



1.0 ACRE PAD SITE

For Lease:
NEC W Eules Blvd
& Hwy 157
Eules, Texas

VENTURE

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Metrics

1.0 Acre Pad Site
Available For Ground Lease

Location

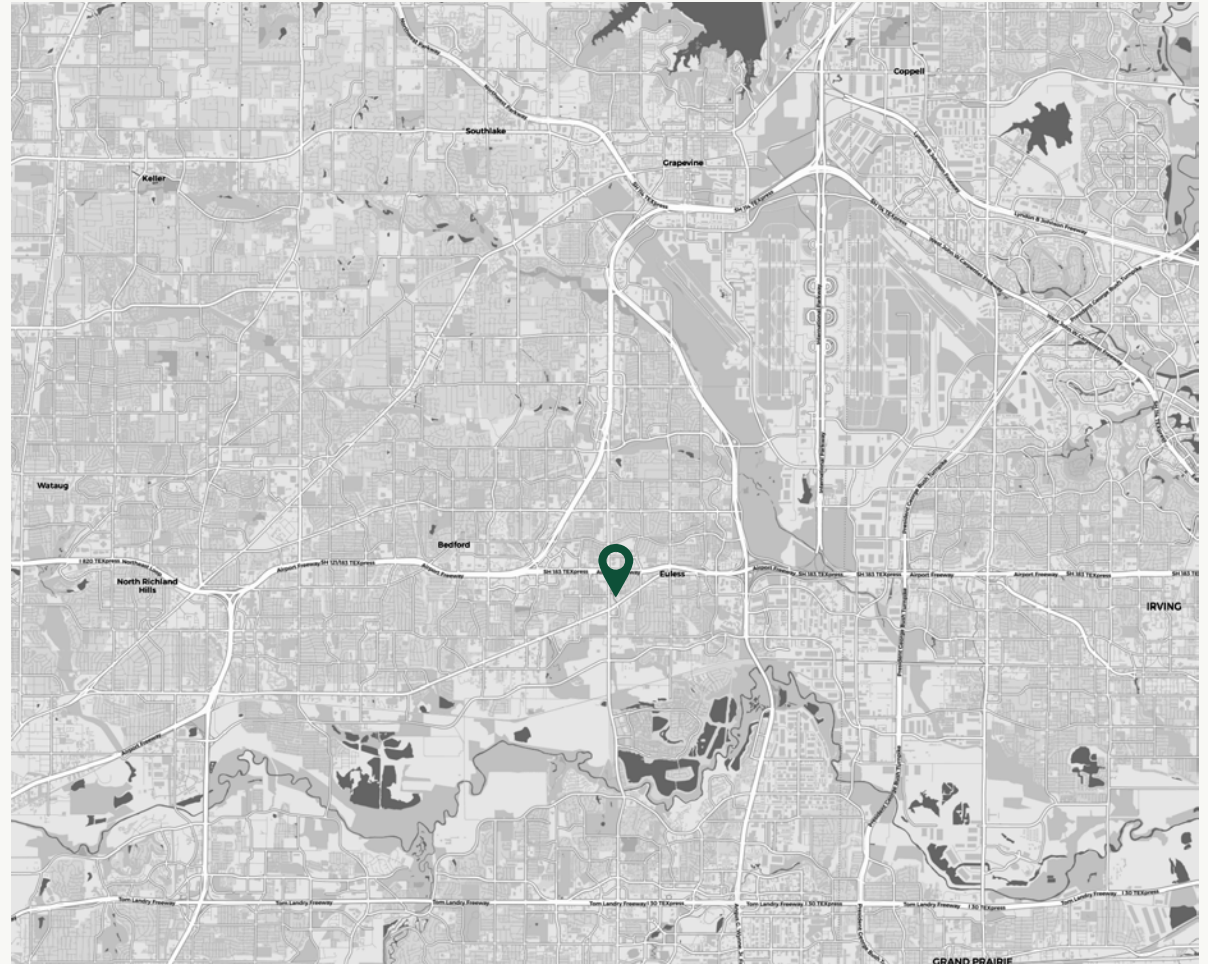
1010 W Eules Boulevard

Size

1 Acre
Divisible

Traffic Counts

W Eules Blvd	Industrial Blvd
23,088 VPD	32,870 VPD



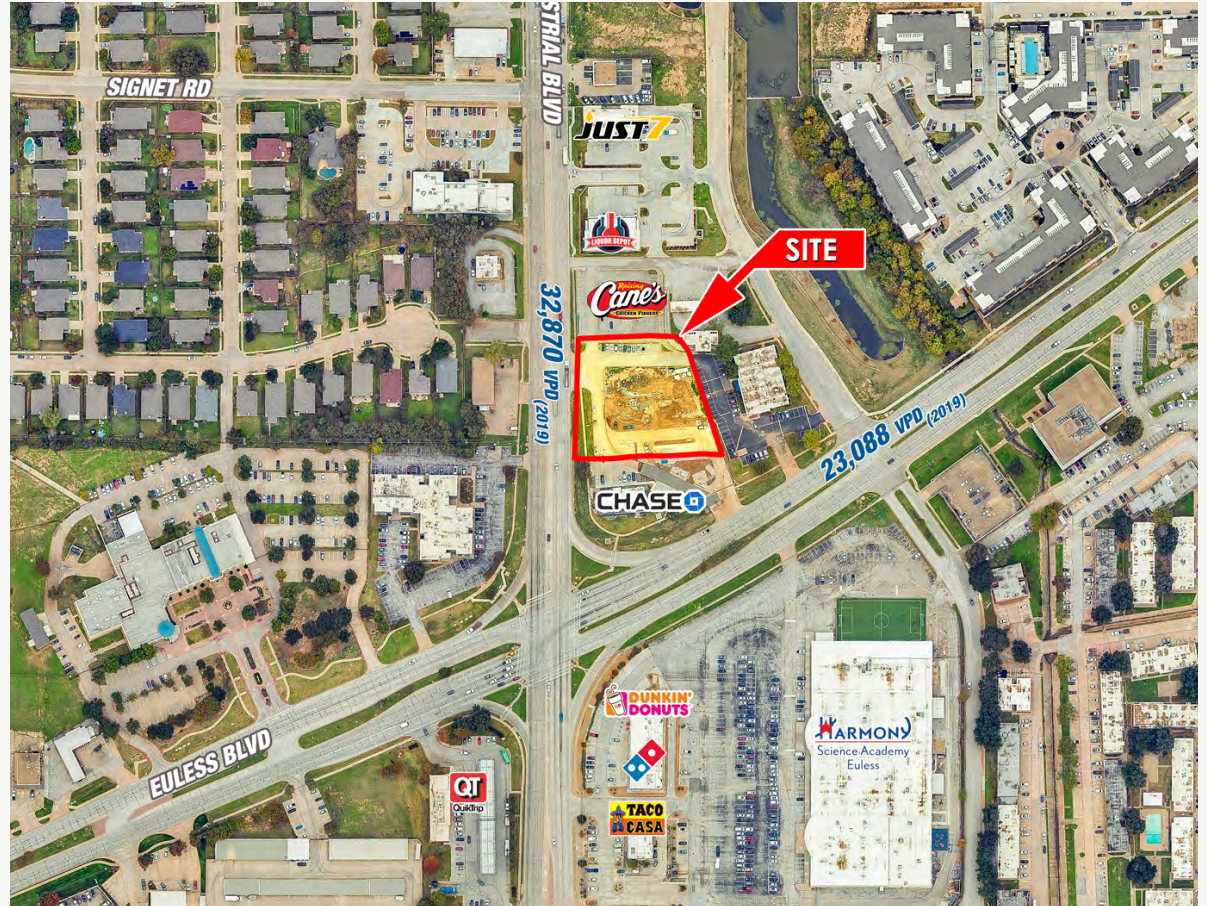
Area Attractions



Property Highlights

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1. Adjacent to Founders Park revitalization & redevelopment
2. Over 55,000 VPD at intersection
3. New Chase Bank, which has over \$295M in deposits, relocated within the development to a new prototype building
4. New Raising Cane's with double drive-through
5. Dense residential population with more than 114,000 people in a 3-mile radius
6. Easy access to Hwy 183 & Hwy 121
7. Less than 2.5 miles to DFW Airport & less than 17 miles to Downtown Dallas & Downtown Ft. Worth



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,674	114,641	258,477
EST. DAYTIME POPULATION	8,427	40,259	118,091
EST. AVG. HH INCOME	\$105,028	\$113,080	\$119,957

Site Plan

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Photos

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Close Aerial

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Far Aerial

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