

HF STEVENS  
MIDDLE SCHOOL  
784 STUDENTS



CROWLEY RD 24,981 VPD

SITE

CRESENT SPRINGS DR

 **VENTURE**

**3.9 ACRES** FOR SALE

214.378.1212

720 N CROWLEY RD  
CROWLEY, TX

AMY PJETROVIC  
APJETROVIC@VENTURED.FW.COM

NATALIA SINGER  
NSINGER@VENTURED.FW.COM

MIA UREÑA  
MURENA@VENTURED.FW.COM

LOCATION

720 N CROWLEY RD

SIZE

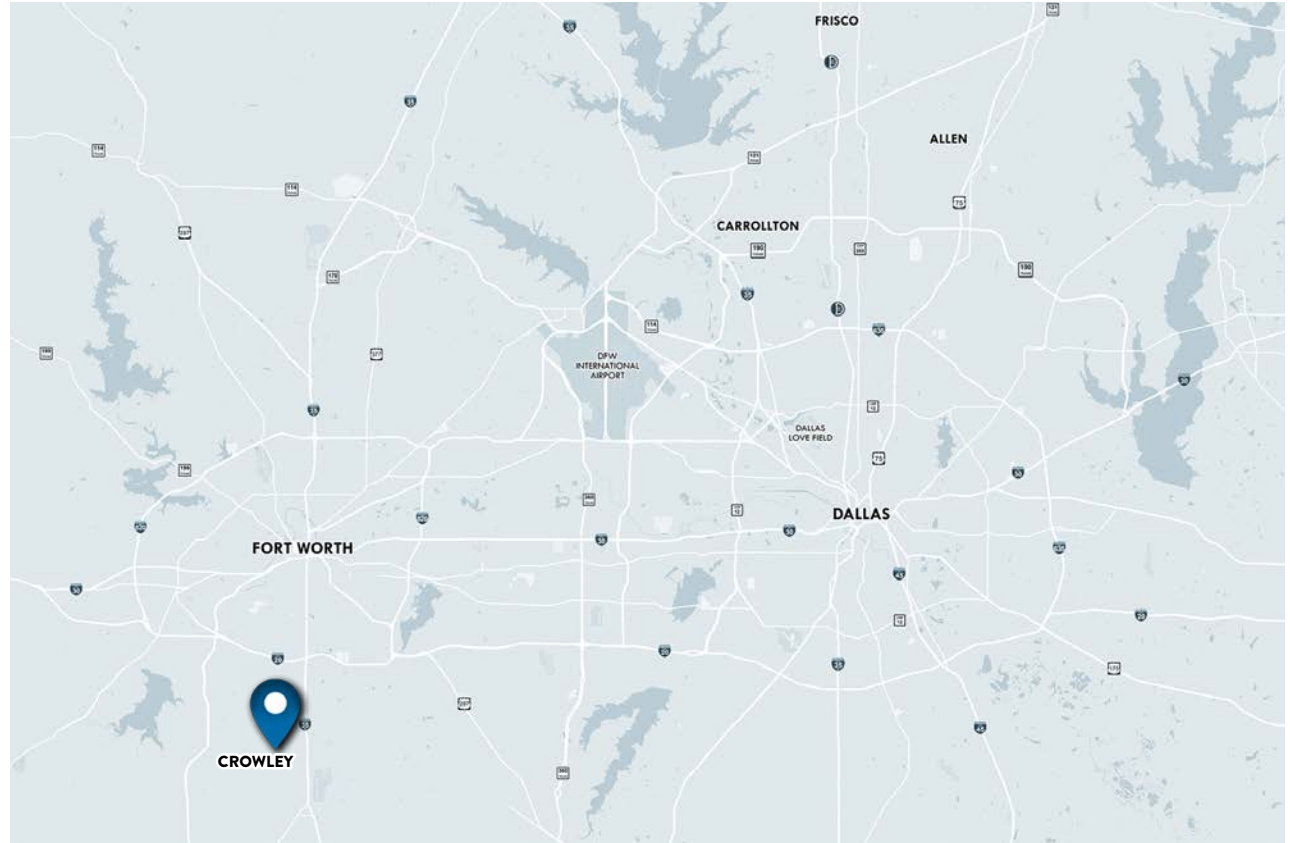
3.9 AC

TRAFFIC COUNTS

**N CROWLEY RD**      **E MAIN ST**  
 24,881 VPD 2022      33,304 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **ZONING: GENERAL COMMERCIAL**
- ★ **UTILITIES ARE TO THE SITE**
- ★ **SIGNALIZED INTERSECTION**
- ★ **FRONTAGE ON N CROWLEY RD (FM 731)**
- ★ **AVERAGE HOUSEHOLD IN EXCESS OF \$100K WITHIN A 3 MILE RADIUS**

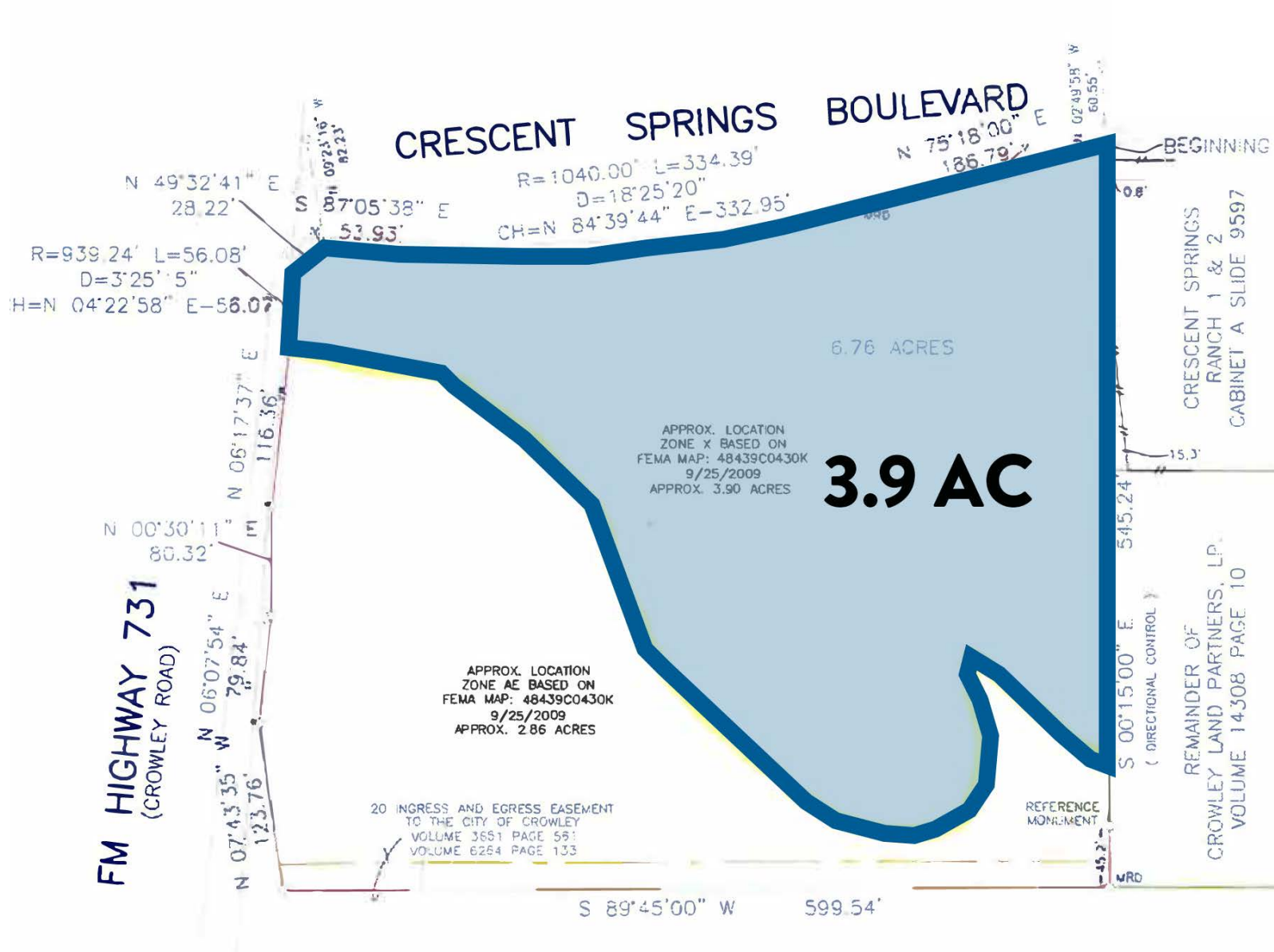


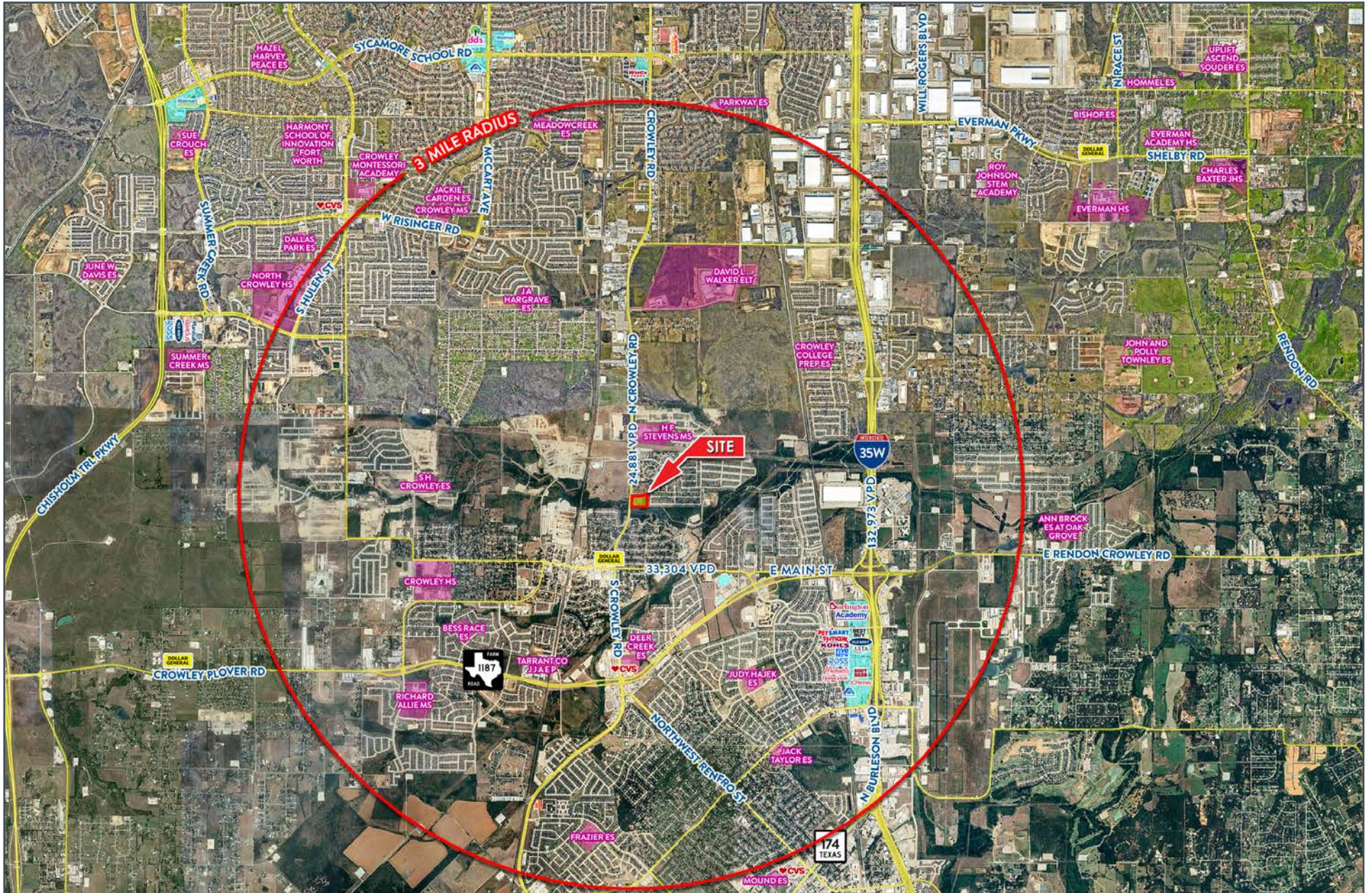
2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,684	78,110	187,916
EST. DAYTIME POPULATION	1,736	13,797	39,881
EST. AVG. HH INCOME	\$99,973	\$104,168	\$110,033

AREA ATTRACTIONS









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**AMY PJETROVIC**

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**NATALIA SINGER**

Senior Vice President  
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**MIA UREÑA**

Transaction Manager  
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## Information About Brokerage Services

*Texas law requires all real estate license 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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