



COMMERCIAL LAND · FOR SALE

525 Westpark Way

Euless, Texas 76040 · HEB / Mid-Cities · DFW Metroplex

1.17 Acres

Commercial Zoning

\$315,000

21,121 VPD Frontage

Jessica Harrison · Torelli Commercial | Compass

806-678-0650 · jessica@torelli-properties.com · TREC #0753089

Offering Memorandum

Property Overview

Rare infill commercial land on a signalized Mid-Cities corridor

525 Westpark Way is a 1.17-acre commercial tract fronting Westpark Way in Euless, one of the most established and centrally located submarkets in the Dallas–Fort Worth Metroplex. The site sits directly off SH-183 (the Airport Freeway) and is minutes from DFW International Airport, surrounded by dense, growing residential rooftops and steady daytime traffic. A FEMA floodway crosses the rear (eastern) portion of the tract, but the frontage and the balance of the site provide ample, well-drained area to build. The offering is a clean, ready-to-develop pad for office, medical, retail, or service users seeking visibility and access in a supply-constrained corridor.

The offering

Address	525 Westpark Way, Euless, TX 76040
List price	\$315,000
Land size	1.17 acres (±50,965 SF)
Price / acre	±\$269,000
Price / SF	±\$6.18
Zoning	Commercial (City of Euless)
Frontage	Westpark Way
Floodway	FEMA floodway across rear/east; ample buildable area remains
Utilities	Available to site (verify capacity)
Market	HEB / Mid-Cities · DFW Metroplex

Investment highlights

- ±248,000 vehicles/day on adjacent SH-183; 21,121 VPD on Westpark Way frontage
- Signalized corridor minutes from DFW Airport and the mid-cities job base
- Growing population in all rings — 5-mile base of ±275,000 and rising
- Flexible commercial zoning; suited to office, medical, retail or service
- Architect-designed concept in hand for a ±4,500 SF office/medical center
- Priced to move at \$315,000 — well below built product on the same street

Location & Traffic

Exceptional exposure at the SH-183 / Westpark Way interchange



SOUTH-FACING AERIAL VIEW

South-facing aerial — subject tract outlined, fronting Westpark Way with SH-183 in the distance.

SH-183 (AIRPORT FWY)

248,428

vehicles per day, adjacent

WESTPARK WAY

21,121

vehicles per day, frontage

DFW INT'L AIRPORT

± 10 min

direct via SH-183

Traffic counts reflect current average daily traffic. The Hwy 183 aerial with counts appears on the cover.

Location & access

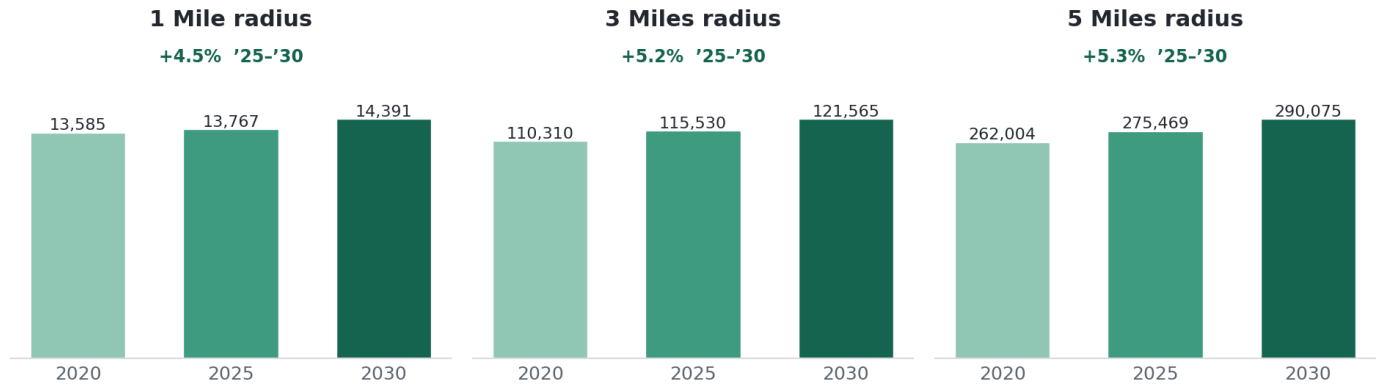
The property sits on the east side of Westpark Way just south of SH-183 (the Airport Freeway), placing tenants within roughly ten minutes of DFW International Airport and quick reach of Highways 121, 360 and 183. The immediate corridor is a stable mix of office, medical, retail and residential, with rooftops on three sides and steady commuter and local traffic feeding the frontage. It is a well-located, high-visibility infill pad in a submarket where developable commercial land is increasingly scarce.

Area Demographics

A large, growing rooftop base around the site

The trade area around 525 Westpark Way is both sizable and growing. Within five miles the population stands at roughly 275,000 residents and is projected to keep climbing through 2030 — the kind of steady rooftop growth that supports office, medical and neighborhood-serving retail demand.

Population & Projected Growth



Radius	2020 Census	2025 Estimate	2030 Projection	Growth '25-'30
1 mile	13,585	13,767	14,391	+4.53%
3 miles	110,310	115,530	121,565	+5.22%
5 miles	262,004	275,469	290,075	+5.30%

Source: CoStar demographic detail report (2026), radius rings centered on the subject site.

The Site

1.17 acres with ample cleared, level frontage on Westpark Way



FACING NORTH



FACING SOUTH



AERIAL — CURRENT CONDITION

Wooded floodway area visible at rear (east) of the tract.

An architect-designed vision for the site — illustrative only

[illegible]

525 Westpark Way · Development Concept



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	214-814-8100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	214-814-8100
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lauren Izzo	609357	laurenizzo@compass.com	214.814.8100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jessica Harrison	753089	Jessica.harrison@compass.com	806.678.0650
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2