



MUSTANG PLAZA

1300-1342 W EULESS BLVD
EULESS, TX 76040

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Property Summary



OFFERING SUMMARY

Available SF:	3,750 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	1.36 Acres
Year Built:	1963
Building Size:	15,000 SF
Renovated:	2024
Zoning:	Office
Market:	Mid Cities
Submarket:	Euleless
Traffic Count:	20,868

PROPERTY OVERVIEW

Individually owned and operated. Pride of ownership. Property is renovated, has beautiful landscaping and features a diverse Tenant mix. Free conference room for all Tenants, large outside deck with picnic tables under the largest pecan tree in Euleless. Close to the Police and Courts building which provides great security. Abundant parking. Across the street from Fuzzy's Taco shop. High Visibility on HWY 10 [West Euleless Blvd].

PROPERTY HIGHLIGHTS

- Diverse Tenant Pool
- Fresh Paint
- New Flooring
- Full Service (includes electric)

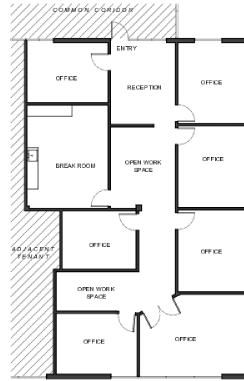
Additional Photos



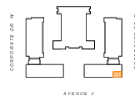
Additional Photos



Available Spaces



KEY PLAN:



FLOOR PLAN
SCALE: 3/8" = 1'-0"

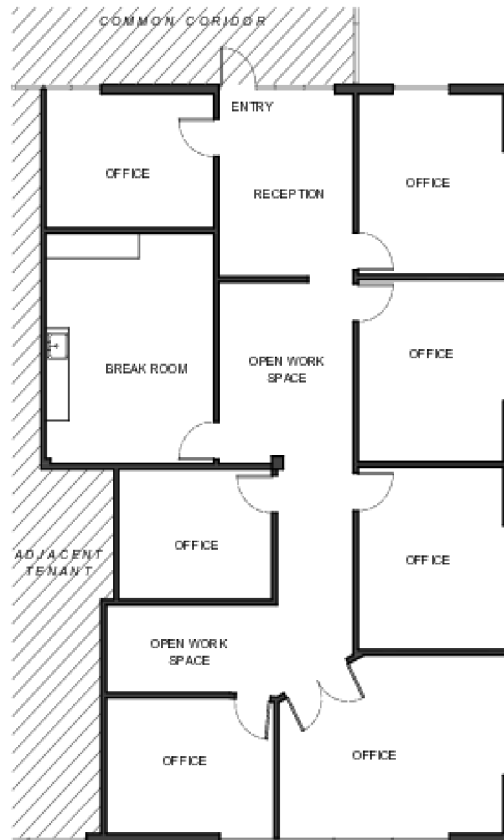
2415 Ave J - SUITE 111
CORPORATE BLDG. WASHINGTON TX, 76098
OFFICE AREA: 3,750 SQFT
COMMON AREA: 110
TOTAL AREA: 3,860 SQFT

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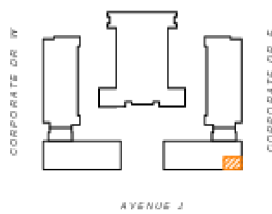
LEASE RATE:	\$20.00 SF/YR	TOTAL SPACE:	3,750 SF
LEASE TYPE:	MG	LEASE TERM:	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM
1316 West Eules Blvd 200	Office Building	\$700 per month	Full Service	367 SF	24 months

Suite 1300



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

2415 Ave J - SUITE 111

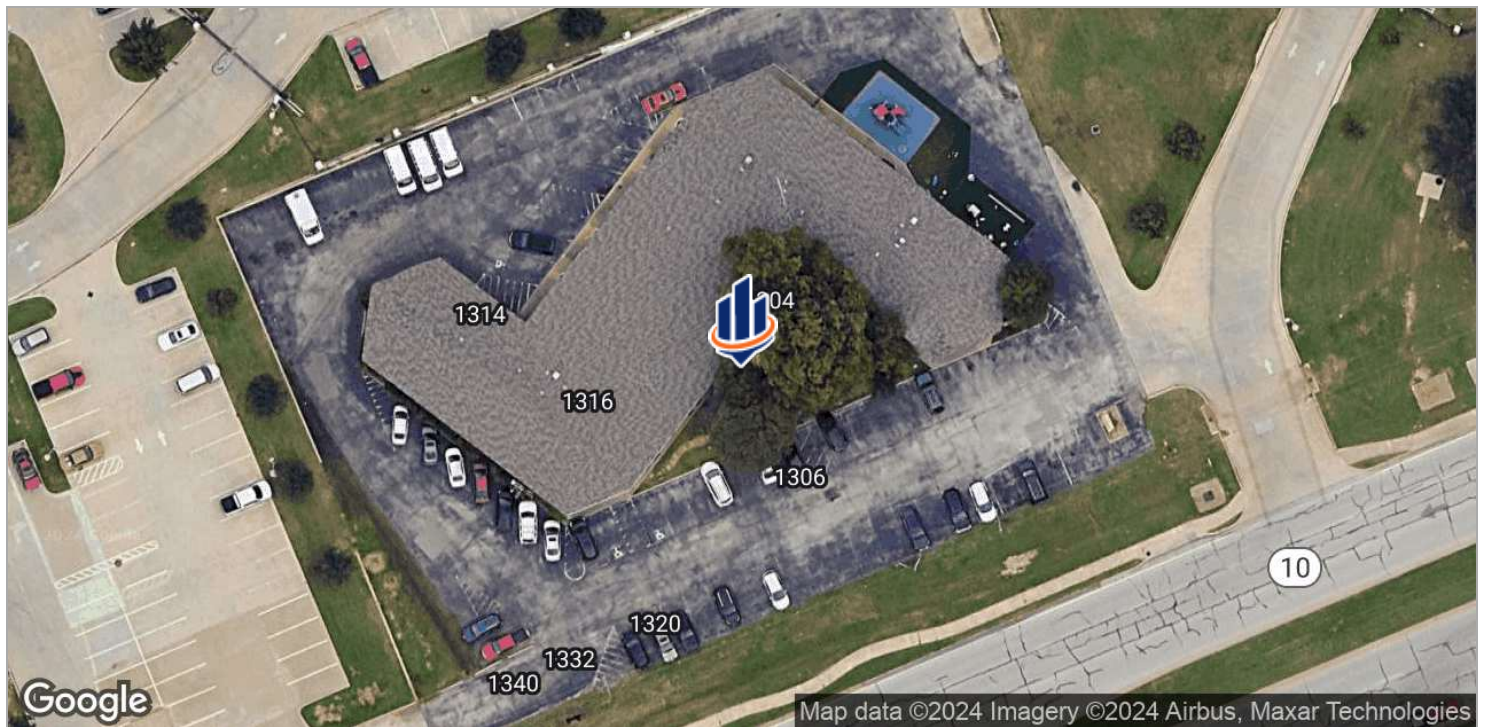
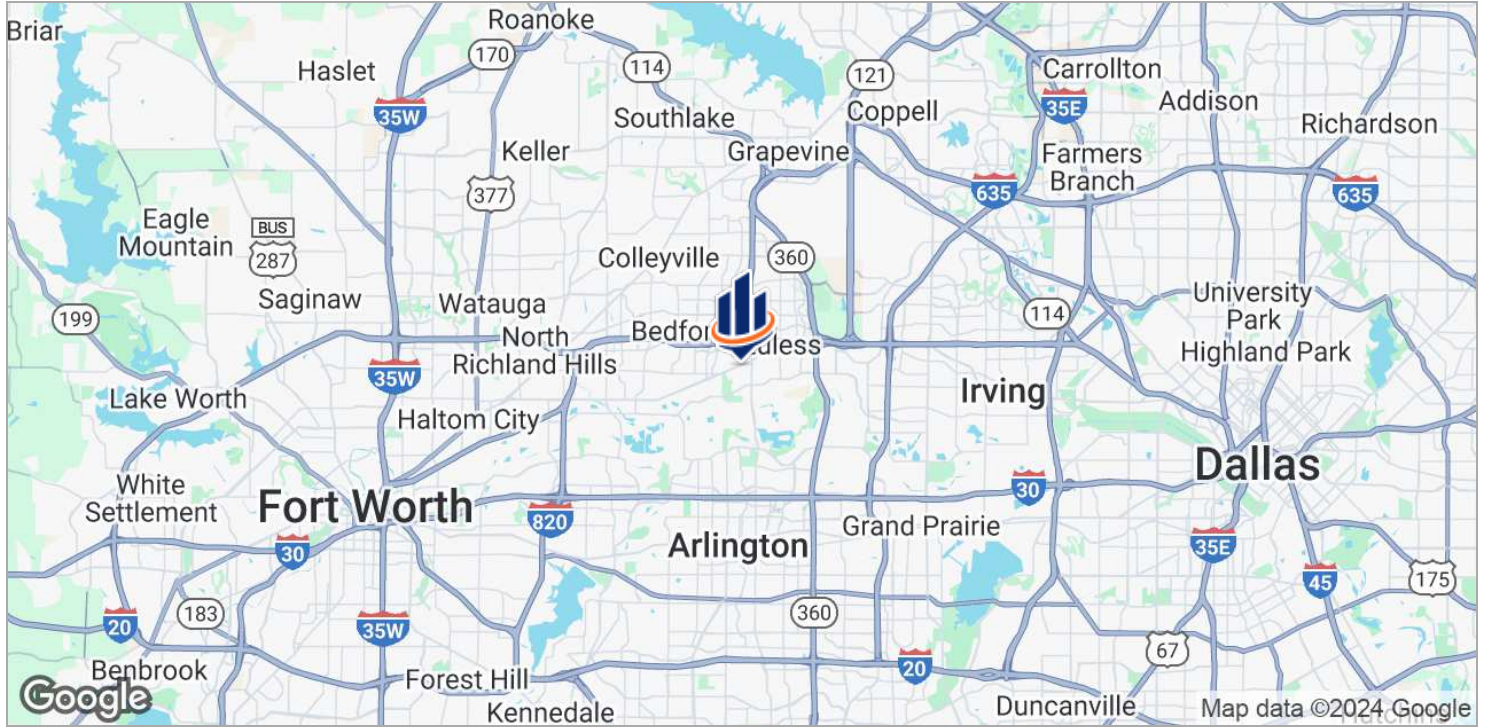
CORPORATE DR. E. ARLINGTON TX 76005

OFFICE AREA: 2,259 SQFT
 COMMON AREA FACTOR: 1.15
 TOTAL AREA: 2,595 SQFT

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408.722.5553
 LICENSE BY STATE LICENSE NO. 0497-D-02324

Location Maps



City Information



EULESS, TX

Euless is a dynamic, growing city with over 54,000 residents that is centrally located within the Dallas/Fort Worth Metroplex. Beautiful tree-lined streets, a wide range of housing options, excellent educational and workforce opportunities, a robust business-friendly environment, a dedication to historic preservation and a strong community leadership and partners make our great city *Simply FabEuless*.

CITY HIGHLIGHTS

- Date of incorporation - February 24, 1953
- Total Acres in the City - 10,210
- Population of the city [2020] - 56,160
- Parks and Recreation - 17
- Health [Hospital Beds in area] - 300
- Medical Doctors in area - 550
- Schools - 9 Middle and 4 High school