

# COMMERCIAL LAND FOR SALE

800 E FM 1187, Crowley, TX 76036



INTERACTIVE  
OFFERING MEMORANDUM



**JEFFREY CARR**

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**PROPERTY HIGHLIGHTS:**

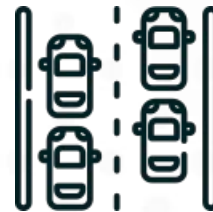
- ±12.47 AC (±543,193 SF) Available for Sale
- Zoning: GC (General Commercial)
- Surrounding Tenants and Traffic Driver's include: Walmart, Kroger, CVS Pharmacy, Starbucks, Atwoods, Academy Sports + Outdoors and numerous other national credit retailers and QSRs
- Surrounded by densely populated residential population with a 2.2% rise in annual growth
- Less than 2 miles from I-35W (Over 140,000 VPD)
- CALL FOR PRICING

**DEMOGRAPHICS:**

POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	12,335	76,324	163,194
Current Year Estimate	11,264	68,183	148,709
2010 Census	8,730	48,669	115,364
Growth Current Year-Five-Year	9.51%	11.94%	9.74%
Growth 2010-Current Year	29.02%	40.09%	28.9%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$84,780	\$85,554	\$87,679
Median Household Income	\$86,312	\$81,642	\$78,217



**TRAFFIC COUNTS:**



**FM 1187 ± 25,000 VPD**

**I-35W ± 140,000 VPD**

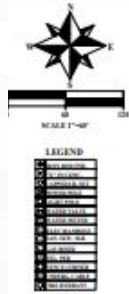
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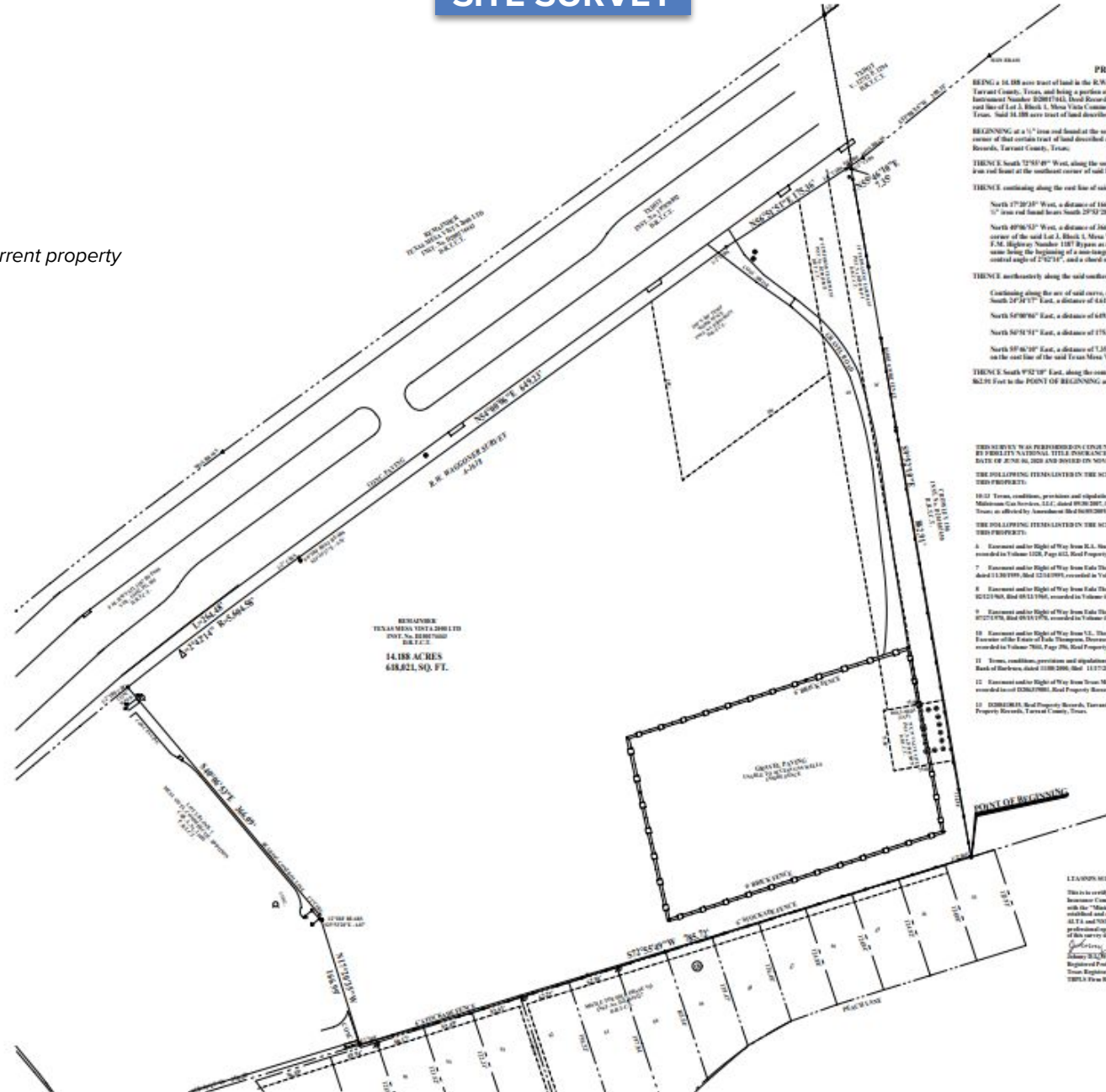
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SITE SURVEY



Legend is not a part of the current property



PROPERTY DESCRIPTION
BEING a 14.188 acre tract of land in the R.W. Waggoner Survey, Abstract Number 1418 and being situated in the City of Crowley, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Texas Mesa Vista 2000 L.L., recorded in Instrument Number 820877434, Deed Records, Tarrant County, Texas, the bearings for this survey are based on the bearing of the said line of Lot 1, Block 1, Mesa Vista Commercial Addition, recorded in Exhibit A, Slide 11081, Plat Records, Tarrant County, Texas. Said 14.188 acre tract of land described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found at the southeast corner of the said Texas Mesa Vista 2000 L.L. Tract, same being the southeast corner of that certain tract of land described as Tract II as described in County 108, recorded in Instrument Number 823887106, Deed Records, Tarrant County, Texas;
THENCE South 72°51'01" West, along the south line of the said Texas Mesa Vista 2000 L.L. Tract a distance of 193.72 Feet to a 1/2" iron rod found at the southeast corner of said Lot 1, Block 1, Mesa Vista Commercial Addition;
THENCE continuing along the east line of said Lot 1, Block 1, Mesa Vista Commercial Addition, the following courses and distances:
North 17°20'31" West, a distance of 166.99 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4018" set from which a 1/2" iron rod found bears South 29°32'28" East, a distance of 4.87 Feet;
North 89°46'51" West, a distance of 164.69 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4018" found at the southeast corner of the said Lot 1, Block 1, Mesa Vista Commercial Addition and being on the south right of way line of E.M. Highway Number 1187 Ripran as recorded in Volume 14452, Page 304, Deed Records, Tarrant County, Texas, same being the beginning of a non-tangent curve, concave to the southwest, having a radius of 568.59 Feet a central angle of 7°52'14" East, a chord of 264.68 Feet bearing North 52°09'11" East;
THENCE southwesterly along the said southwesterly right of way line, the following courses and distances:
Continuing along the arc of said curve, a distance of 264.68 Feet from which a bear 53" iron rod found bears:
South 24°41'17" East, a distance of 4.61 Feet;
North 54°09'06" East, a distance of 645.23 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4018" set;
North 50°51'51" East, a distance of 175.36 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4018" set;
North 88°46'51" East, a distance of 7.25 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4018" set on the east line of the said Texas Mesa Vista 2000 L.L. Tract, same being on the west line of the said Tract II;
THENCE South 93°10'10" East, along the common line of the said Texas Mesa Vista 2000 L.L. Tract and Tract R, a distance of 862.95 Feet to the POINT OF BEGINNING, and containing a completed area of 14.188 Acres, more or less.

THIS SURVEY WAS PERFORMED IN CONNECTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERRED TO BY L.P. NO. 802-01-228464, WITH AN EFFECTIVE DATE OF 8/20/16, AND AMENDED ON NOVEMBER 4, 2016.
THE FOLLOWING REMAINED IN THE SCHEDULES OF THE ABOVE REFERENCED TITLE COMMITMENT DO NOT AFFECT THIS PROPERTY:
18.12 Terms, conditions, provisions and stipulations of Right-of-Way Agreement by and between Texas Mesa Vista 2000, L.L. and Texas Minimum Gas Services, L.L.C. dated 06/08/2007, filed 11/08/2008, recorded in DEEDS/PLAT Records, Tarrant County, Texas, as amended by Amendment 06/16/09/2009, recorded in DEEDS/PLAT Records, Tarrant County, Texas.
THE FOLLOWING REMAINED IN THE SCHEDULES OF THE ABOVE REFERENCED TITLE COMMITMENT DOES NOT AFFECT THIS PROPERTY:
6. Easement and/or Right of Way from R.L. Reed to Texas Electric Service Company by instrument dated 09/16/1971, filed 10/16/1971, recorded in Volume 1128, Page 652, Deed Property Records, Tarrant County, Texas.
7. Easement and/or Right of Way from Kate Thompson and her husband, V.L. Thompson to Texas Electric Service Company by instrument dated 11/30/1999, filed 12/14/1999, recorded in Volume 476, Page 602, Deed Property Records, Tarrant County, Texas.
8. Easement and/or Right of Way from Kate Thompson and her husband, V.L. Thompson to Texas Electric Service Company by instrument dated 02/21/2001, filed 04/11/2001, recorded in Volume 686, Page 208, Deed Property Records, Tarrant County, Texas.
9. Easement and/or Right of Way from Kate Thompson and her husband, V.L. Thompson to Texas Electric Service Company by instrument dated 07/27/2010, filed 08/18/2010, recorded in Volume 692, Page 271, Deed Property Records, Tarrant County, Texas.
10. Easement and/or Right of Way from V.L. Thompson and Leslie C. Thompson, both individually and as Executive Officer of Texas Electric Service Company to Texas Electric Service Company by instrument dated 02/21/2010, filed 03/26/2010, recorded in Volume 700, Page 296, Deed Property Records, Tarrant County, Texas.
11. Terms, conditions, provisions and stipulations of Easement Agreement, by and between Texas Mesa Vista 2000, L.L. and The First National Bank of Dallas, dated 11/08/2008, filed 11/27/2008, recorded in Volume 1463, Page 479, Deed Property Records, Tarrant County, Texas.
12. Easement and/or Right of Way from Texas Mesa Vista 2000 to the City of Crowley by instrument dated 07/06/2016, filed 08/11/2016, recorded in Volume 628676, Deed Property Records, Tarrant County, Texas.
13. DEEDS/PLAT Records, Tarrant County, Texas, as affected by Amendment 06/16/09/2009, recorded in DEEDS/PLAT Records, Deed Property Records, Tarrant County, Texas.

LAND TITLE SURVEY SHOWING 14.188 ACRES IN THE R.W. WAGGONER SURVEY ABSTRACT NUMBER 1418 CROWLEY, TARRANT COUNTY, TEXAS

LAND SURVEY CERTIFICATE
This is to certify to ANNA VEE LEE, INVESTMENT CAULYNTS L.L.C., and Fidelity National Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements" for ALTA and NSPS Land Title Surveys, jointly published and adopted by ALTA and NSPS in 2011. Pursuant to the Attorney General's order in 2011 by ALTA and NSPS and in effect on the date of this certification, notwithstanding further certification that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Precision Statement of this survey does not exceed that which is specified herein.
Jeffrey Carr, William Carr
Registered Professional Land Surveyors
Texas Registration No. 1028
2016-2019
TDSLS Flow Reg. No. 16188800



18.12 THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARING OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY'S PROPERTY LINES OF LOT 1, BLOCK 1, MESA VISTA COMMERCIAL ADDITION, AS DESCRIBED IN EXHIBIT A, SLIDE 11081, PLAT RECORDS, TARRANT COUNTY TEXAS.
A PORTION OF THE SURVEY LINES WITHIN A ONE YEAR PERIOD, MAY BE ADJUSTED, AS SHOWN ON THESE FORMS, ORIGINALLY, WITH RESPECTIVE DATES OF SURVEY THEREON.

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planet fitness  
 Chicken EXPRESS  
 Boo-Ray's of New Orleans  
 McDonald's  
 SONIC

BICENTENNIAL PARK

Walmart Supercenter

amc



± 63,000 VPD

Rudy's REAL TEXAS BAR-B-Q

HOUSE OF AIR TRAMPOLINE & NINJA PARK

UNITED STATES POSTAL SERVICE

CROWLEY PLOVER RD  
 ± 19,000 VPD

Dominio's Pizzeria  
 DOLLAR TREE

Academy SPORTS+OUTDOORS

OLD NAVY  
 ULTA BEAUTY  
 BEST BUY  
 PANDA EXPRESS  
 CHINESE KITCHEN

O'Reilly AUTO PARTS  
 GOLDEN CHICK  
 Pizza Hut  
 Jack in the box  
 LISA'S CHICKEN & SEAFOOD™

SUBJECT PROPERTY

KOHL'S TJ-maxx  
 ROSS DRESS FOR LESS  
 PET SMART  
 Party City HomeGoods  
 Applebee's  
 five BELOW  
 Chick-fil-A

ATWOODS Ranch & Home

OUTBACK STEAKHOUSE  
 Cracker Barrel Old Country Store  
 ON THE BORDER MEXICAN GRILL & CANTINA

DEER CREEK ELEMENTARY  
 669 STUDENTS

JUDY HAJEK ELEMENTARY  
 595 STUDENTS

CVS pharmacy

JCPenney  
 Albertsons  
 Wendy's

Fairfield BY MARRIOTT  
 LAQUINTA INNS & SUITES  
 Holiday Inn  
 Red Roof

SPINKS AIRPORT

Walmart  
 7 ELEVEN  
 Starbucks  
 Chase

CENTENNIAL PARK

BURGER KING  
 Denny's  
 THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE

LOWE'S  
 McDonald's  
 IHOP

CROWLEY RD  
 ± 20,000 VPD

Kroger  
 WING STOP  
 SUBWAY  
 Chevron  
 TACO BELL  
 PET SUPPLIES PLUS  
 AutoZone  
 Firestone

JACK TAYLOR ELEMENTARY  
 466 STUDENTS

AutoNation Ford  
 Burleson

sam's club





**Information About Brokerage Services**

11-2-2015

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

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Brochure contains select information pertaining to the business and affairs of **800 E FM 1187, Crowley, TX 76036** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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