



EBG

EUREKA BUSINESS GROUP

FOR SALE
805 FM 1187
Crowley, TX

3,500 SF Medical/Office



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Property Package

Property Profile	
Rentable SF:	3,500SF
Lot Size:	0.44AC
Property Type:	Medical / Office
Building Class:	A
Number of Suites	2
Signage	Monument
Year Built:	2004 / Renovated 2021

Property Highlights

- 3,500SF of Medical/Office building
- High traffic: 24,000VPD!
- Fully finished with multiple offices
- Kitchens and bathrooms in both suites
- Great for either owner occupy with SBA loan or Investment

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Legal Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

- **Street Address:** 805 FM 1187 E. Crowley, TX 76036
- **Year Built:** 2004 / Renovated 2021
- **Usage:** Medical / Office
- **Traffic:** 24,000 VPD!
- Hard to find Medical/Office space in the fast-growing community of Crowley. Buy as an investment or as a space for yourself (or both!).
- The building has two, fully finished suites: Suite A: 1,500SF and Suite B: 2,000SF for a total of 3,500SF rentable area!

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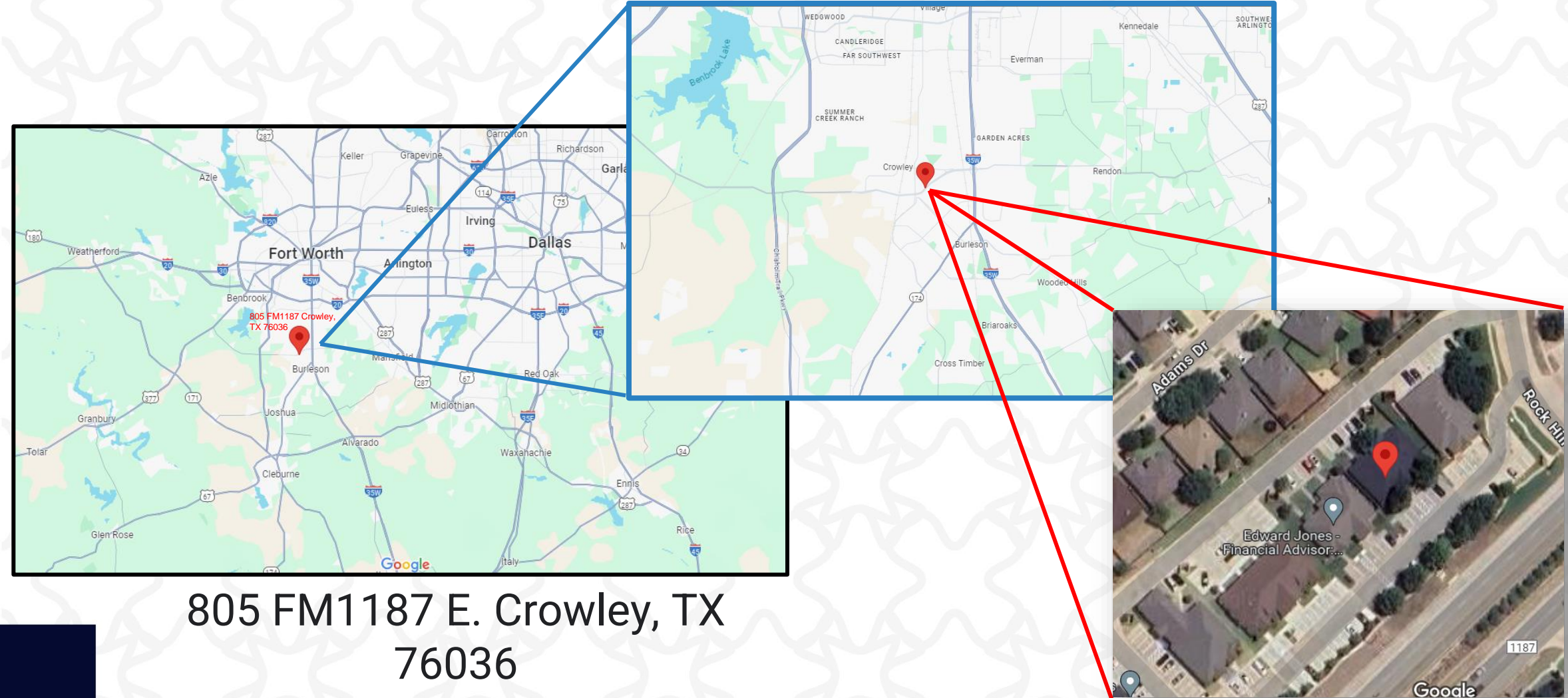
- **Suite A:** 2,000 SF currently occupied by seller
- **Suite B:** 1,500 SF currently occupied by Insurance Agency. Will be vacated by the end of June 2024 and put up for lease at \$21/SF + NNN
- The seller is flexible and can lease back either suite post closing or move out if the new owner requires the full space for themselves.
- Perfect candidate for an owner-occupied, high leverage, SBA loan!

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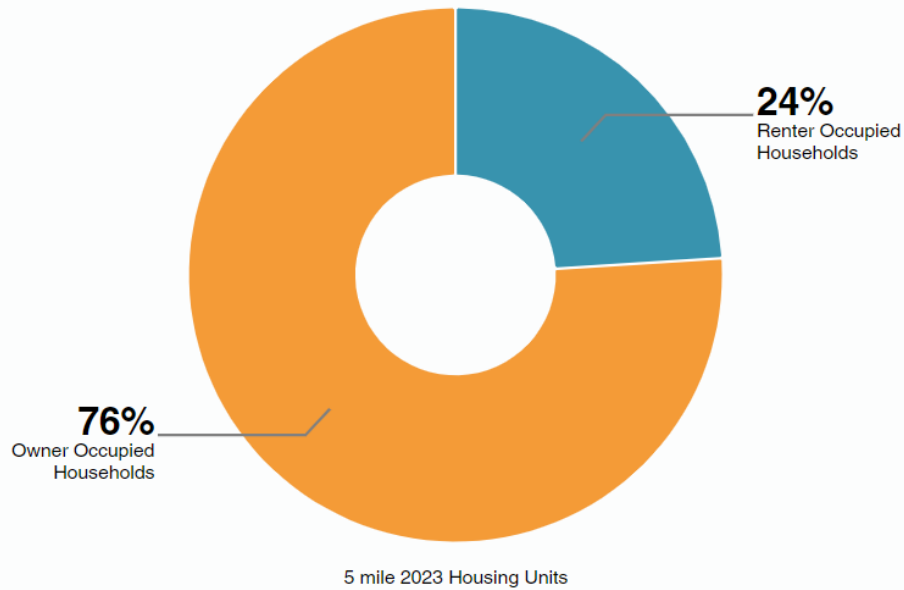






805 FM1187 E. Crowley, TX
76036

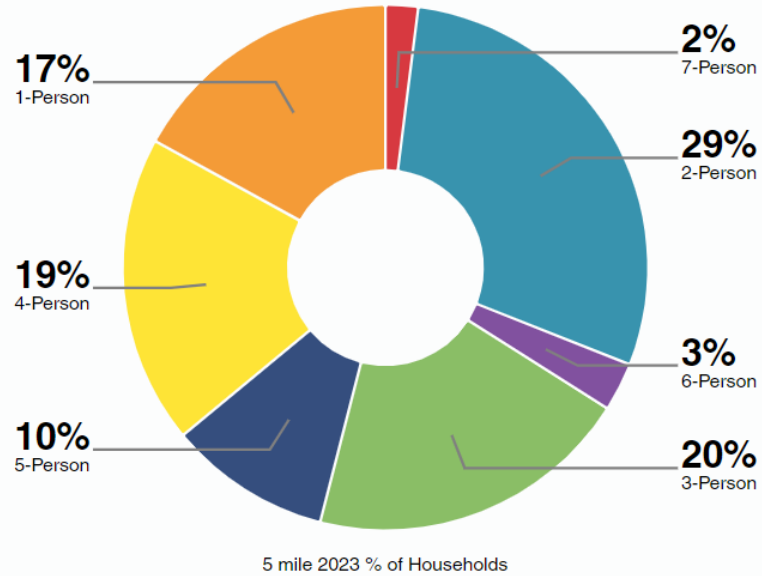
Housing Occupancy



Households

	3 mile	5 mile
2010 Households	16,219	38,851
2023 Households	23,820	52,011
2028 Household Projection	25,398	54,702
Annual Growth 2010-2023	3.6%	2.6%
Annual Growth 2023-2028	1.3%	1.0%
Owner Occupied Households	19,290	41,787
Renter Occupied Households	6,108	12,916
Avg Household Size	2.9	3
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$816.4M	\$1.8B

Household Size



Population

	3 mile	5 mile
2010 Population	47,377	115,605
2023 Population	68,745	154,199
2028 Population Projection	73,135	161,932
Annual Growth 2010-2023	3.5%	2.6%
Annual Growth 2023-2028	1.3%	1.0%
Median Age	34.1	34.3
Bachelor's Degree or Higher	23%	24%
U.S. Armed Forces	183	385

Income

	3 mile	5 mile
Avg Household Income	\$94,751	\$94,014
Median Household Income	\$81,111	\$77,802



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INFORMATION ABOUT BROKER SERVICES



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone