

# OFFICES FOR SALE OR RENT

2440 FULLER WISER RD,  
EULESS, TX 76039



## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



Accent Commercial  
Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

2440 FULLER WISER RD,  
EULESS, TX 76039

# TABLE OF CONTENTS

## TABLE OF CONTENTS

2920 INWOOD RD, DALLAS, TX 75235

**1. MAP**  
LOCATION  
AREA RETAILERS

**2. PROPERTY INFORMATION**  
OVERVIEW  
DEMOGRAPHICS

**3. PROPERTY FACTS**  
CITY FACTS  
CITY ECONOMICS

**4. ZONING INFORMATION**

**5. PROPERTY PHOTOS**

**6. CONTACT INFORMATION**

### FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



Accent Commercial  
Real Estate  
2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

2440 FULLER WISER RD,  
EULESS, TX 76039

MAP



**FOR MORE INFORMATION CONTACT:**

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



**Accent Commercial  
Real Estate**

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER ACCENT COMMERCIAL REAL ESTATE MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

2440 FULLER WISER RD,  
EULESS, TX 76039

# PROPERTY INFORMATION



## PROPERTY OVERVIEW

Kid City USA  
2440 Fuller Wiser Rd, Euleless, TX 76039  
Dallas-Fort Worth MSA

The subject property is a purpose-built childcare facility leased to Kid City USA, a well-established national early education operator with over 100 locations across the United States. The property is secured by a long-term NNN lease with corporate and personal guarantees, providing stable and predictable cash flow.

Strategically located within the Dallas-Fort Worth metroplex, the property benefits from strong surrounding demographics and proximity to major employment centers and DFW International Airport, supporting consistent demand for childcare and preschool services from working families in the area.

## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM

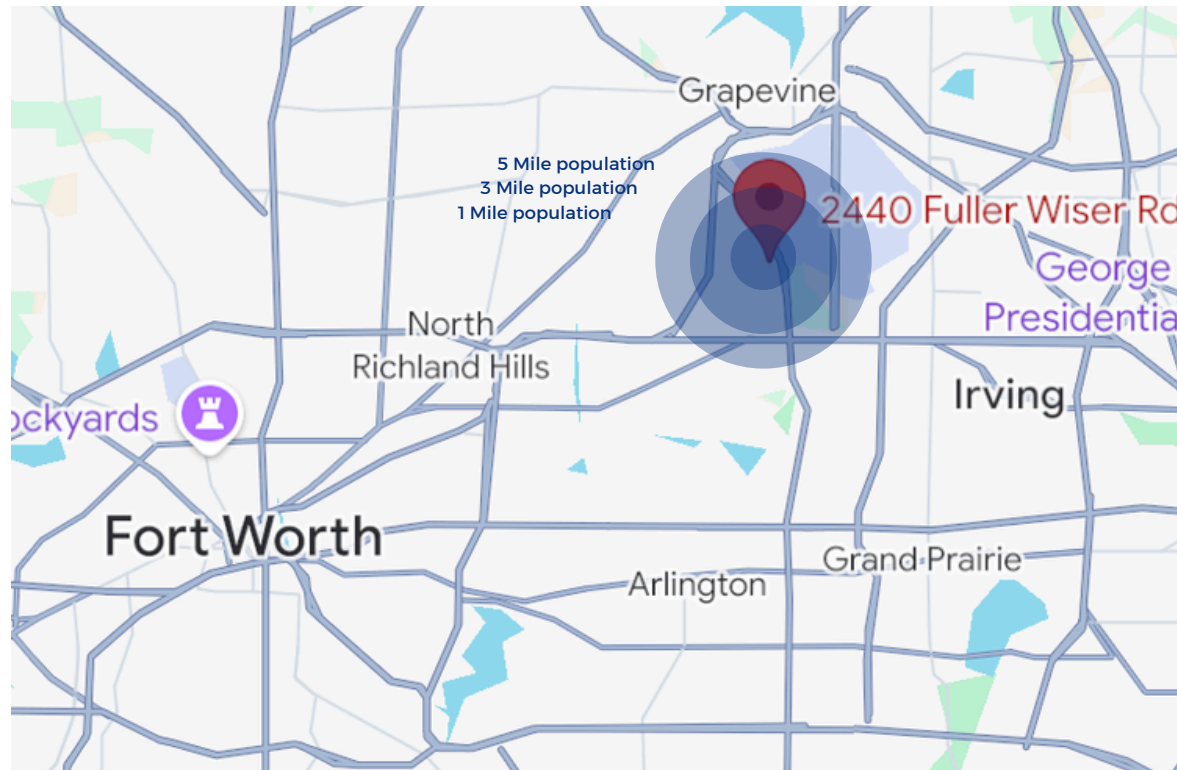


Accent Commercial  
Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

2440 FULLER WISER RD,  
EULESS, TX 76039

# PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	18,950	132,400	312,800
Population median age	34.1	35.6	36.2
Households	6,980	46,300	108,900
Avg HH Income	\$88,450	\$102,700	\$98,300
Mede HH Income	\$72,900	\$85,600	\$81,400

## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



Accent Commercial  
Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

-  **Address:** 2440 Fuller Wiser Rd, Eules, TX 76039
-  **Property Type** Office / Childcare Property For Sale
-  **Building Area** 6,092 SF
-  **Lot Size AC** ±1.00 AC
-  **Year Built** 1986
-  **Zoning** PD-C1 - Commercial
-  **Site Number** 06069436
-  **Building Type** Single-Story Childcare / Educational Facility
-  **Lot Description** Freestanding childcare facility located within an established residential and commercial corridor.

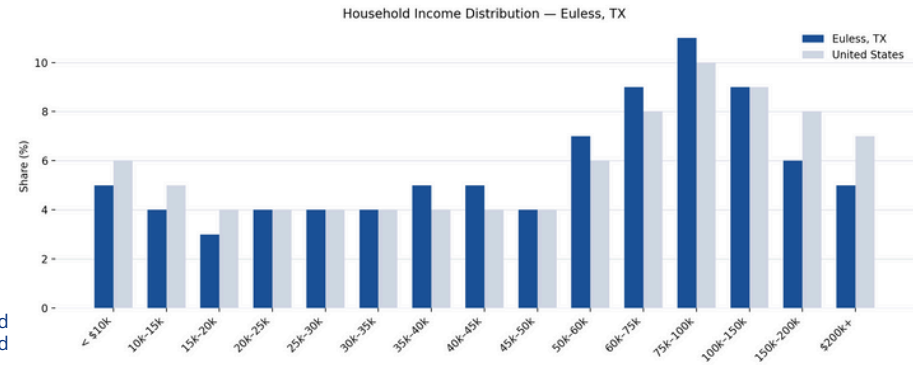
## Quickfacts - EULESS, TX

Eules is a centrally located city within the Dallas-Fort Worth Metroplex, positioned between Dallas and Fort Worth with direct access to major transportation corridors. The city benefits from a stable residential base, strong workforce participation, and proximity to DFW International Airport, supporting consistent demand for community-oriented services such as childcare and education.

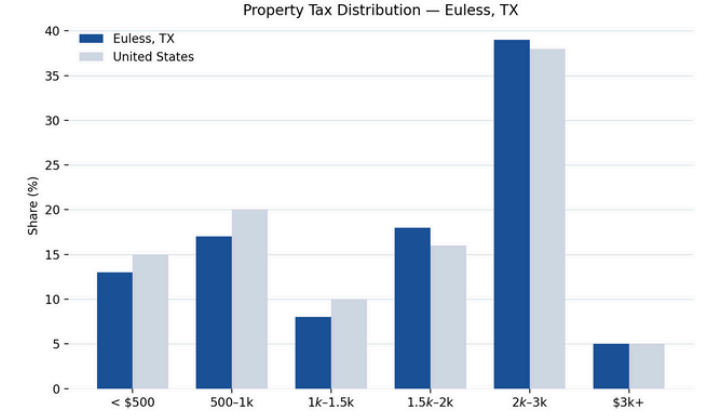
## Economy - EULESS, TX

Eules features a stable, service-driven local economy supported by nearby employment centers throughout the DFW MSA, including aviation, logistics, healthcare, and professional services. The city's central location, access to regional highways, and proximity to DFW Airport continue to support steady economic activity and long-term demand for essential commercial real estate.

EULESS BENEFITS FROM A STRONG HOUSEHOLD INCOME PROFILE. THE CHART BELOW HIGHLIGHTS THE DISTRIBUTION OF HOUSEHOLD INCOME IN EULESS, TX COMPARED WITH THE NATIONAL AVERAGE.



THE CHART BELOW HIGHLIGHTS THE PROPERTY TAX PROFILE OF OWNER-OCCUPIED HOUSING UNITS IN EULESS, TX, COMPARED TO NATIONAL AVERAGES, WITH THE LARGEST CONCENTRATION IN THE \$2K-\$3K RANGE.



## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



Accent Commercial  
Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

2440 FULLER WISER RD,  
EULESS, TX 76039

# ZONING INFORMATION



2440 Fuller Wiser Rd, Euleless, TX 76039 is located within an established commercial and residential area of the City of Euleless, a centrally positioned community within the Dallas-Fort Worth Metroplex. The surrounding zoning pattern supports a mix of neighborhood-serving commercial, educational, and institutional uses.

The property's location and surrounding land uses are consistent with community-oriented facilities such as childcare, educational services, and related professional uses. The site benefits from strong local access, visibility, and connectivity to major transportation corridors within the DFW MSA.

## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM

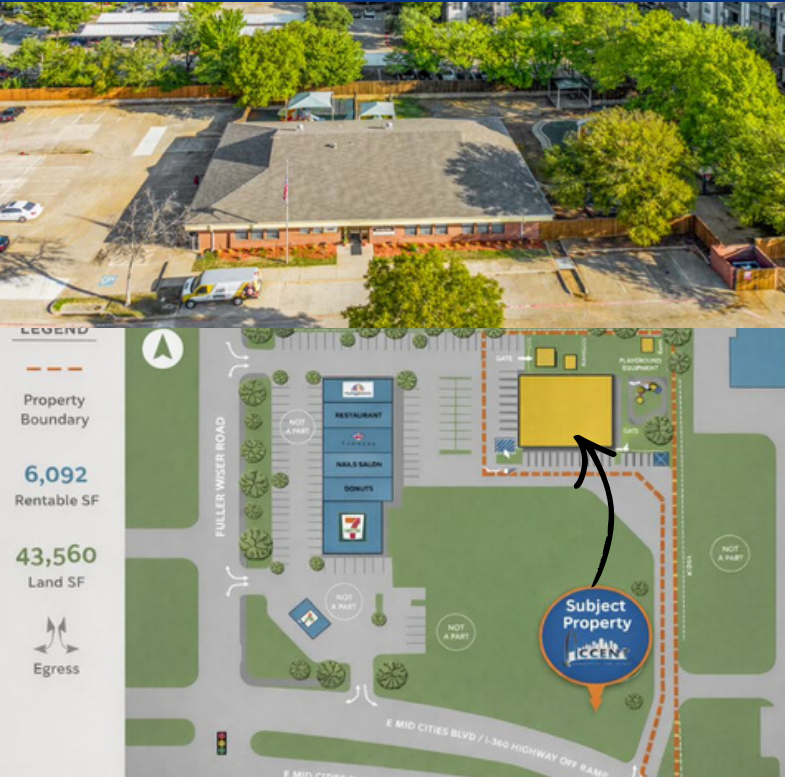


Accent Commercial  
Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600

2440 FULLER WISER RD,  
EULESS, TX 76039

# PROPERTY PHOTOS



## FOR MORE INFORMATION CONTACT:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM



## Accent Commercial Real Estate

2909 COLE AVE, SUITE 210  
DALLAS, TX 75204  
ACCENTCRE.COM  
214-987-3600



FOR MORE INFORMATION, PLEASE  
CONTACT ONE OF THE FOLLOWING  
INDIVIDUALS:

LUIS PINA  
214-597-7651  
LPINA@ACCENTCRE.COM

MICHAEL MARTINEZ  
214-864-5181  
MICHAEL@ACCENTCRE.COM