

Brand New Retail/Office Building  
CROWLEY PAVILION - Building 3  
For Sale/Lease in Crowley



1009 E FM 1187, Crowley, TX 76036

## Project Overview

- ✚ Retail/Office Building
  - ✓ Max Contiguous – 4900 SF
  - ✓ Minimum Divisible – 1225 SF
- ✚ Four conveniently sized units
- ✚ Units 100 and 200 -1,225 SF each
  - ✓ Frontage to FM 1187
  - ✓ For Sale - \$350 per SF, Shell
  - ✓ For Lease - \$28 per SF plus NNN, Shell
- ✚ Units 300 and 400 – 1,225 SF each
  - ✓ Side entry
  - ✓ For Sale - \$330 per SF, Shell
  - ✓ For Lease - \$26 per SF plus NNN, Shell
- ✚ Generous TIA available
  - ✓ Owner willing to provide white-box finish
- ✚ Abundant parking
  - ✓ 23 parking spaces; 4.6 per 1000 SF
- ✚ Gorgeous stone-looking brick facade

- ✚ Ideal for a plethora of commercial uses
  - ✓ Retail
  - ✓ Dentist / Physician / Polyclinic
  - ✓ Chiropractor / Physiotherapist / Veterinarian
  - ✓ Professional Offices (CPA, insurance agent)
  - ✓ Law Offices / Title Companies
  - ✓ Learning Centers
  - ✓ Dance / Music Studios
  - ✓ Fitness Centers
  - ✓ Neighborhood Services

## Investment Highlights

- ✚ Fantastic, bite-sized investment
- ✚ Great fit for 1031 Exchange
- ✚ Totally standalone and independent with all amenities – A Commercial Rarity for a small building.
  - ✓ Plated (separate property account with CAD)
  - ✓ Separate Water / Electric Meter
  - ✓ Separate Landscape
  - ✓ Separate Parking Lot
  - ✓ Separate Dumpster

## Location Highlights

- + Frontage on FM 1187, a busy and fast-growing corridor
  - ✓ Several thousand vehicles per day on FM 1187
  - ✓ Dedicated right-turn lane from FM 1187
  - ✓ Median cut provides access to both East bound and West bound traffic
  - ✓ High visibility to daily commuters and residents in the area.
- + Super Walmart within walking distance
- + Minutes from I-35W
- + Rapidly growing residential area with thousands of homes and active new developments nearby
- + Several national retailers in the vicinity
- + Tons of dining and shopping options

Srinivas Chaluvadi, MS, MBA, PMP

Perfect Realty Partners LLC (TREC # 9003888)

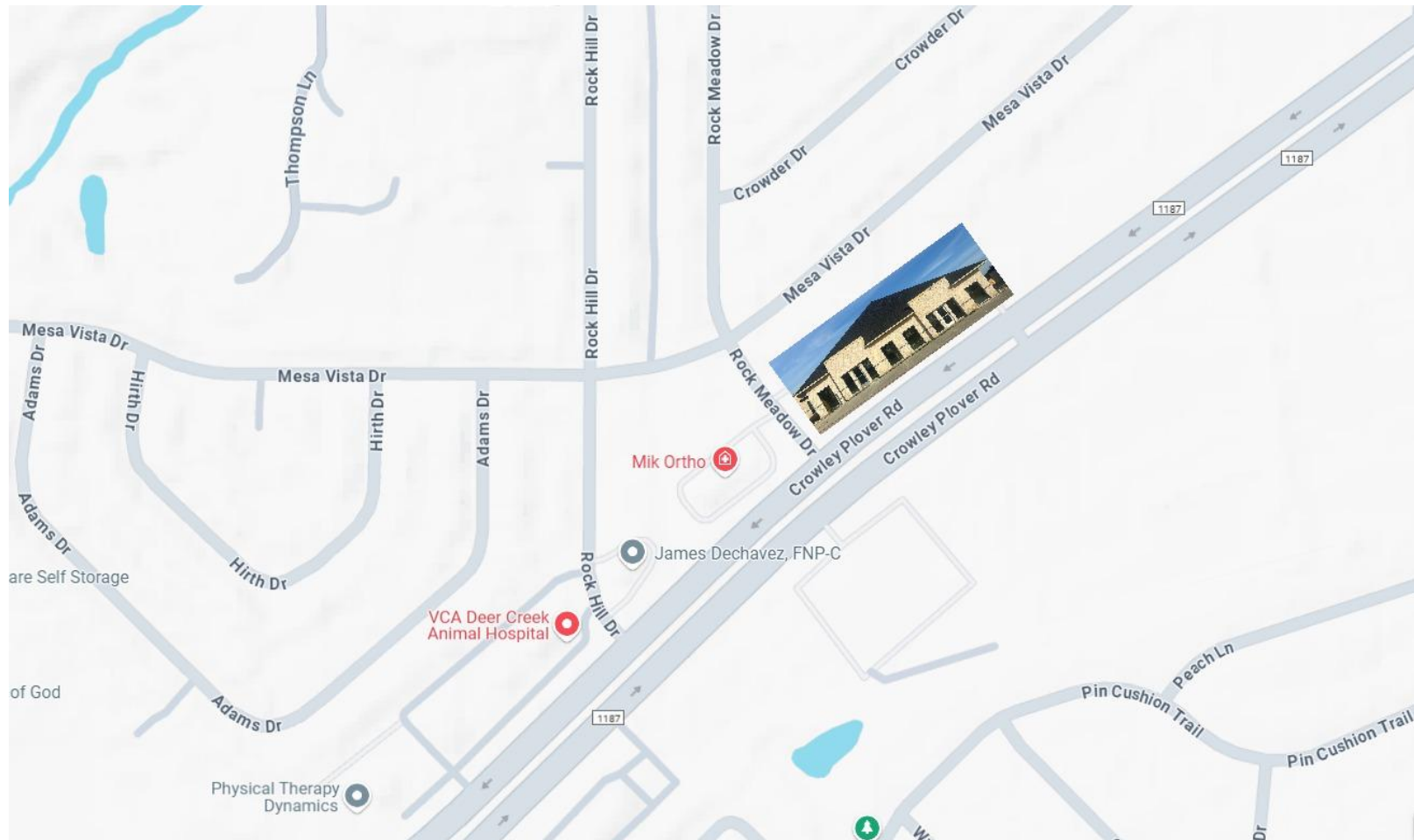
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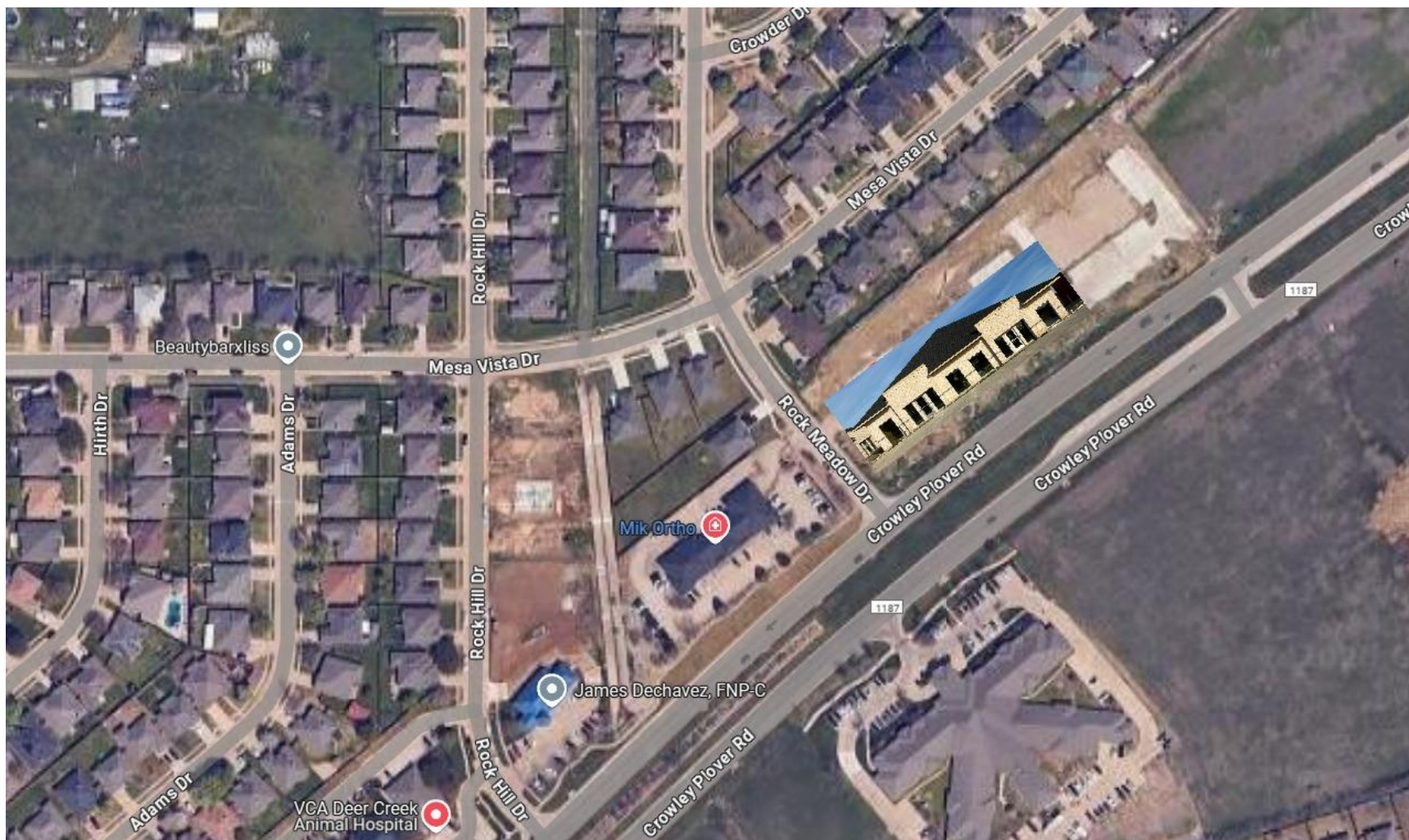


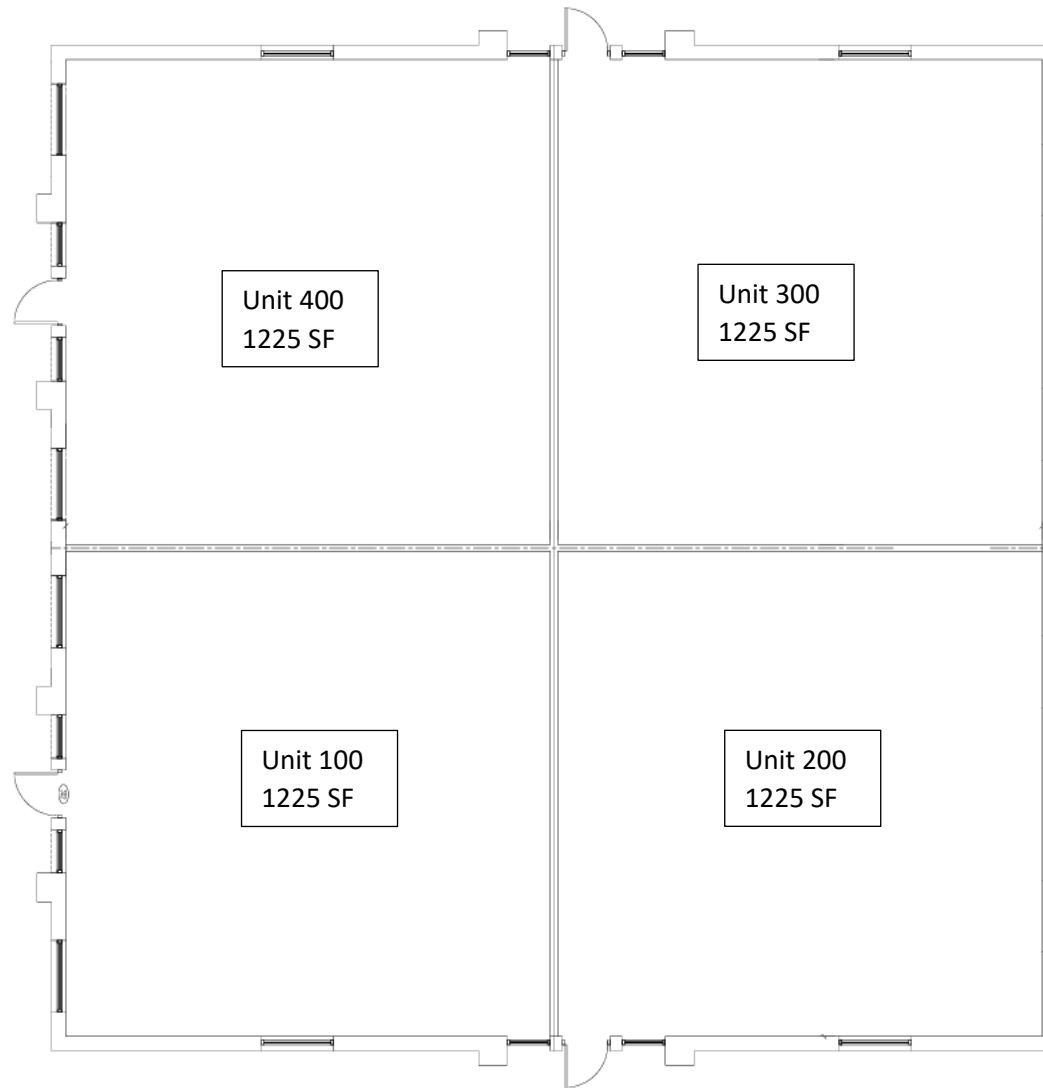
Excellent Location !





## Site location





FLOOR PLAN / SUITE LAYOUT



FRONT VIEW (NORTH ELEVATION)





SIDE VIEW (WEST ELEVATION)



## 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:
  - 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.

PERFECT REALTY PARTNERS LLC	9003888	Sri@PerfectRealtyPartners.com	(469) 252-1261
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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

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

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