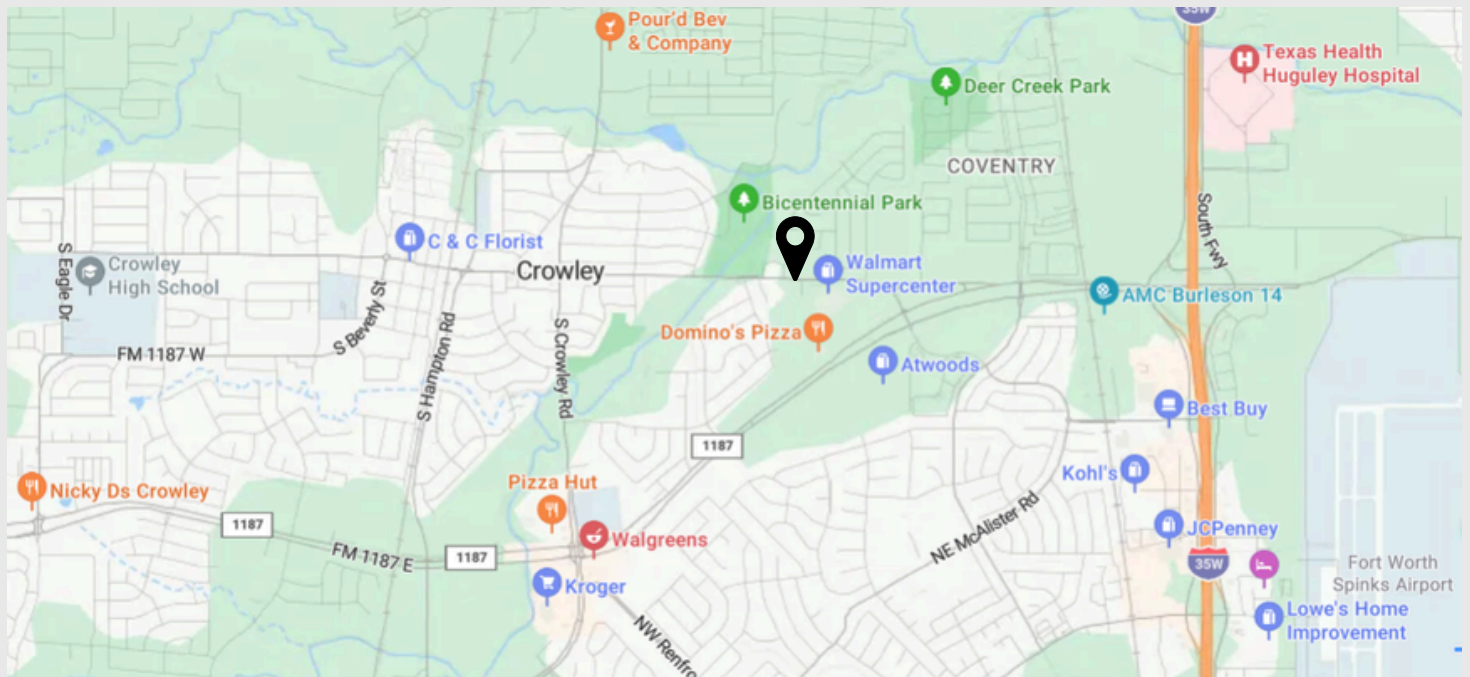
Property Photos



Property Photos



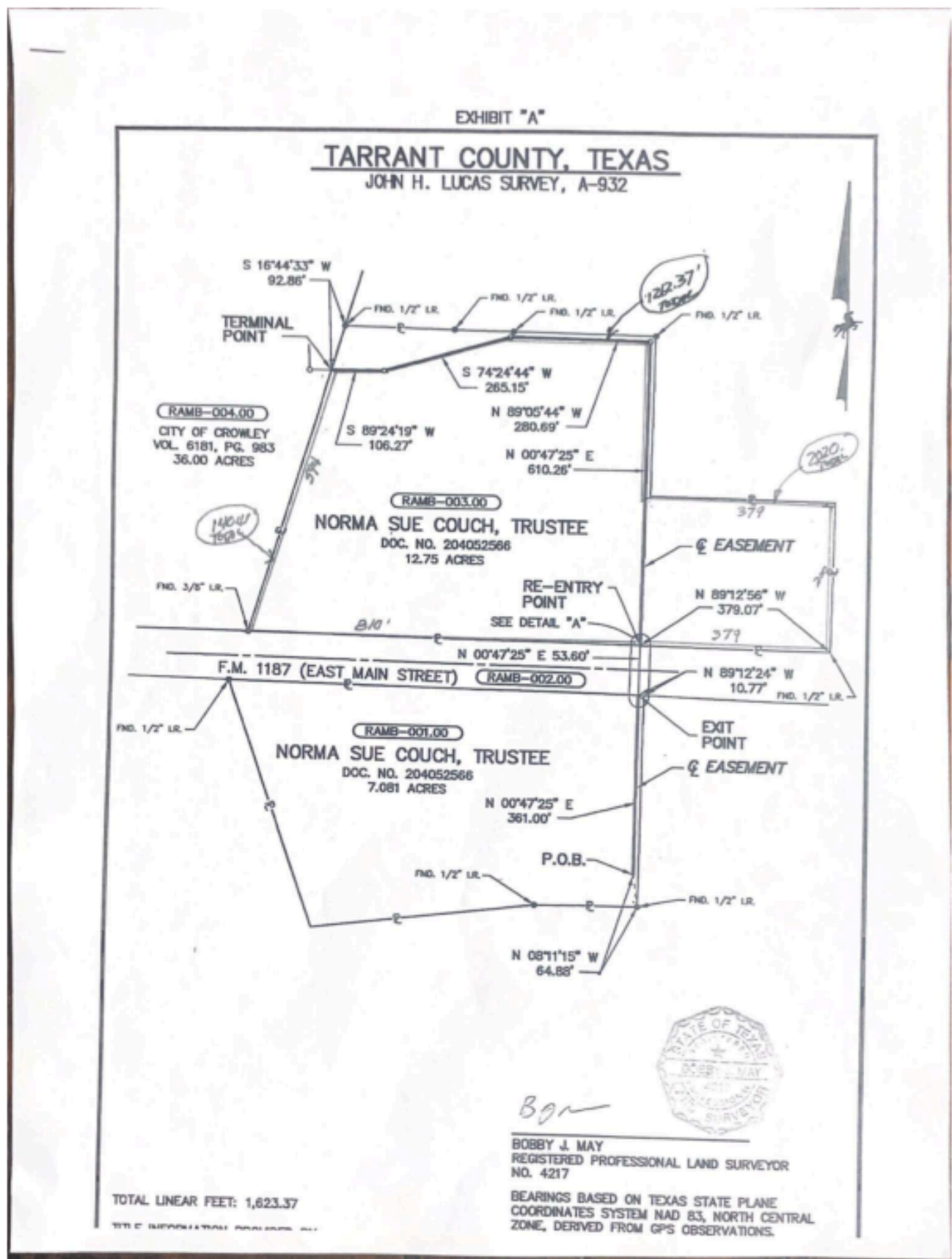
Maps

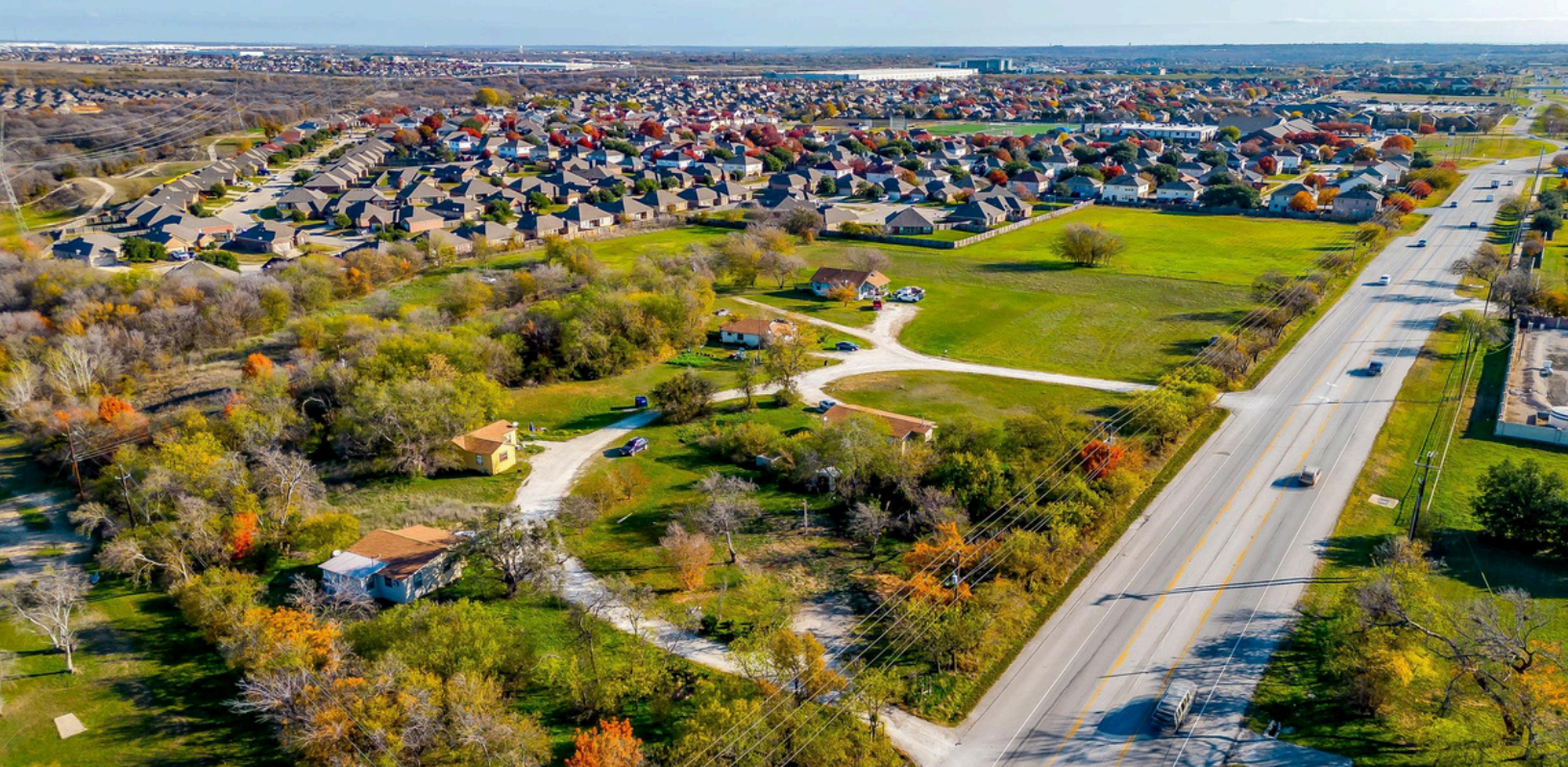


Retail Map



Survey





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