



SIZE

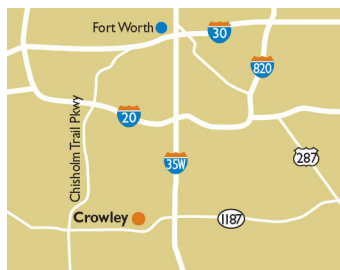
90,675 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,102	68,791	147,320
Households	3,982	23,487	48,981
Median HH Income (\$)	85,223	78,782	79,139

MAJOR TENANT(S)

Kroger
Pet Supplies Plus



LOCATION

1004 S. Crowley Rd. | Crowley, TX 76036

PROPERTY HIGHLIGHTS

- Anchored by Kroger, with other national tenants Pet Supplies Plus and Papa John's
- Located in Crowley with a population exceeding 68,700 in a three-mile radius with an average household income greater than \$92,300
- The center is situated at the intersection of Crowley Road and FM 1187 which benefits from over 40,300 vehicles per day and access to Chisholm Trail Parkway

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

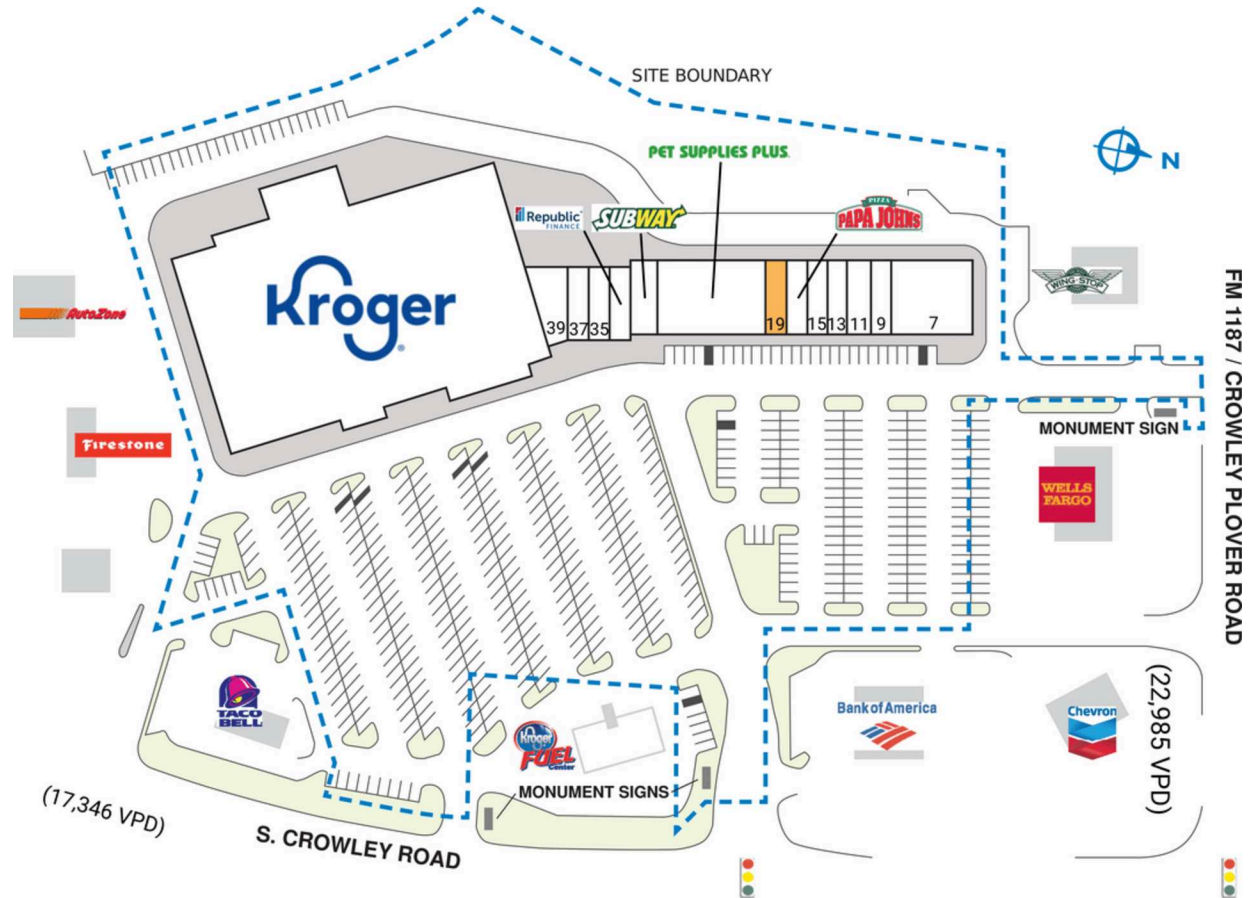


STONE GATE PLAZA

1004 S. Crowley Rd. | Crowley, TX 76036

SPACE	TENANT	SQ. FT.
SHAD1	Wingstop	
SHAD2	Taco Bell	
SHAD4	Firestone	
SHAD5	AutoZone	
7	Cousin's Pit Barbeque	5,600 SF
9	Eagle Postal Center	1,400 SF
11	Pediatric Clinic	1,750 SF
13	Tobacco Plus	1,050 SF
15	Chen's Wok	1,400 SF
17	Papa John's Pizza	1,400 SF
19	AVAILABLE	1,400 SF
21	Pet Supplies Plus	6,860 SF
31	Subway	1,540 SF
33	Republic Finance	1,400 SF
35	Styles Hair Salon	1,400 SF
37	SOI BROW	1,400 SF
39	Nail Spa +	2,251 SF
42	Kroger	61,824 SF
TOTAL SQ. FT.		90,675

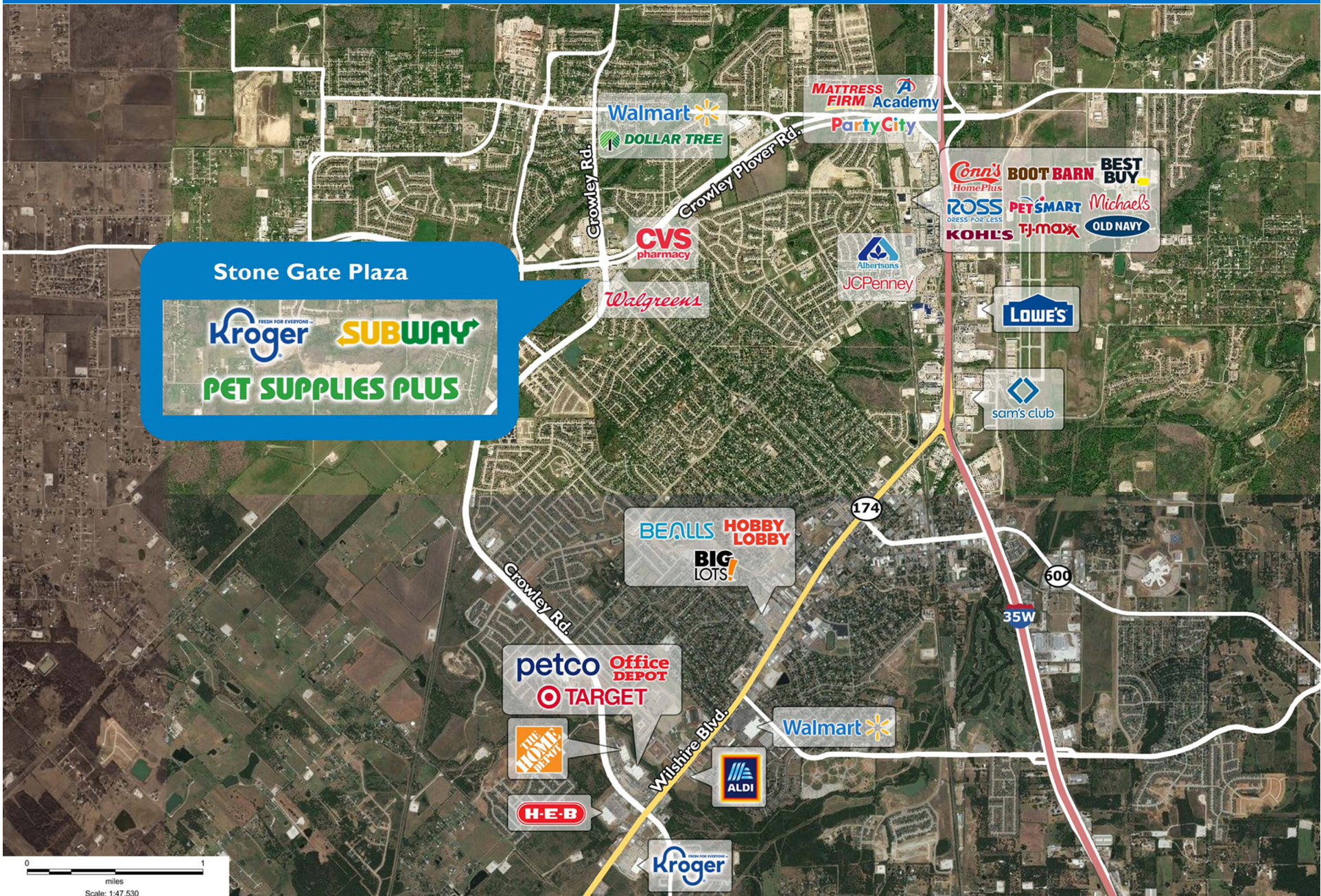
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

STONE GATE PLAZA

1004 S. Crowley Rd. | Crowley, TX 76036



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Stone Gate Plaza Crowley, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	12,102	68,791	147,320
	2027 Projected Population	14,018	77,151	164,982
	2010 Census Population	7,745	47,583	102,688
	2000 Census Population	3,669	25,597	53,926
	1990 Census Population	2,494	21,856	40,958
	Historical Annual Growth 1990 to 2000	3.94%	1.59%	2.79%
	Historical Annual Growth 2000 to 2010	7.76%	6.40%	6.65%
	Estimated Annual Growth 2010 to 2022	3.56%	2.93%	2.87%
	Projected Annual Growth 2022 to 2027	2.98%	2.32%	2.29%
	Median Age	34.2	34.1	34.1
Households	Q2 2022 Estimated Households	3,982	23,487	48,981
	2027 Projected Households	4,606	26,269	54,719
	2010 Census Households	2,572	16,411	34,354
	2000 Census Households	1,194	9,148	18,608
	1990 Census Households	802	7,398	13,807
	Historical Annual Growth 1990 to 2000	4.06%	2.15%	3.03%
	Historical Annual Growth 2000 to 2010	7.98%	6.02%	6.32%
	Estimated Annual Growth 2010 to 2022	3.49%	2.85%	2.82%
	Projected Annual Growth 2022 to 2027	2.95%	2.26%	2.24%
	Population per Household	3.04	2.92	3.00
Population by Race	White	63.7%	65.9%	52.0%
	Black or African American	9.8%	11.3%	20.8%
	Asian & Pacific Islander	4.0%	2.0%	3.4%
	Other Races	3.8%	3.3%	3.3%
	Hispanic Population	18.8%	17.4%	20.6%
Income	Average Household Income	\$99,266	\$92,349	\$93,186
	Median Household Income	\$85,223	\$78,782	\$79,139
	Per Capita Income	\$32,663	\$31,597	\$31,074
Education (Age 25+)	Elementary	2.6%	2.2%	3.6%
	Some High School	4.8%	5.1%	5.7%
	High School Graduate	29.1%	30.3%	29.8%
	Some College	21.9%	25.8%	23.7%
	Associates Degree Only	10.4%	10.2%	9.0%
	Bachelors Degree Only	21.6%	18.4%	18.9%
	Graduate Degree	9.7%	8.1%	9.2%
Business	Number of Businesses	138	1,127	1,980
	Total Number of Employees	1,880	16,601	30,348
	Employees per Business	13.59	14.73	15.32
	Residential Population per Business	87.50	61.02	74.39

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.