

PRE-LEASING | RETAIL SPACE



2730 W. Eules Blvd.
Eules, TX 76040



LEASE OVERVIEW

AVAILABLE SF:	1000 - 6000 SF
MIN. SPACE SIZE:	20 FT X 50 FT
LEASE RATE:	\$17/SF/YR + NNN
LOT SIZE:	0.69 AC.
BUILDING SIZE:	6000 SF
BUILDING CLASS:	A
CEILING HEIGHT:	12 FT
ZONING:	TX-10 Commercial
MARKET:	Dallas / Fort Worth
SUB MARKET:	HEB / Mid-Cities
NEAR CROSS STREETS:	W Pipeline Rd., Westpark Way, Central Dr.

PROPERTY DESCRIPTION

Pre-leasing now! Henry S. Miller presents a class "A" Retail Space Building available to tenants in early March 2018. Construction starting in September 2017.

PROPERTY HIGHLIGHTS

- Market Competitive Rents
- 30 Parking Spaces Available.
- Main Access through Eules Blvd.
- Minutes away from Hwy-183, SH 360, Interstate 30 and DFW Airport.

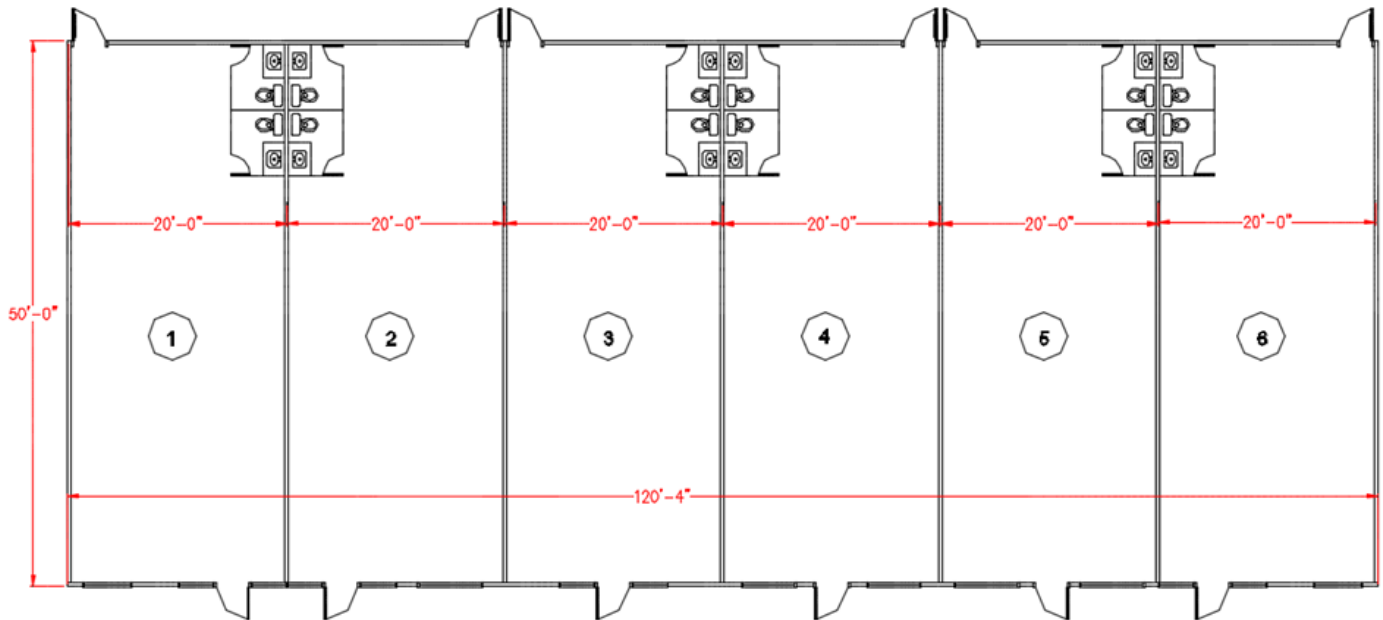
CONTACT BROKER FOR MORE INFORMATION:

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DALLAS/FORT WORTH RETAIL SPACE AVAILABLE AT EULESS BUSINESS PARK IN EULESS, TX

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PLAN VIEW

Minimum Retail Space Size: 20'x50' (1000 SF)

Maximum Retail Space Size: 120'x50' (6000 SF)

Maximum Number of Retail Spaces: 6

TRAFFIC COUNTS NEAR PROPERTY

W Eules Blvd. @ Pamela Dr. — 17,000 VPD

W Eules Blvd. @ Raider Dr. — 22,120 VPD



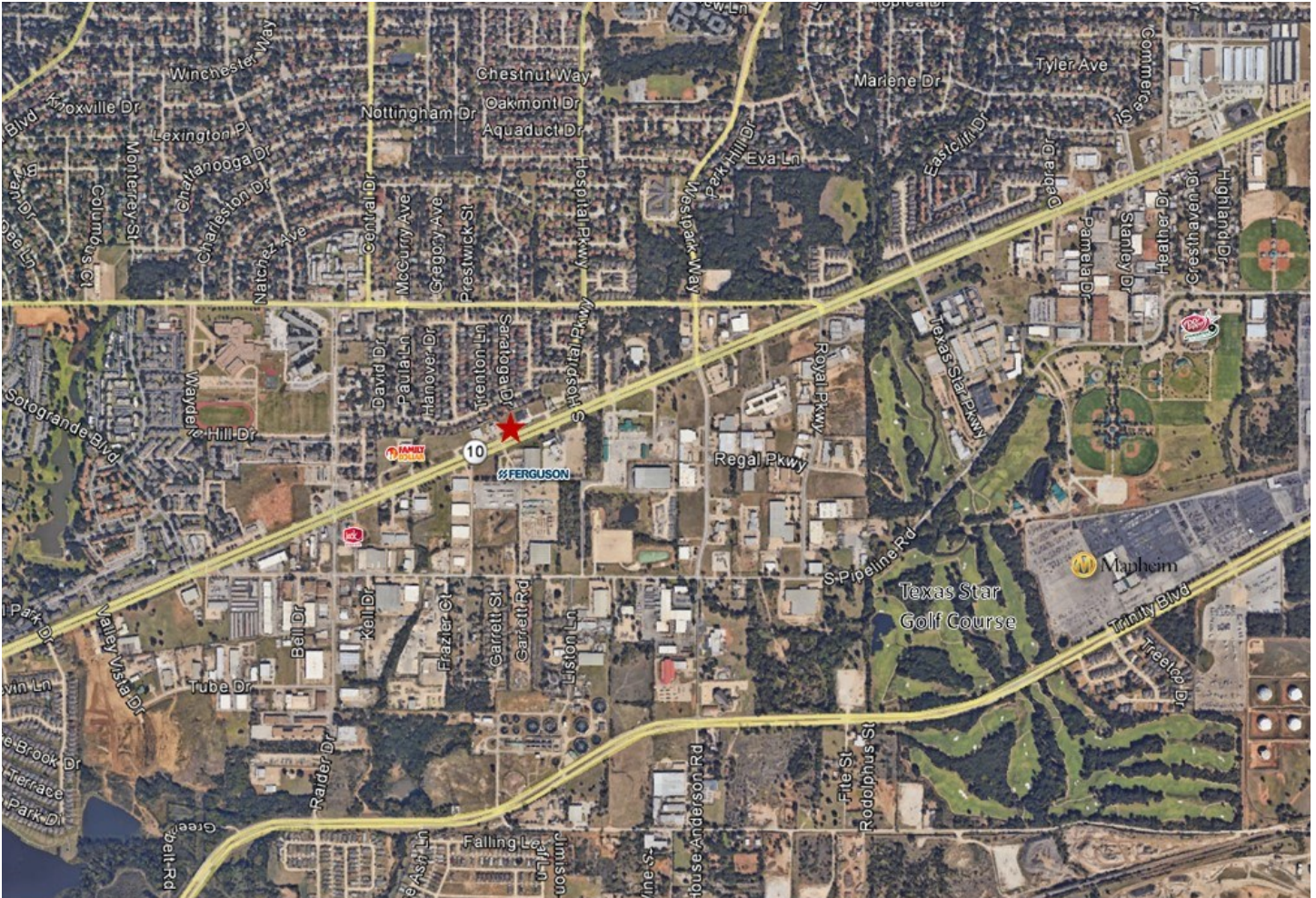
 HENRY S. MILLER

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	12,491	86,794	253,212
Median Age	34.6	37.1	36.7
White Population	60.9%	67.7%	62.5%
Hispanic Origin (Any Race)	20.0%	21.3%	19.8%
Average HH Income	\$57,284	\$69,045	\$77,959
Total Employees	4,986	40,512	123,281

2016



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