

For Lease

2nd Gen QSR

Turn-Key, Drive-Thru Included



Hunington

Hunington Properties, Inc.

501 W President George Bush Hwy

Suite #150

Richardson, TX 75080

214-689-3600

hpiproperties.com

Free-Standing QSR w/ Drive-Thru

708 N Industrial Blvd., Euless, TX 76039

For Lease



Hunington



FREE-STANDING QSR W/ DRIVE-THRU

708 N Industrial Blvd., Euless, TX 76039

Property Information

Space for Lease	2,456 SF
Rental Rate	Contact Listing Agent
NNN	Contact Listing Agent
Lot Size	1.00 AC
Year Built	2018

Property Highlights

- Less Than 7 Miles from DFW International Airport
- 2nd Gen QSR with Drive-Thru
- Fully build out and furnished space
- Fully equipped kitchen with hood, grease trap, walk-in cooler/freezer, drive-thru equipment, security system, etc.
- 44 Parking Spaces and Easy Circulation
- Excellent Access and Visibility along Industrial Blvd with Proximity to Highway 183 / Highway 121 / and Highway 360 Corridors
- Strong QSR corridor with national co-tenancy and proven sales volumes

Demographics

Population	1 mi. - 14,465
	3 mi. - 119,782
	5 mi. - 227,134
Average Household Income	1 mi. - \$106,934
	3 mi. - \$118,810
	5 mi. - \$127,222

Traffic Counts N Industrial Blvd - 24,310 vpd

For More Information

Matthew Kivnani
VP | Brokerage
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(469) 604-8681

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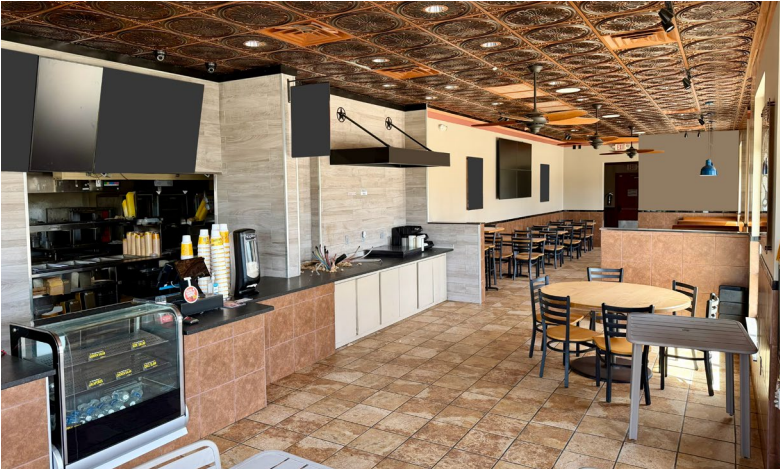
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TX 121 86,488 VPD

**Harwood Hills
241 Units**

**Copper Hill
204 Units**

N INDUSTRIAL BLVD 24,310 VPD

SITE

**Trinity High School
2,710 Students**

**Midway Park Elementary School
606 Students**

The Market at Gateway

**The Manchester
284 Units**

**Eules Jun High Scho
1,112 Stude**

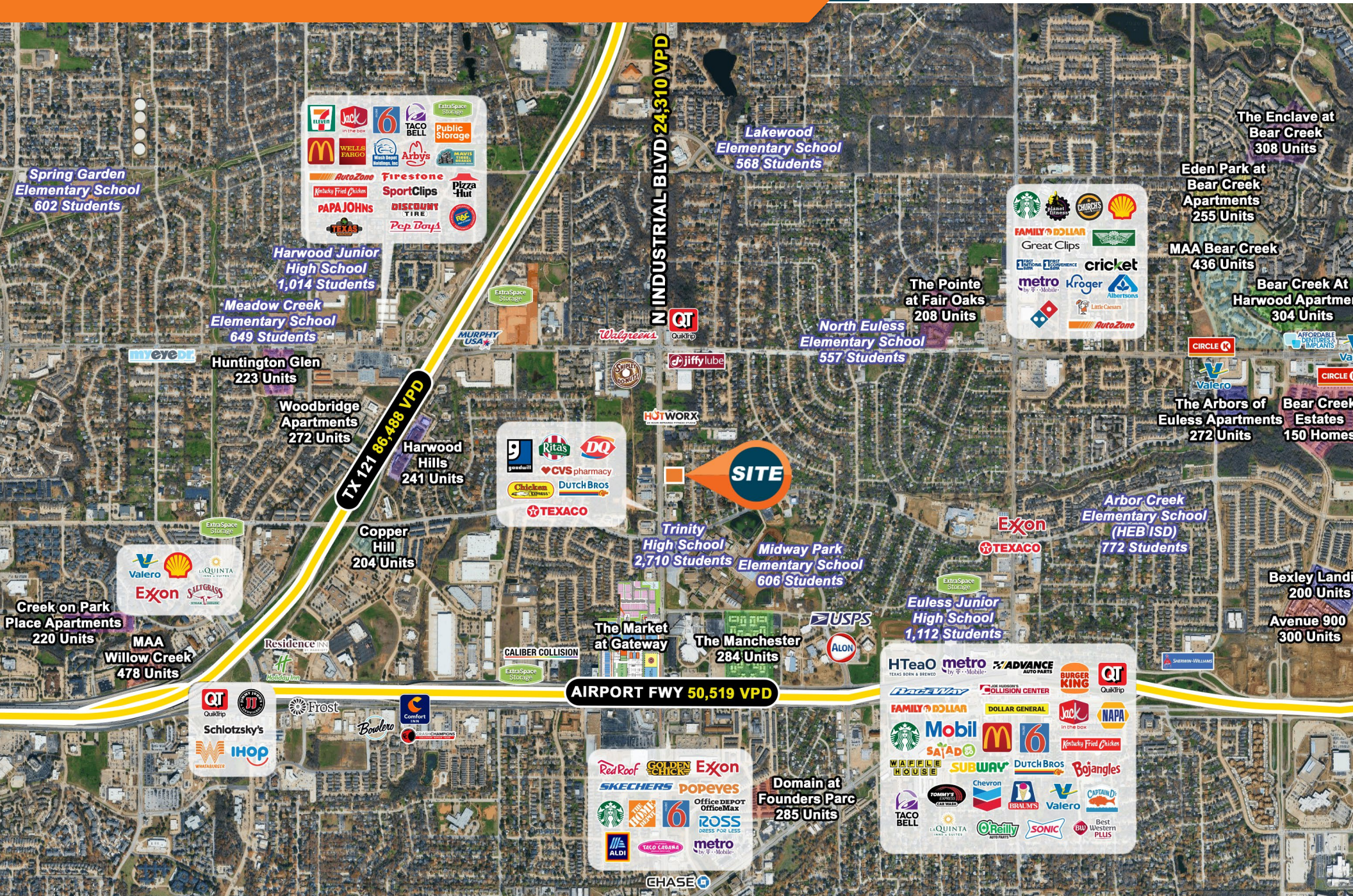
AIRPORT FWY 50,519 VPD



For Lease



Huntington



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For Lease



DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT



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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 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date