



OFFERING MEMORANDUM

800 Crowley Rd, Crowley, TX 76036

9 units • built 1972



PRESENTED BY



**Heather Konopka, CCIM,
CRE**

SPERRY | The HKC Group

Managing Director

8177151932

heather.konopka@sperrycga.com

TX #0453672



**Ladena Odom
Sperry**

Broker

972-922-2561

ladena.odom@sperrycga.com

9012343-BB

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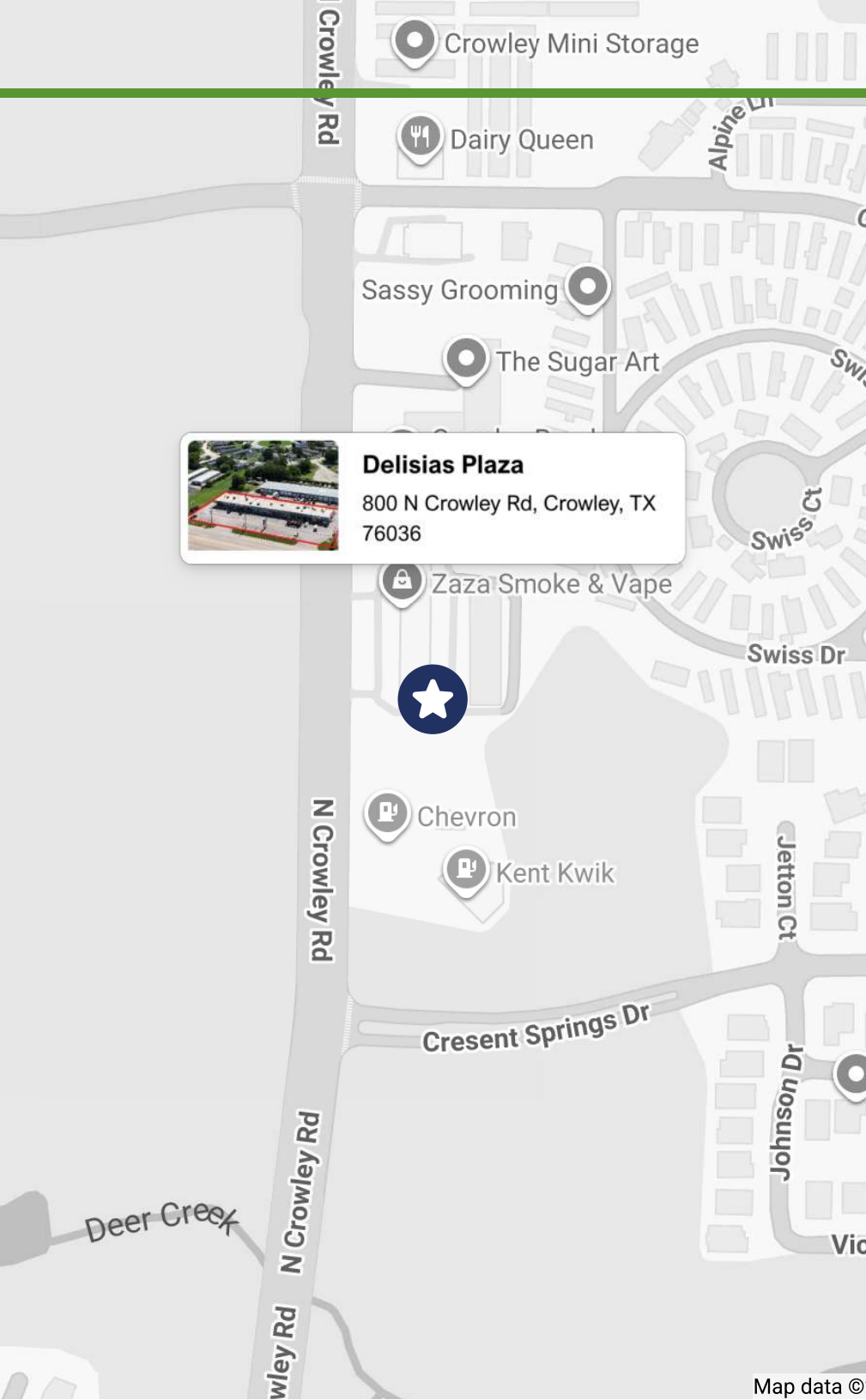


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The Asset

Offer summary

Property overview

Photos

Area

Points of interest

Area photos

Retailers

800 Crowley Rd, Crowley, TX 76036

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OFFER SUMMARY

Price	Price/SF	Units	Year Built
\$2,275,000	\$200.62	9	1972

Property Info	
Property type	Retail
Building size	11,365 SF
Stories	1
Number of buildings	1
Property class	C

Return Metrics	current	proforma
CAP	7.27%	8.00%
Cash-on-Cash	6.24%	8.23%
YoC		7.93%

PROPERTY OVERVIEW

Description

Situated at a prime location at 800 N Crowley Rd offers exceptional visibility and accessibility in the growing Crowley area. With strong frontage along a well-traveled corridor, the site benefits from steady daily traffic, making it ideal for a variety of commercial retail users.

The property features a generous lot size with ample parking. Its strategic positioning provides convenient access to major thoroughfares, connecting seamlessly to nearby retail, residential neighborhoods, and business hubs throughout the region.

Surrounded by ongoing growth and development, this location presents a compelling opportunity for investors, owner-users, or developers seeking to capitalize on the area's upward trajectory. Whether you're looking to establish a new business presence or secure a long-term investment in a high-demand corridor, this property delivers both flexibility and potential.

Don't miss the chance to invest in one of Crowley's most promising commercial locations with future development planned.

NEIGHBORHOOD RETAIL



— NAIL SPA



LONG TERM TENANTS



— C & L DONUTS



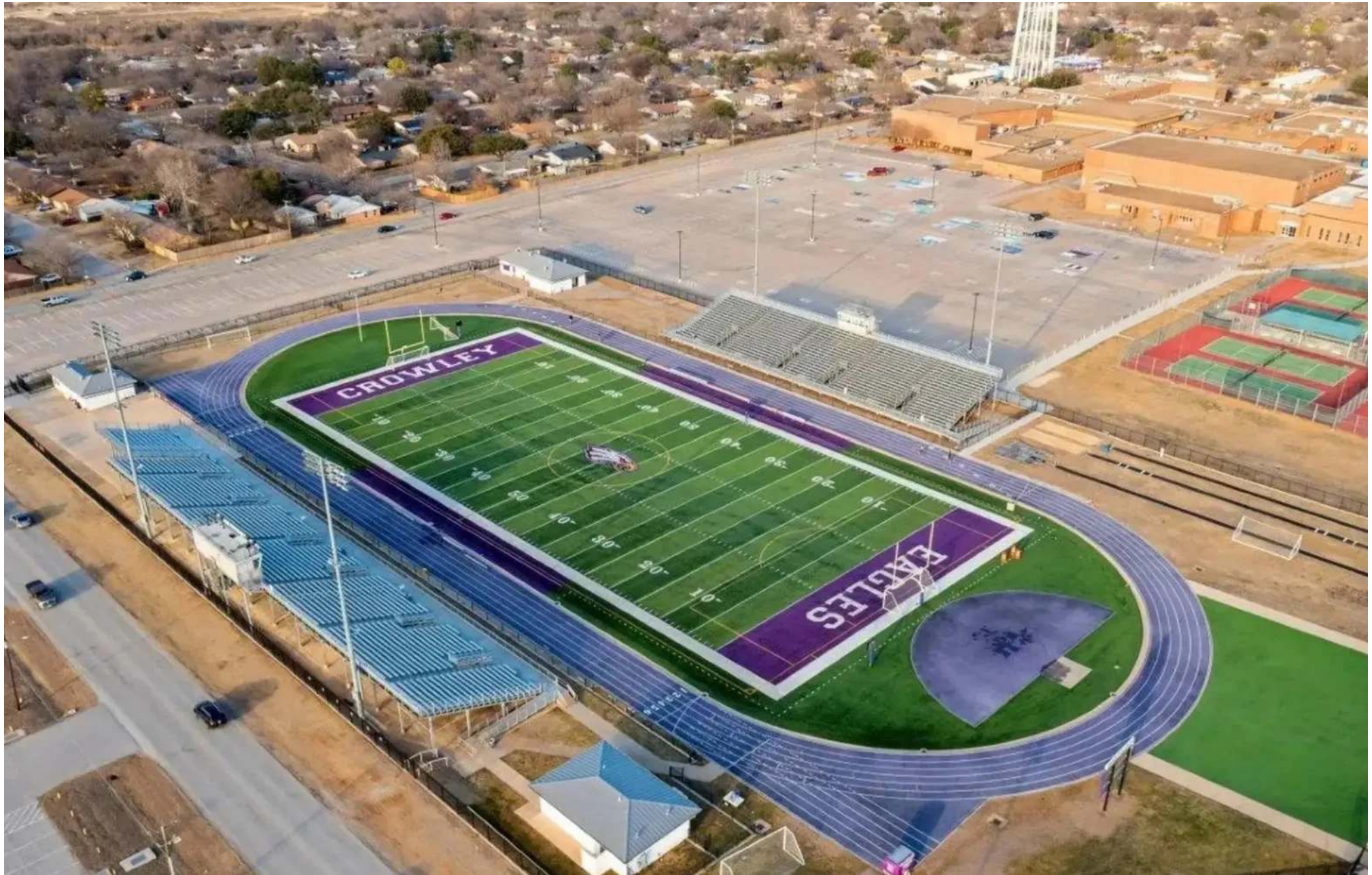
PROPERTY PHOTO



NEW TENANT KAYSEN'S



NEW FIELDS .5 MILE NORTH



MASTER PLANNED DEVELOPMENT .5 MILE NORTH



Area Description

The surrounding area of 800 N Crowley Rd is positioned within one of the fastest-growing corridors in Crowley and the greater Fort Worth metropolitan region. Driven by steady population growth and an influx of new residential developments, the area is experiencing a notable rise in rooftops, creating sustained demand for retail, dining, healthcare, and service-oriented businesses.

Demographically, the trade area reflects a growing mix of young families, professionals, and long-term residents, with increasing household incomes and strong consumer spending patterns. Continued migration to southern Tarrant County is fueling expansion, making this corridor especially attractive for businesses seeking to establish or expand their presence in a high-growth market.

The immediate vicinity is seeing a wave of new and planned developments, including residential subdivisions, neighborhood retail centers, and mixed-use projects designed to support the area’s rapid growth. This momentum is creating a prime environment for new commercial ventures, with strong opportunities in retail, restaurant, medical, and professional office uses.

In addition to retail growth, the area offers expanding potential for light industrial and flex space development, supported by proximity to major transportation routes and access to the broader Dallas-Fort Worth logistics network. Increasing demand for warehouse, distribution, and service-based industrial users continues to make this submarket an attractive option for investors and developers alike.

With continued infrastructure improvements, business-friendly conditions, and a clear trajectory of expansion, the Crowley corridor presents a compelling opportunity across land, retail, and industrial sectors. This is an ideal location for those looking to capitalize on both immediate demand and long-term growth within one of North Texas’ most active development zones.



Walk score
Car-Dependent

28



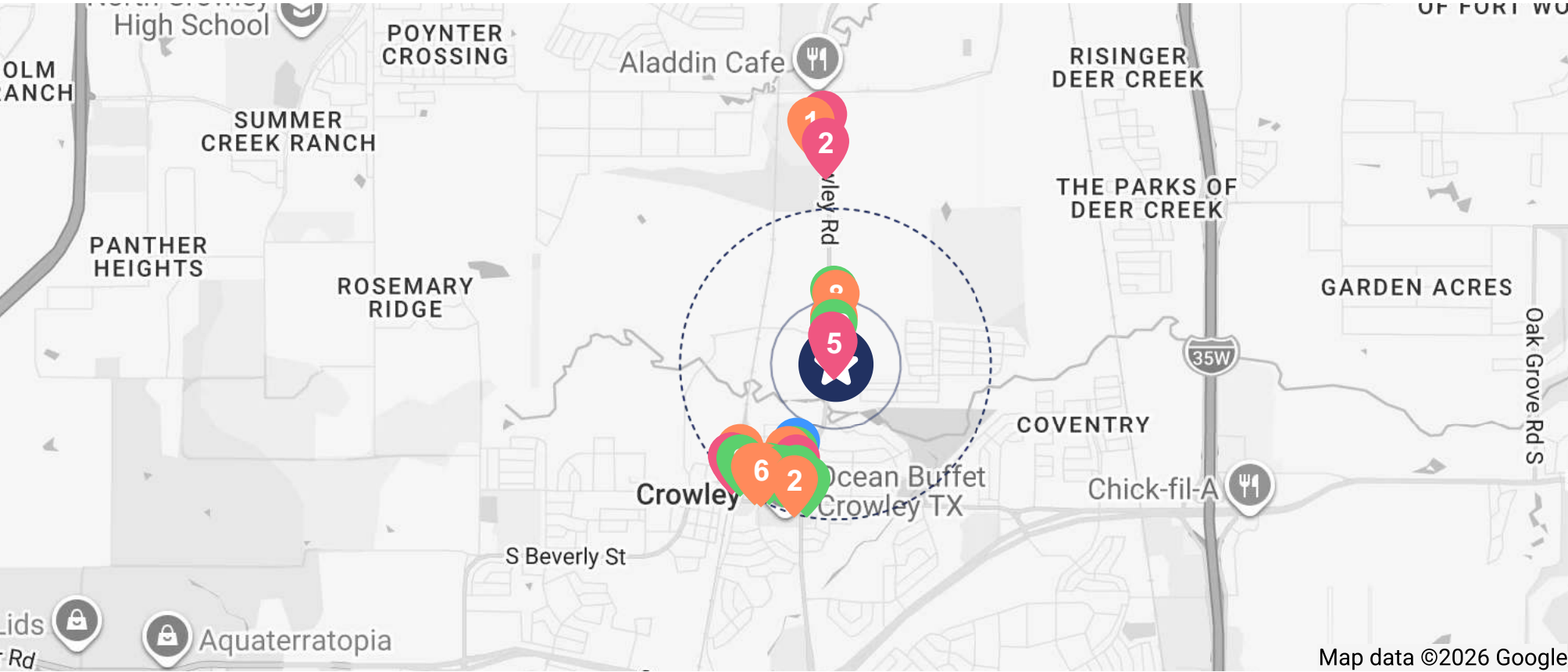
Bike score
Somewhat Bikeable

33

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



TRIP & ACCESS

- 1 Shell
- 2 Byrd Autos
- 3 AAD AUTO SALES
- 4 Chevron
- 5 Kent Kwik
- 6 Smart Buy Motors
- 7 Rolling Wheels USA

FOOD & DRINK TRAFFIC

- 1 Boo Rays of New Orleans

- 2 McDonald's
- 3 Sonic Drive-In
- 4 Dairy Queen
- 5 Little Caesars Pizza
- 6 Flying Squirrel Coffee Com...
- 7 Pandan Thai Kitchen
- 8 FasTaco - Crowley
- 9 Our Place Too - Crowley
- 10 Pour'd Bev & Co

COMPETING RETAIL

- 1 Russell Feed & Supply
- 2 Herbal Health Stop
- 3 Dollar General
- 4 Flying Squirrel Coffee Com...
- 5 Zaza Smoke & Vape
- 6 Cash America Pawn
- 7 Crowley Farmers Market
- 8 SMG Auto Sunroof
- 9 KB Cellphone Repair

- 10 Hometown Print N Threads

SUPPORT SERVICES

- 1 Texas Exchange Bank

— AERIAL PHOTO



RETAILERS





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Financials

Rent Roll

Income and Expenses Analysis

Income and Expense Chart

Operating projections

Financing

800 Crowley Rd, Crowley, TX 76036

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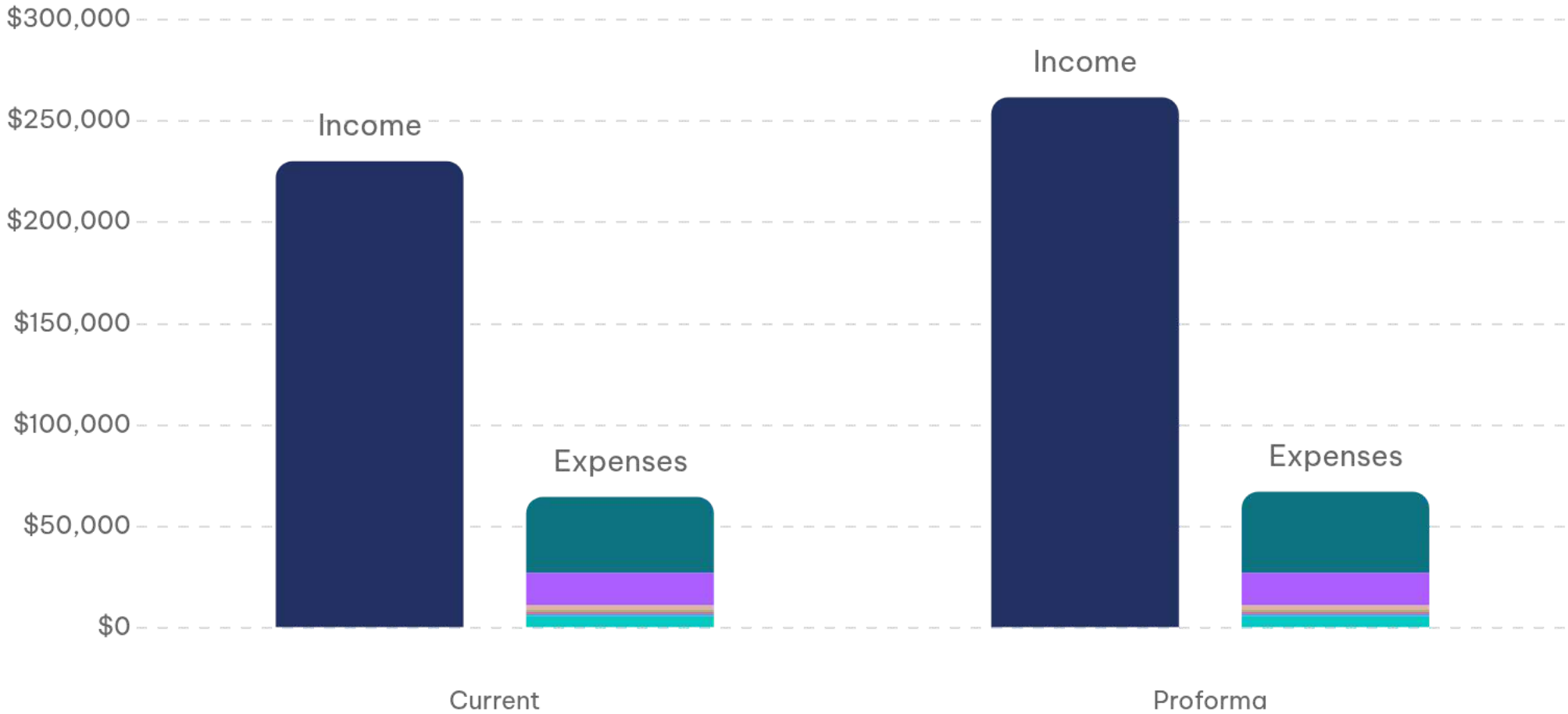
RENT ROLL

Retail									
unit	unit type	SF	current	per SF	annually	lease to	proforma	per SF	annually
800	retail	2,000	\$3,273	\$1.64	\$39,276	04/30/2031	\$3,807	\$1.90	\$45,684
806	retail	1,915	\$3,500	\$1.83	\$41,999	04/30/2029	\$3,645	\$1.90	\$43,740
812	retail	1,750	\$3,000	\$1.71	\$36,000		\$3,000	\$1.71	\$36,000
816/820	retail	1,800	\$2,501	\$1.39	\$30,006		\$3,426	\$1.90	\$41,112
824	retail	475	\$1,131	\$2.38	\$13,573	09/30/2028	\$1,200	\$2.53	\$14,400
826	retail	1,100	\$1,818	\$1.65	\$21,822	02/01/2026	\$2,095	\$1.90	\$25,140
828	retail	500	\$928	\$1.86	\$11,141	05/31/2026	\$1,200	\$2.40	\$14,400
830	retail	900	\$1,388	\$1.54	\$16,654	08/31/2027	\$1,715	\$1.91	\$20,580
832	retail	900	\$1,638	\$1.82	\$19,654	03/31/2029	\$1,715	\$1.91	\$20,580
AVERAGES		1,260	\$2,131	\$1.69	\$25,569		\$2,423	\$1.92	\$29,071
9 units		11,340	\$19,177	\$1.69	\$230,124		\$21,803	\$1.92	\$261,636

INCOME AND EXPENSES ANALYSIS

Retail								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Retail Rental Revenue	\$230,124	\$25,569	\$20.29		\$261,636	\$29,071	\$23.07	
Vacancy - 0.00% (C) 7.04% (P)	\$0	\$0	\$0.00		\$18,432	\$2,048	\$1.63	
Effective Retail Rental Revenue	\$230,124	\$25,569	\$20.29	100%	\$243,204	\$27,023	\$21.45	100%
Gross Operating Income	\$230,124	\$25,569	\$20.29		\$243,204	\$27,023	\$21.45	
Expenses								
Management Fee	\$6,000	\$667	\$0.53	2.61%	\$6,000	\$667	\$0.53	2.47%
Landscaping	\$900	\$100	\$0.08	0.39%	\$900	\$100	\$0.08	0.37%
General Maintenance	\$1,230	\$137	\$0.11	0.53%	\$1,230	\$137	\$0.11	0.51%
Utilities - Electric	\$23	\$3	\$0.00	0.01%	\$23	\$3	\$0.00	0.01%
Utilities - Water	\$29	\$3	\$0.00	0.01%	\$29	\$3	\$0.00	0.01%
Utilities - Electricity	\$624	\$69	\$0.06	0.27%	\$624	\$69	\$0.06	0.26%
Trash	\$2,400	\$267	\$0.21	1.04%	\$2,400	\$267	\$0.21	0.99%
Insurance	\$16,000	\$1,778	\$1.41	6.95%	\$16,000	\$1,778	\$1.41	6.58%
Property Taxes	\$37,500	\$4,167	\$3.31	16.3%	\$40,000	\$4,444	\$3.53	16.45%
Total expenses	\$64,705	\$7,189	\$5.71	28.12%	\$67,205	\$7,467	\$5.93	27.63%
NET OPERATING INCOME	\$165,418	\$18,380	\$14.59	71.88%	\$175,999	\$19,555	\$15.52	72.37%

INCOME AND EXPENSE CHART



- Gross rental income
- Other income
- Management Fee
- Landscaping
- General Maintenance
- Utilities - Electric
- Utilities - Water
- Utilities - Electricity
- Trash
- Insurance
- Property Taxes

OPERATING PROJECTIONS

	Current	Proforma Y1
Gross Rental Revenue	\$230,124	\$268,379
Total Rental Loss	\$0	\$18,907
Effective Rental Revenue	\$230,124	\$249,472
Gross Operating Income	\$230,124	\$249,472
Management Fee	\$6,000	\$6,082
Landscaping	\$900	\$912
General Maintenance	\$1,230	\$1,247
Utilities - Electric	\$23	\$23
Utilities - Water	\$29	\$29
Utilities - Electricity	\$624	\$633
Trash	\$2,400	\$2,433
Insurance	\$16,000	\$16,219
Taxes	\$37,500	\$40,000
Total Operating Expenses	\$64,705	\$67,578
Net Operating Income	\$165,418	\$181,895
Cash Flow before Debt Service	\$165,418	\$181,895
Debt Service	--	\$132,335
Cash Flow after Debt Service	--	\$49,560
Principal Reduction	--	\$19,501

FINANCING

Loan Amount	\$1,744,731	Loan Term	5 years	Interest rate	6.5%
Down Payment	\$530,269	Interest only period	0 years	Interest rate spread	0%
LTV	76.69%	Amortization	30 years	Loan fee	1%
DCR	1.25				





3

Sale Comparables

Sale Comps Map

Sale comps summary

Sale comps chart

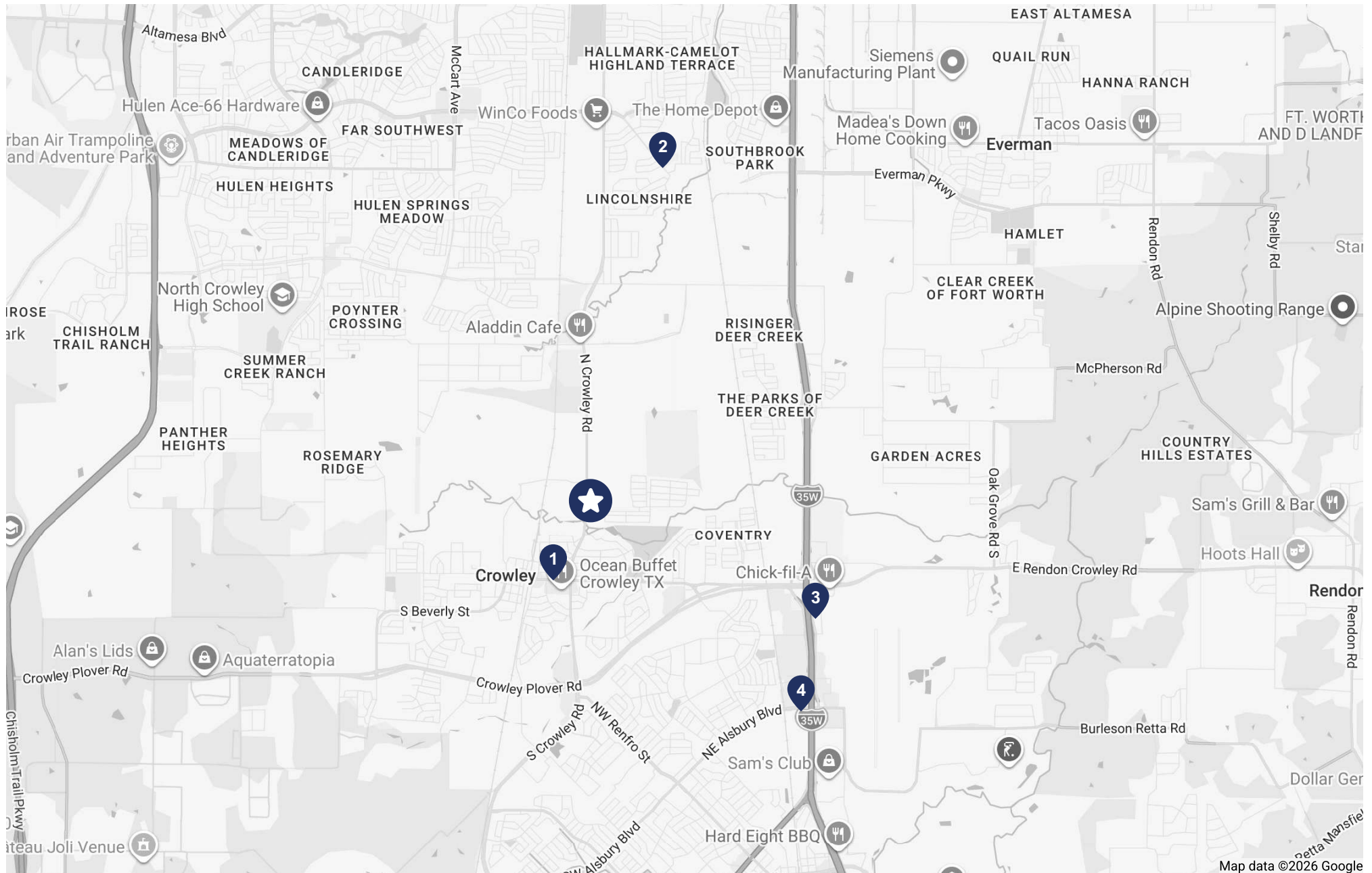
Sale comps detailed

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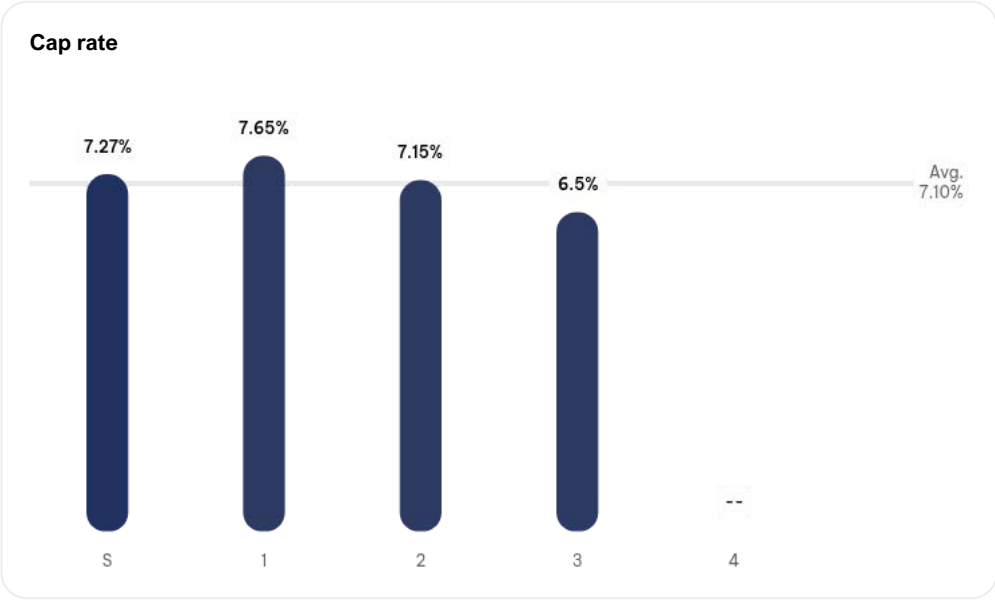
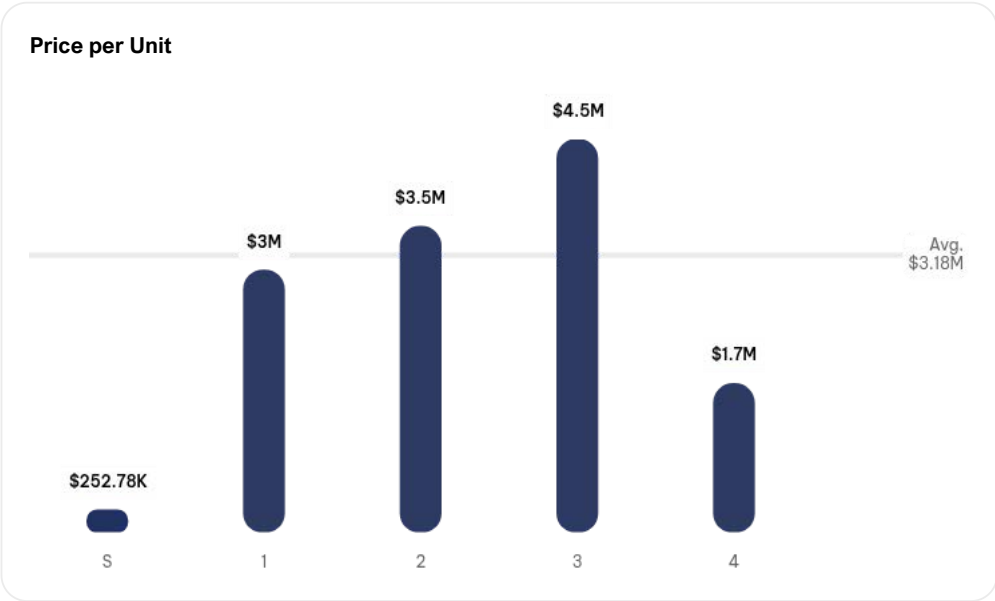
SALE COMPS MAP



SALE COMPS SUMMARY

property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP
 320 E Main St, Crowley, TX 76036, USA	1986 /2010	2	\$6M 03/04/2026	\$3,000,000	45,146	\$132.90	22,573	7.65%
 1300 W Everman Pkwy, Fort Worth, TX 76134, USA	2010	1	\$3.5M 06/27/2025	\$3,500,000	12,335	\$283.75	12,335	7.15%
 12613 South Fwy, Burleson, TX 76028, USA	2023	1	\$4.5M 12/18/2025	\$4,500,000	7,140	\$630.25	7,140	6.5%
 898 NE Alsbury Blvd, Burleson, TX 76028, USA	1988	1	\$1.7M 05/07/2026	\$1,700,000	3,540	\$480.23	3,540	--
Averages	2002 /2010	1.3	\$3.93M	\$3,175,000	17,040	\$381.78	11,397	7.1%
Subject	1972	9	\$2.28M	\$252,778	11,340	\$200.62	1,260	7.27%

SALE COMPS CHART



SALE COMPS DETAILED



S

Delisias Plaza

800 N Crowley Rd, Crowley, TX 76036

Property Summary		Unit Type	# Units
Year Built	1972	800	1
Units	9	806	1
Building SF	11,340	812	1
Price per SF	\$200.62	816/820	1
Price per Unit	\$252,778	824	1
Sale Price	\$2,275,000	826	1
Lot size	46,609.2 SF	828	1
CAP	7.27%	830	1
GRM	9.89	832	1



1

320 E Main St, Crowley, TX 76036, USA

Property Summary	
Year Built/Renovated	1986/2010
Units	2
Building SF	45,146
Price per SF	\$132.90
Price per Unit	\$3,000,000
Sale Price	\$6,000,000
Sale Date	03/04/2026
CAP	7.65%

SALE COMPS DETAILED



2

1300 W Everman Pkwy, Fort Worth, TX 76134, USA

Property Summary

Year Built	2010
Units	1
Building SF	12,335
Price per SF	\$283.75
Price per Unit	\$3,500,000
Sale Price	\$3,500,000
Sale Date	06/27/2025
CAP	7.15%



3

12613 South Fwy, Burleson, TX 76028, USA

Property Summary

Property Summary	Unit Type	# Units
Year Built	2023 Retail	1
Units		1
Building SF		7,140
Price per SF		\$630.25
Price per Unit		\$4,500,000
Sale Price		\$4,500,000
Sale Date		12/18/2025
CAP		6.50%

SALE COMPS DETAILED



4

898 NE Alsbury Blvd, Burleson, TX 76028, USA

Property Summary	
Year Built	1988
Units	1
Building SF	3,540
Price per SF	\$480.23
Price per Unit	\$1,700,000
Sale Price	\$1,700,000
Sale Date	05/07/2026

Area Description

Crowley, TX, is a vibrant city located just southwest of Fort Worth in Tarrant County. Renowned for its family-friendly environment and rich community spirit, Crowley offers an ideal blend of suburban comfort and urban convenience. With a blend of modern amenities and a tight-knit community, this city welcomes residents and visitors alike. Known for its beautiful neighborhoods, diverse recreational opportunities, and thriving local businesses, Crowley is a place where lifestyle and aspiration meet.

Recreational Delights

Crowley boasts a variety of recreational opportunities catering to outdoor enthusiasts and families. The city's parks are a highlight, with Crowley Community Park offering ample space for picnics, walking trails, sports fields, and a playground. Other parks, like the stunning Old Town Park, provide beautiful scenery for relaxation and leisure activities. Nearby lakes, such as Benbrook Lake, create opportunities for fishing, boating, and water sports during warm months. For active residents, Crowley organizes sports leagues and community events throughout the year, fostering connections and outdoor fun.

Culinary Scene

The culinary scene in Crowley showcases a delightful mix of flavors and dining experiences. The city is home to various restaurants offering savory American dishes, authentic Mexican cuisine, and barbecue. Some hotspots include The Crowley Cafe, known for its homestyle cooking, and unique barbecue joints like Smokey D's BBQ that have become local legends. The food district in Old Town features quaint eateries and food trucks that reflect the city's diverse culture. Recent trends emphasize farm-to-table dining, with several restaurants sourcing ingredients from local farms, enhancing the culinary landscape while supporting regional agriculture.



DEMOGRAPHICS

within 3 mile radius

87,303

Total population

1,127%

5 year population growth
projection

500

Vehicles per day on Chalet
Drive

27,684

Total households

\$34,884

Per capita income

2022 Population by age

6%

0-4 Years

25%

5-19 Years

5%

20-24 Years

31%

25-44 Years

21%

45-64 Years

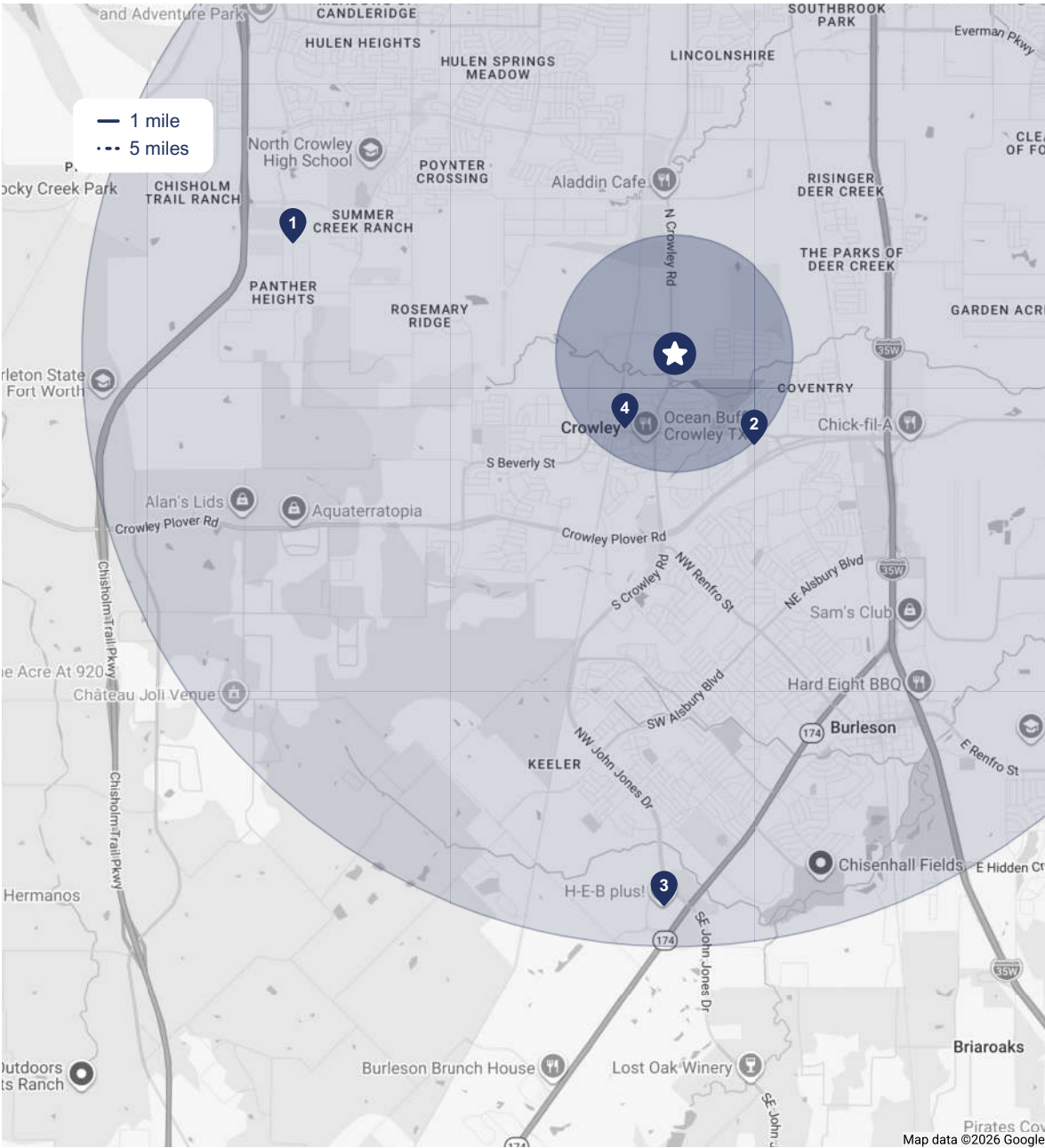
12%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	8,495	87,303	198,038
5 year projected total population	358,786	1,070,967	784,313
Total households	2,441	27,684	65,921
Current Median Household Income	\$89,927	\$92,241	\$89,764
5 year projected median household income	\$113,861	\$126,452	\$127,310
Current Per Capita Income	\$36,435	\$34,884	\$36,599
5 year projected per capita income	\$50,443	\$43,248	\$47,260
Median home value	\$263,357	\$286,445	\$276,502

EMPLOYERS

- 1 Crowley Independent School District
- 2 Walmart Supercenter
- 3 H-E-B plus!
- 4 Crowley City Hall



Health Care and Social Assistance	14.37%
Manufacturing	13.18%
Retail Trade	11.59%
Finance and Insurance	10.39%
Educational Services	10.38%
Transportation and Warehousing	8.86%
Accommodation and Food Services	8.23%
Construction	5.73%
Administrative and Support and Waste Management Services	4.68%
Professional, Scientific, and Technical Services	3.42%
Public Administration	2.89%
Wholesale Trade	2.51%
Other	3.78%

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CONTACT US



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Managing Director

8177151932

heather.konopka@sperrycga.com

TX #0453672



**Ladena Odom
Sperry**

Broker

972-922-2561

ladena.odom@sperrycga.com

9012343-BB

5751 Kroger Dr Suite 275 Fort Worth, TX 76244



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