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M165 —Laguna

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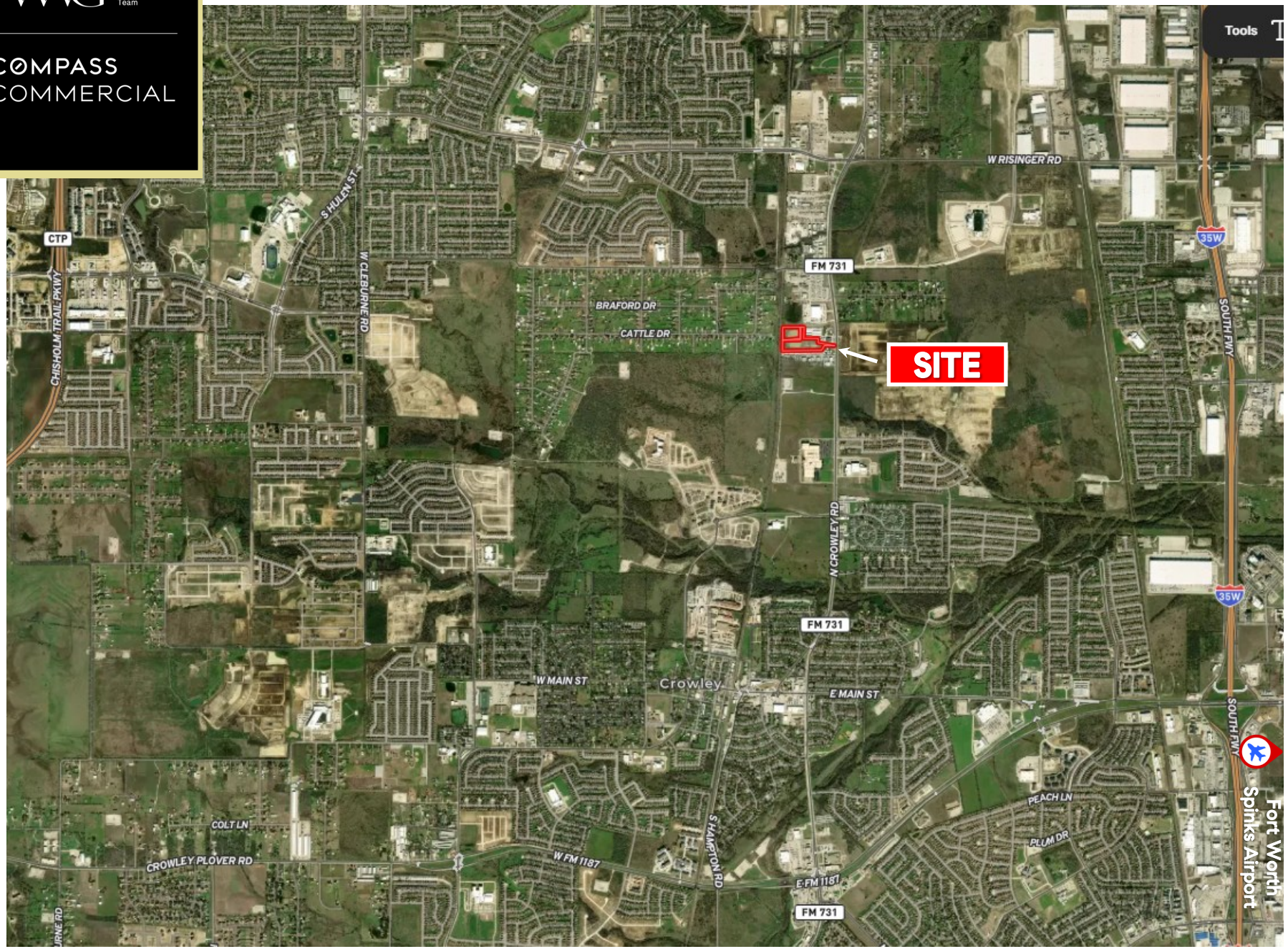

1625 & 1635 N Crowley Road, Crowley, Texas 76036

M165 —Laguna

Address	1625 & 1635 N Crowley Road Crowley, Texas 76036
Size	± 9.99 total acres available
Legal Description	Tracts 2B4B, 2B7, 2B5A, 2B4B1, & 2B7A in Jose A Gill Survey, Abstract 568, Tarrant County, Texas
Zoning	PD-OC: Planned Development Office Commercial
Utilities	Available
Flood Plain	Zone X = outside the 100-year (1% annual chance) floodplain
Price	Contact Broker

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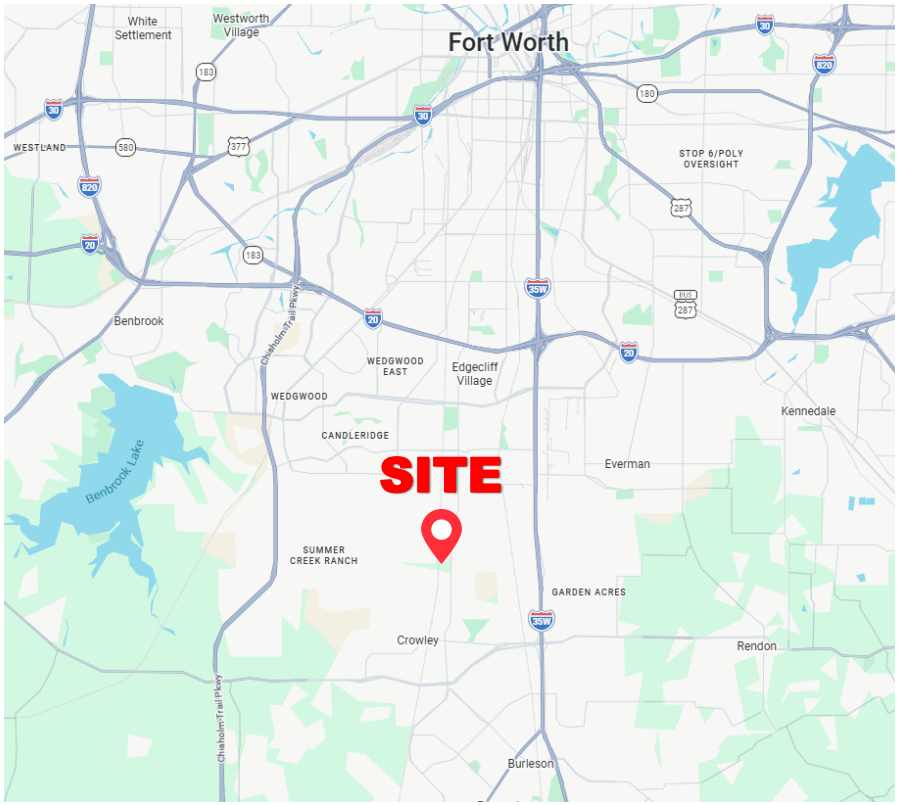
Property Overview

- 1625 & 1635 N Crowley Rd – Combined Commercial Land Tracts positioned along a primary north-south retail/commuter corridor in Crowley
- Strong development potential for retail, service, or mixed-use concepts
- Situated in a growing suburban trade area just south of Fort Worth with expanding residential and retail demand
- Close proximity (within minutes) to major regional connectors including Interstate 35W and Chisholm Trail Parkway supporting commuter traffic patterns



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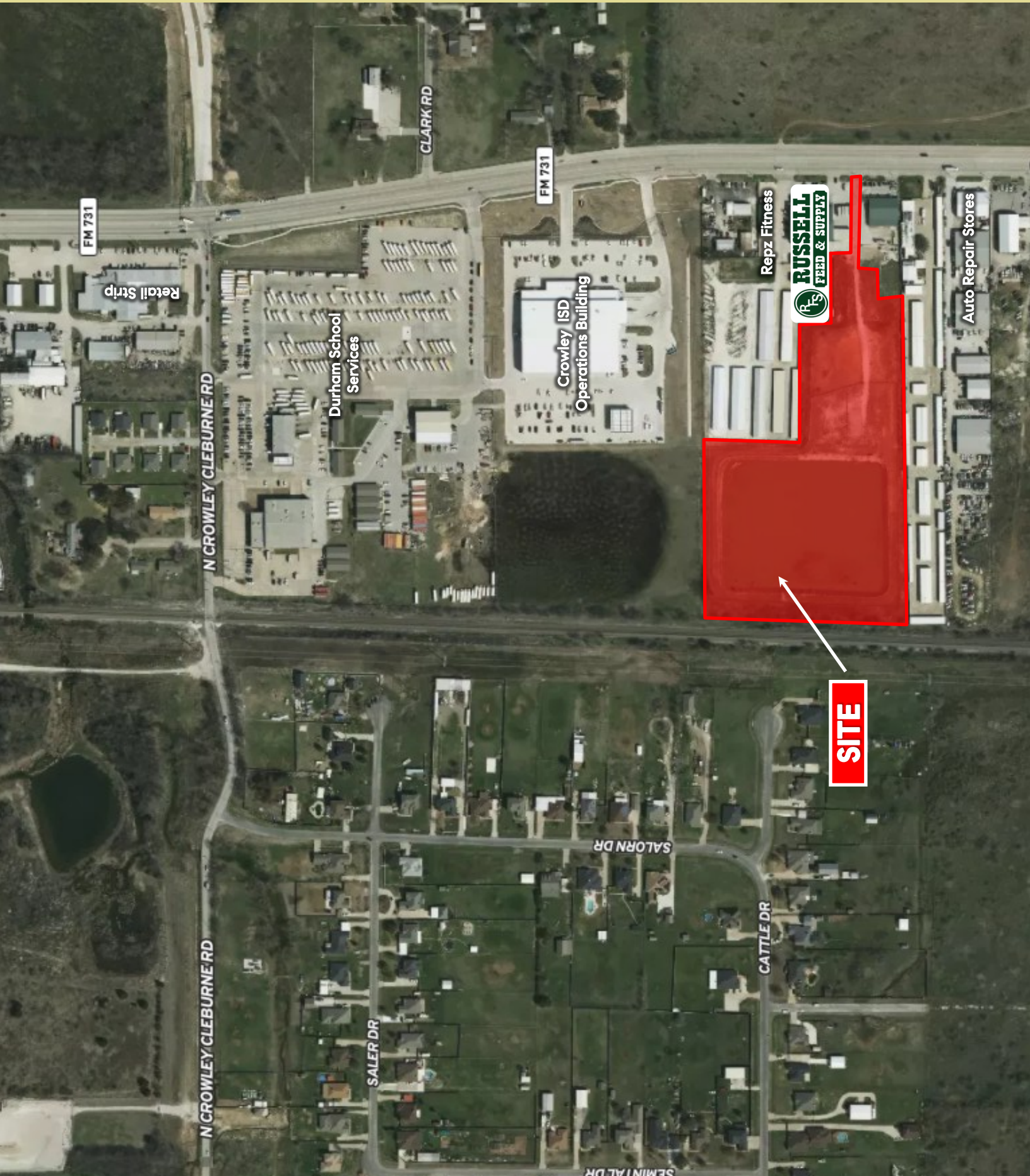
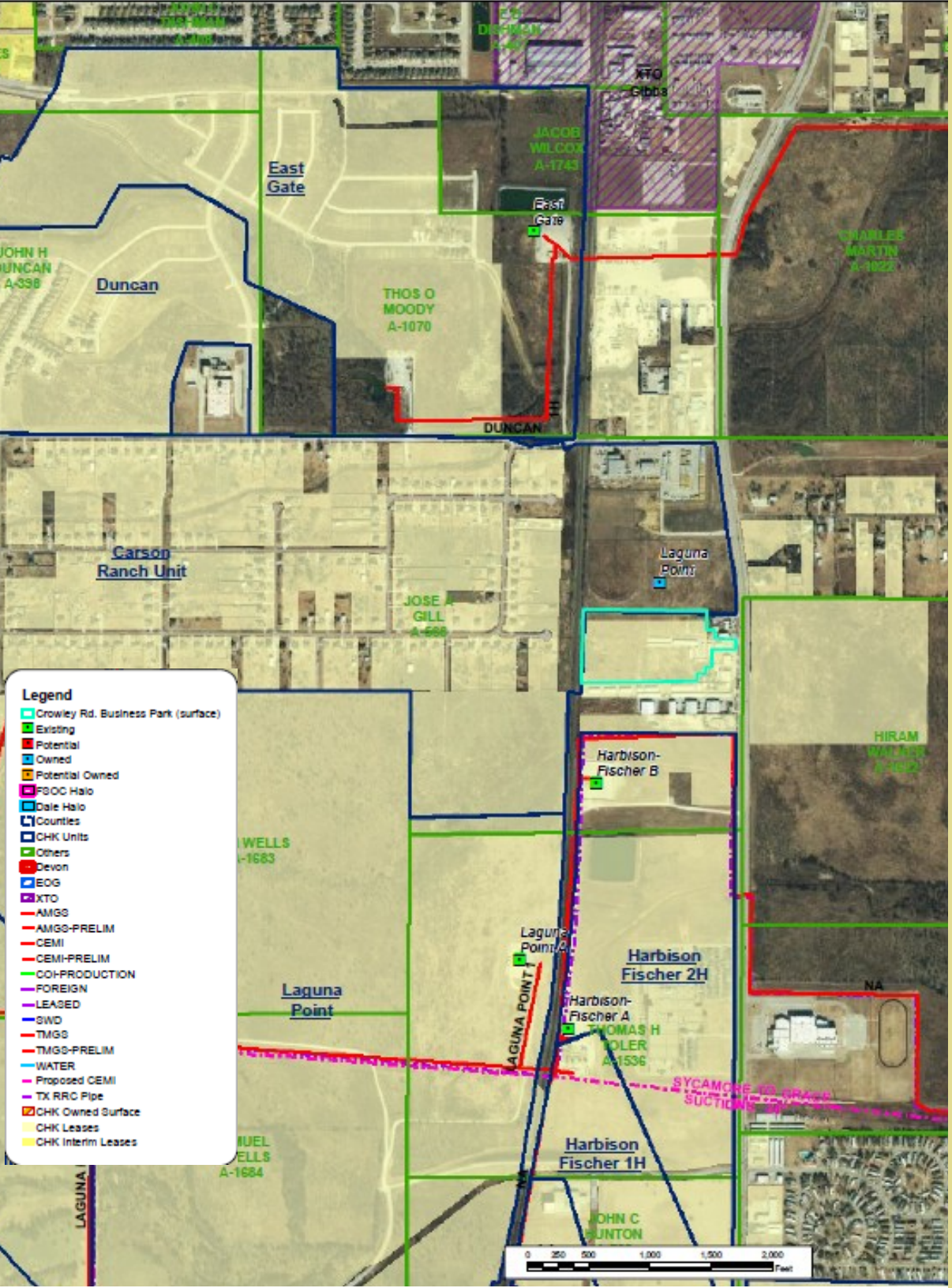
OVERVIEW AERIAL





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DEMOGRAPHICS

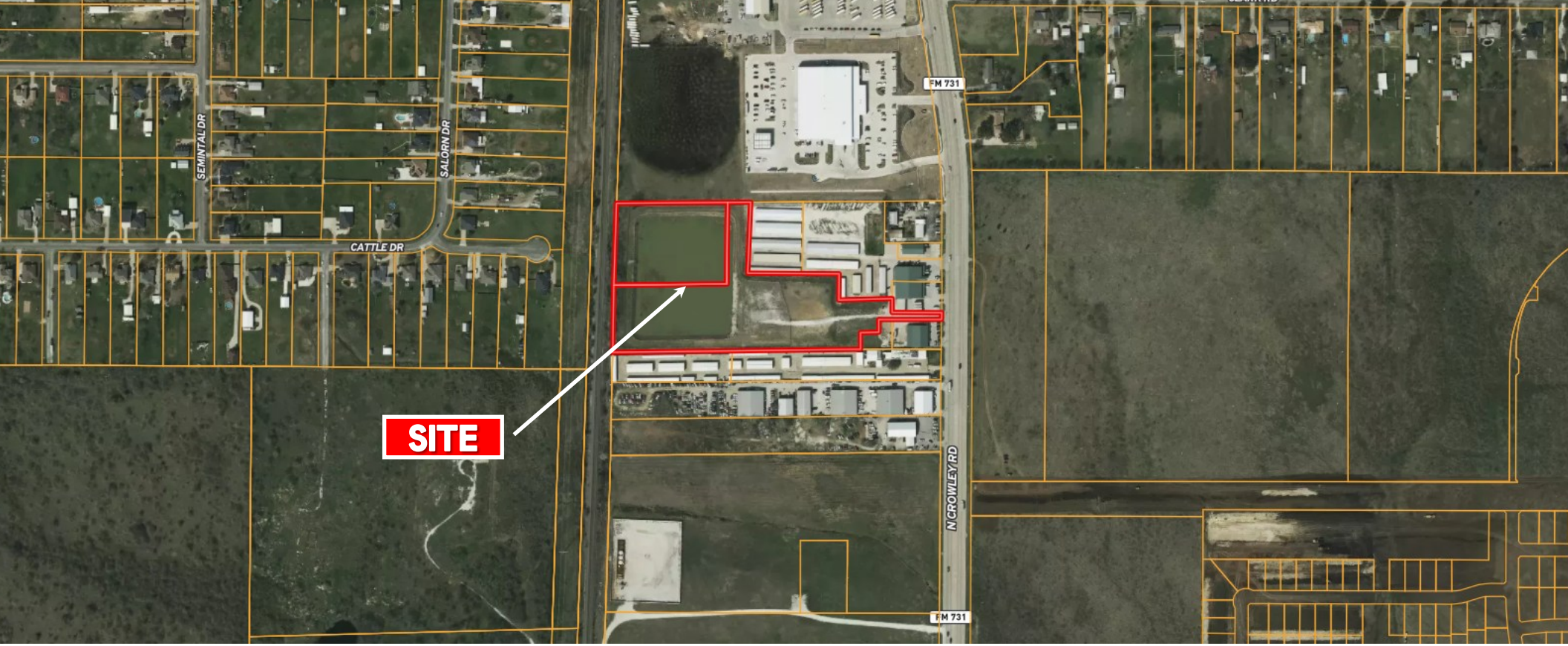
By Zip Code 76036	
2020 Population	31,589
2020 Median Household Income	$83,069
2020 Median Home Value	$215,100
2020 Median Age	35.6

Ref: https://www.cdxtech.com/

TRAFFIC COUNTS

N Crowley Road	23,436 VPD (2017)
N Crowley Cleburne Rd	7,264 VPD (2024)

Ref: https://trafficcounts.nctcog.org



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