



20% PRICE REDUCTION
SELLER WILL RESPOND TO ALL BONA FIDE OFFERS

±2.68 ACRES

LAND FOR SALE
TARRYTOWN COMMERCIAL SITE
CROWLEY, TX



PROPERTY DETAILS

TARRYTOWN COMMERCIAL SITE
CROWLEY, TX

Crowley, Texas, is a growing city located in Tarrant and Johnson County. Situated in the Dallas-Fort Worth metropolitan area, Crowley offers a suburban lifestyle with a close-knit community feel. The city has seen steady growth due to its proximity to Fort Worth, affordable housing, good schools and family-friendly environment.



PRICE

~~\$7.50 PSF | \$750,000~~

~~\$5.95 PSF | \$695,000~~

NEW PRICE: \$550,000



UTILITIES

AVAILABLE TO SITE



LAND

±2.68 ACRES
(±116,740.8 SF)



ZONING

GENERAL COMMERCIAL
PD 11-2020-415



PERMITTED USES

DAY CARE, RETAIL, OFFICE, RESTAURANT,
PHARMACY

-FULL LIST OF APPROVED USES UPON REQUEST



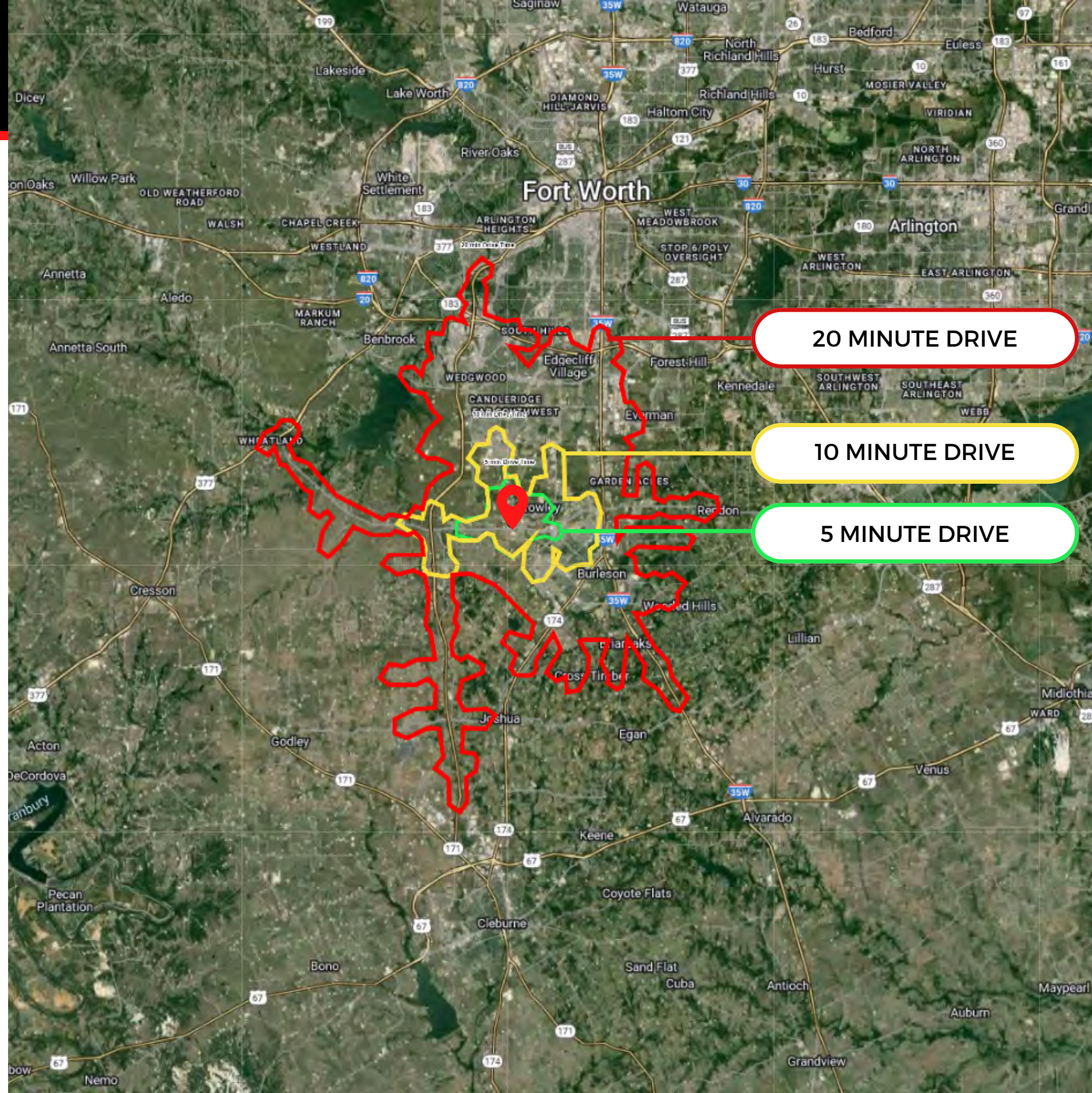
M/I HOMES DEVELOPMENT

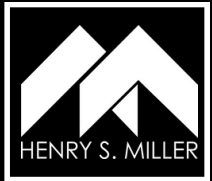
93 RESIDENTIAL LOTS



AIRPORT

±20 MILES TO FORT WORTH MEACHAM
AIRPORT





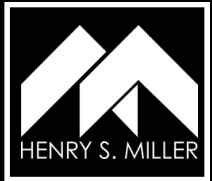
M/I HOMES DEVELOPMENT

TARRYTOWN COMMERCIAL SITE
CROWLEY, TX



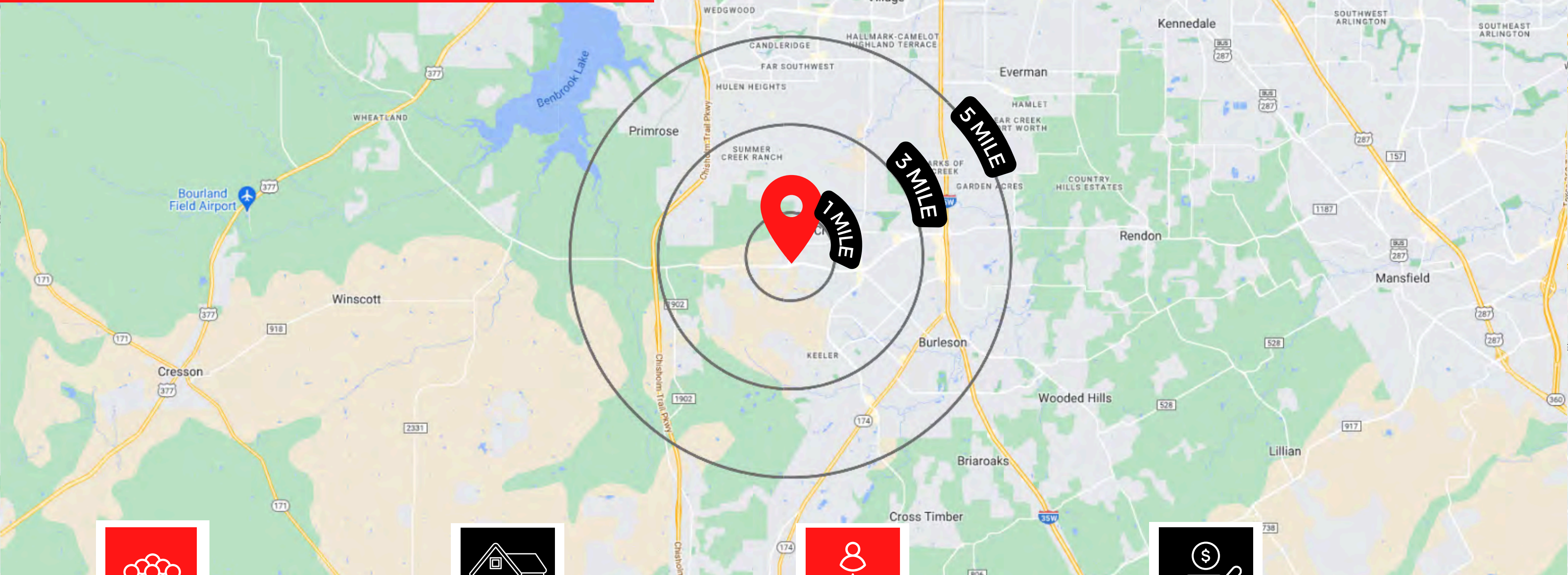
TARRYTOWN DEVELOPMENT





DEMOGRAPHICS

TARRYTOWN COMMERCIAL SITE
CROWLEY, TX



2023 Population

1 MILES 8,664
3 MILES 57,986
5 MILES 148,675



2023 Households

1 MILES 3,035
3 MILES 19,645
5 MILES 50,456



Daytime Employees

1 MILES 808
3 MILES 6,858
5 MILES 30,592



Average Household Income

1 MILES \$99,835
3 MILES \$100,140
5 MILES \$94,759



People

The total population of Crowley is 20,658. The median age is 32.9

20,658

Total Population



48.43%

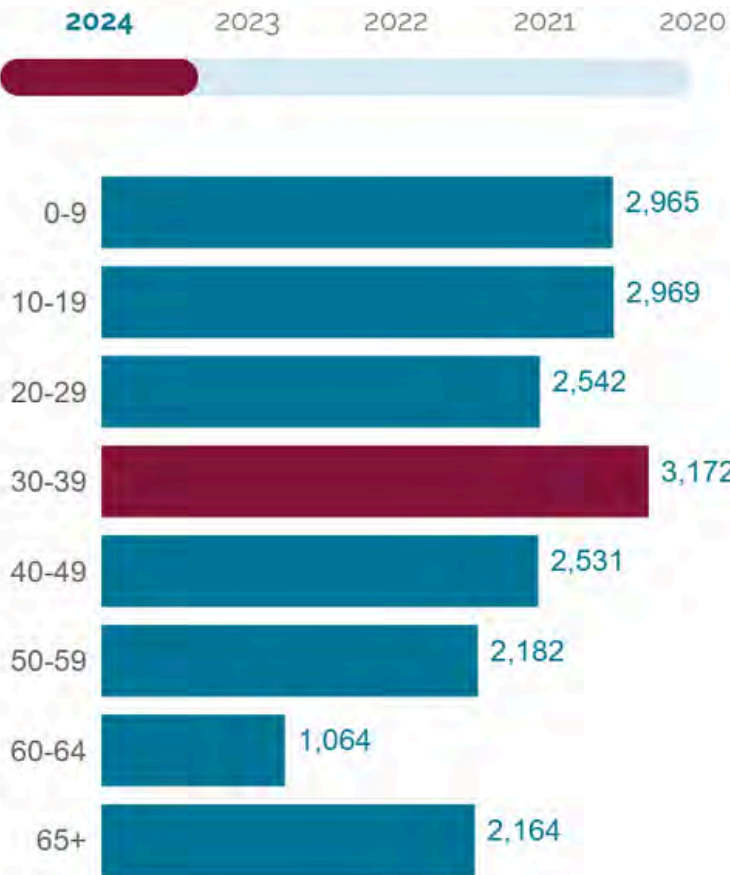
Male



51.58%

Female

Age Distribution



Median Age

33

Income and Spending

Households in Crowley earn a median yearly income of \$94,396. 45.08% of the households earn more than the national average each year. Household expenditures average \$114,828 per year. The majority of earnings get spent on Tax and Retirement (Total), Transportation (Total), Shelter (Total), Grocery (Total), and Entertainment (Total).

\$94,396

Median Household
Income

11% more than the county

19% more than the state

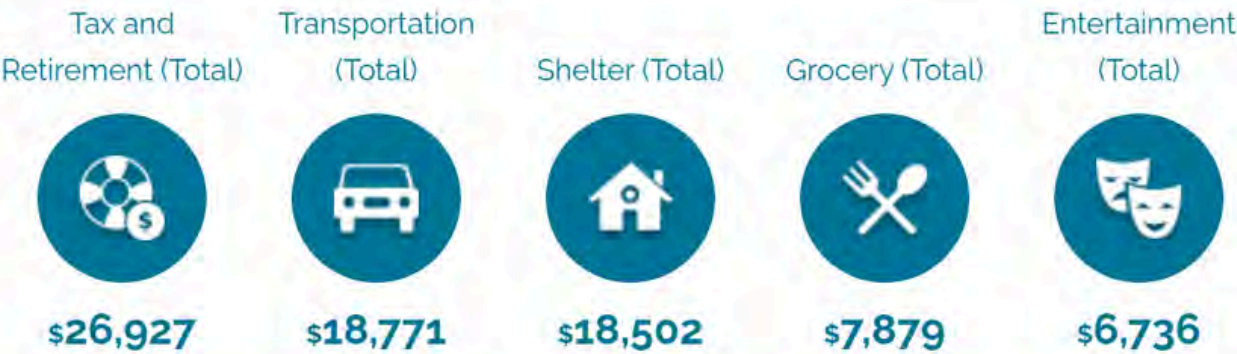
15% more than the nation

Income Distribution



How do people spend most of their money?

PER HOUSEHOLD



\$114,828

Average Household Expenditure



CONTACT OUR TEAM

LANE KOMER
SENIOR VICE PRESIDENT
(972) 419-4093 Direct
(469) 258-0088 Mobile
lkommer@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road, Suite 900
Dallas, Texas 75254
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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