



SIZE

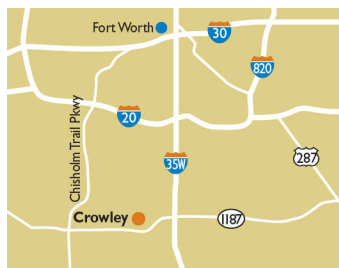
90,675 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,353	70,390	152,842
Households		
4,134	24,377	50,864
Median HH Income (\$)		
95,616	84,471	85,122

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 70,300 in a three-mile radius with an average household income greater than \$98,600
- 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



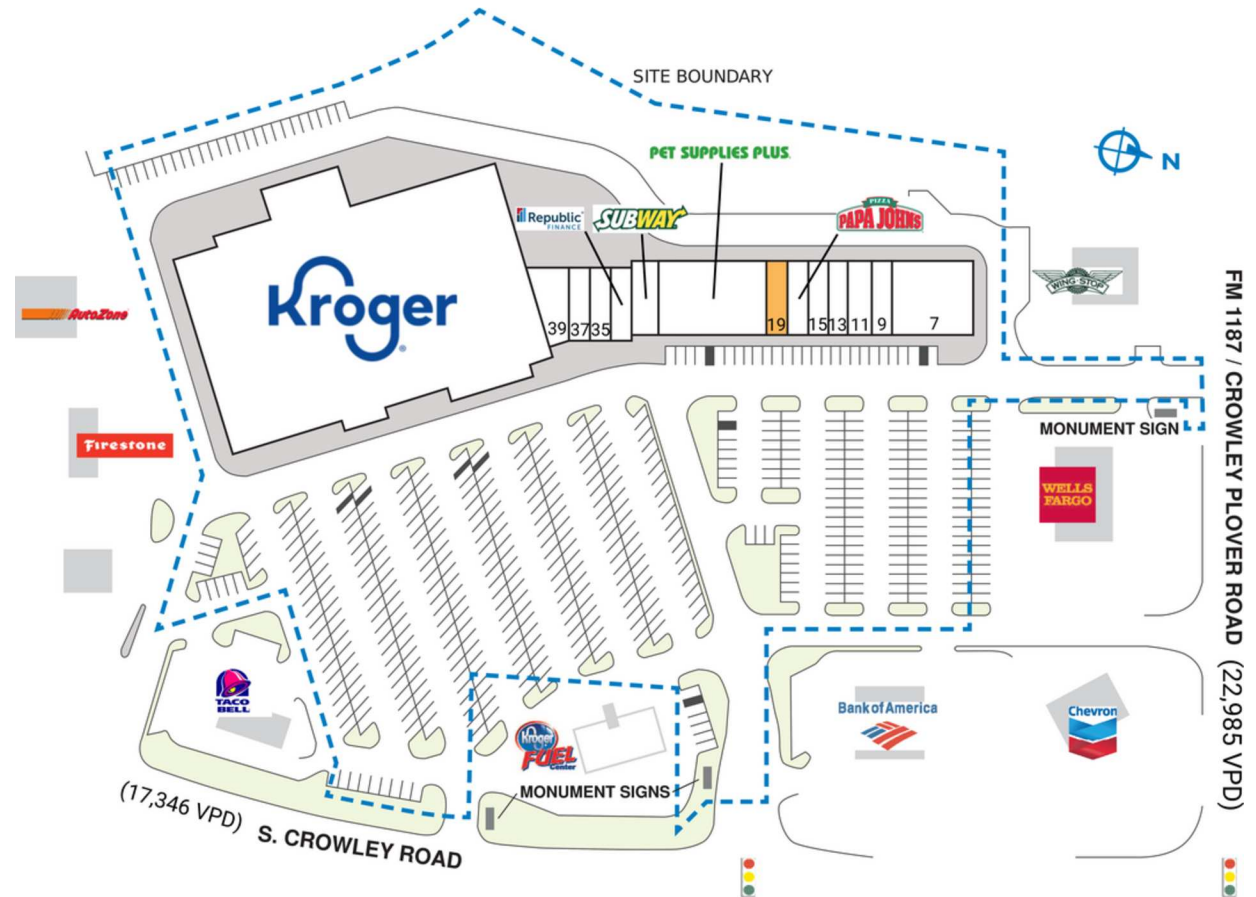
STONE GATE PLAZA

1004 S. Crowley Rd. | Crowley, TX 76036

SPACE	TENANT	SQ. FT.
SHAD1	Wingstop	
SHAD2	Taco Bell	
SHAD3	Best Donuts	
SHAD4	Firestone	
SHAD5	AutoZone	
7	Cousin's Pit Bar-B-Q	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

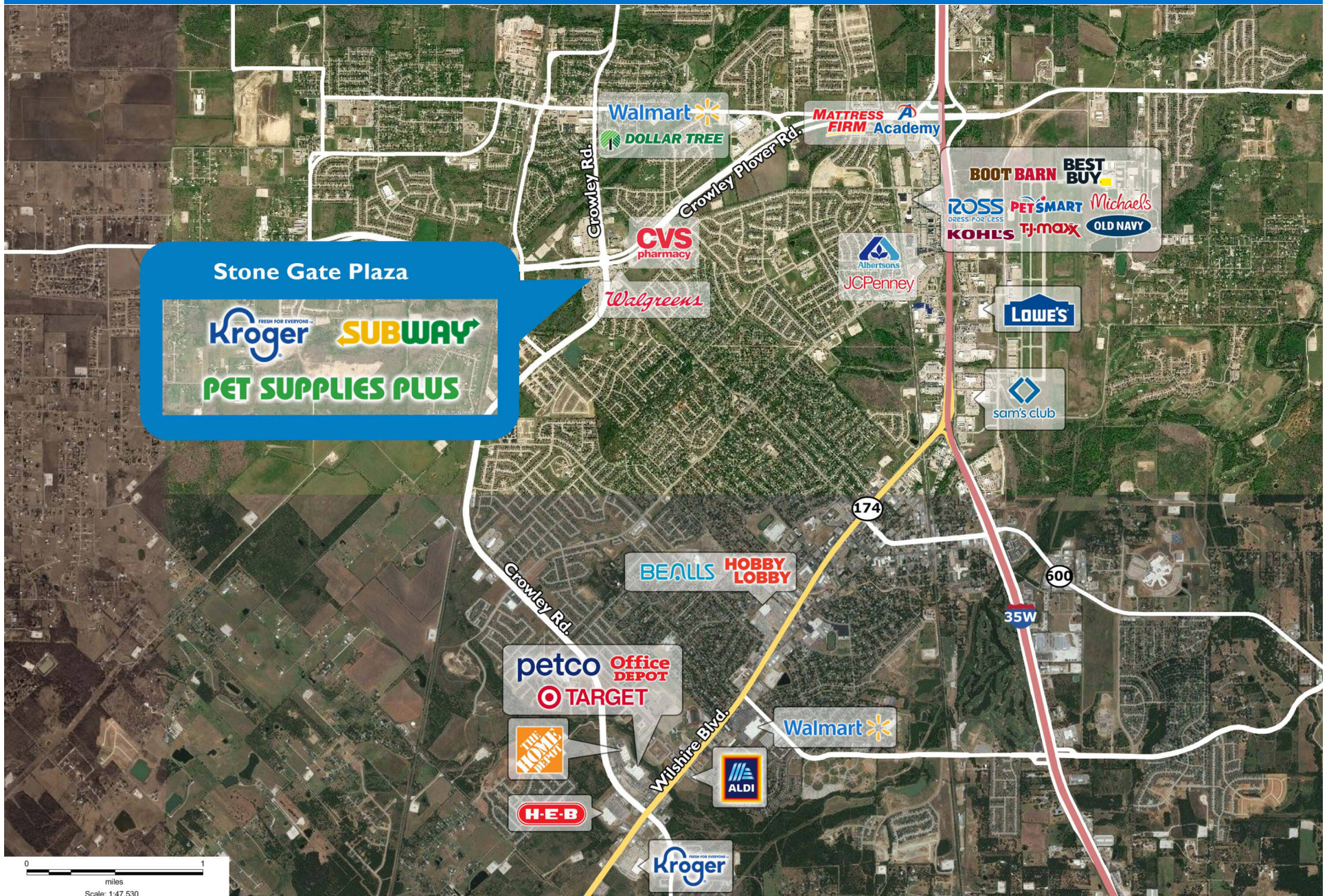
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.563456

Longitude: -97.354121

Stone Gate Plaza Crowley, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,353	70,390	152,842
	2028 Projected Population	14,888	80,790	177,720
	2010 Census Population	7,264	46,772	103,348
	2000 Census Population	3,746	26,172	53,680
	1990 Census Population	2,534	22,093	40,385
	Historical Annual Growth 1990 to 2000	3.99%	1.71%	2.89%
	Historical Annual Growth 2000 to 2010	6.85%	5.98%	6.77%
	Estimated Annual Growth 2010 to 2023	3.94%	3.02%	2.89%
	Projected Annual Growth 2023 to 2028	3.80%	2.79%	3.06%
	Median Age	36.7	36.0	36.0
Households	Q4 2023 Estimated Households	4,134	24,377	50,864
	2028 Projected Households	4,992	27,825	58,850
	2010 Census Households	2,451	16,167	34,505
	2000 Census Households	1,245	9,414	18,502
	1990 Census Households	809	7,519	13,665
	Historical Annual Growth 1990 to 2000	4.40%	2.27%	3.08%
	Historical Annual Growth 2000 to 2010	7.00%	5.56%	6.43%
	Estimated Annual Growth 2010 to 2023	3.88%	3.03%	2.86%
	Projected Annual Growth 2023 to 2028	3.84%	2.68%	2.96%
	Population per Household	2.97	2.88	2.99
Population by Race	White	57.1%	57.4%	46.2%
	Black or African American	10.9%	13.4%	21.0%
	Asian & Pacific Islander	4.1%	2.1%	3.5%
	Other Races	5.3%	4.8%	4.6%
	Hispanic Population	22.6%	22.4%	24.7%
Income	Average Household Income	\$106,843	\$98,621	\$102,203
	Median Household Income	\$95,616	\$84,471	\$85,122
	Per Capita Income	\$35,873	\$34,272	\$34,121
Education (Age 25+)	Elementary	3.9%	3.1%	3.7%
	Some High School	4.5%	5.0%	5.3%
	High School Graduate	30.1%	30.4%	28.9%
	Some College	20.7%	24.4%	24.1%
	Associates Degree Only	10.5%	9.7%	8.6%
	Bachelors Degree Only	20.6%	19.1%	20.2%
	Graduate Degree	9.7%	8.4%	9.2%
Business	Number of Businesses	184	1,392	2,500
	Total Number of Employees	1,982	16,543	30,950
	Employees per Business	10.75	11.88	12.38
	Residential Population per Business	66.99	50.56	61.15

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