

13.1
ACRES

For sale:
NEC Industrial Blvd &
Pipeline Rd
Euless, TX 76040

VENTURE

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Metrics

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Location

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Size

13.1 AC

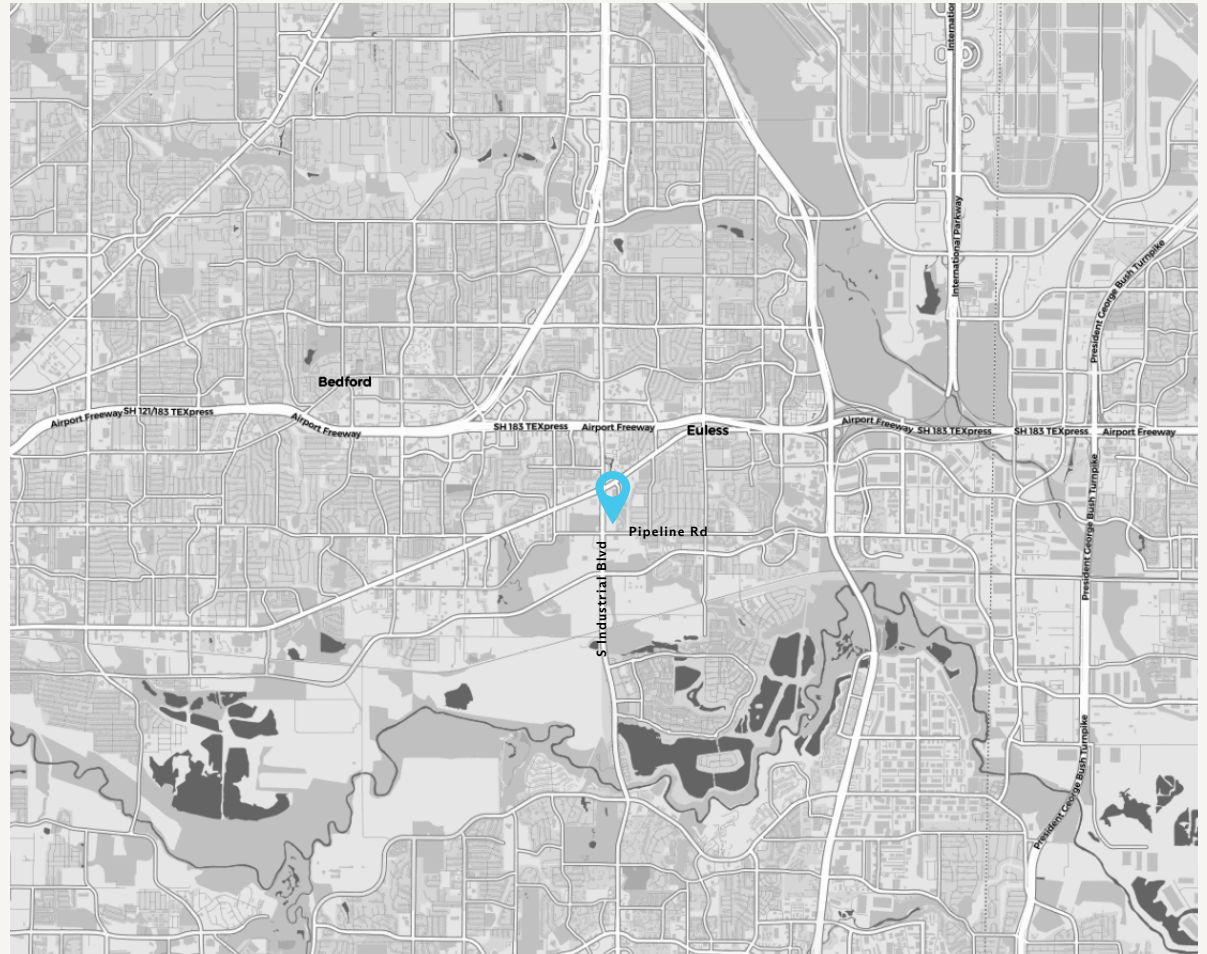
Zoning

Community Business District

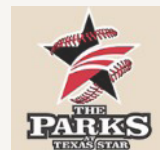
Traffic Counts

Industrial Blvd
30,002 VPD

Pipeline Rd
3,931 VPD



Area Attractions



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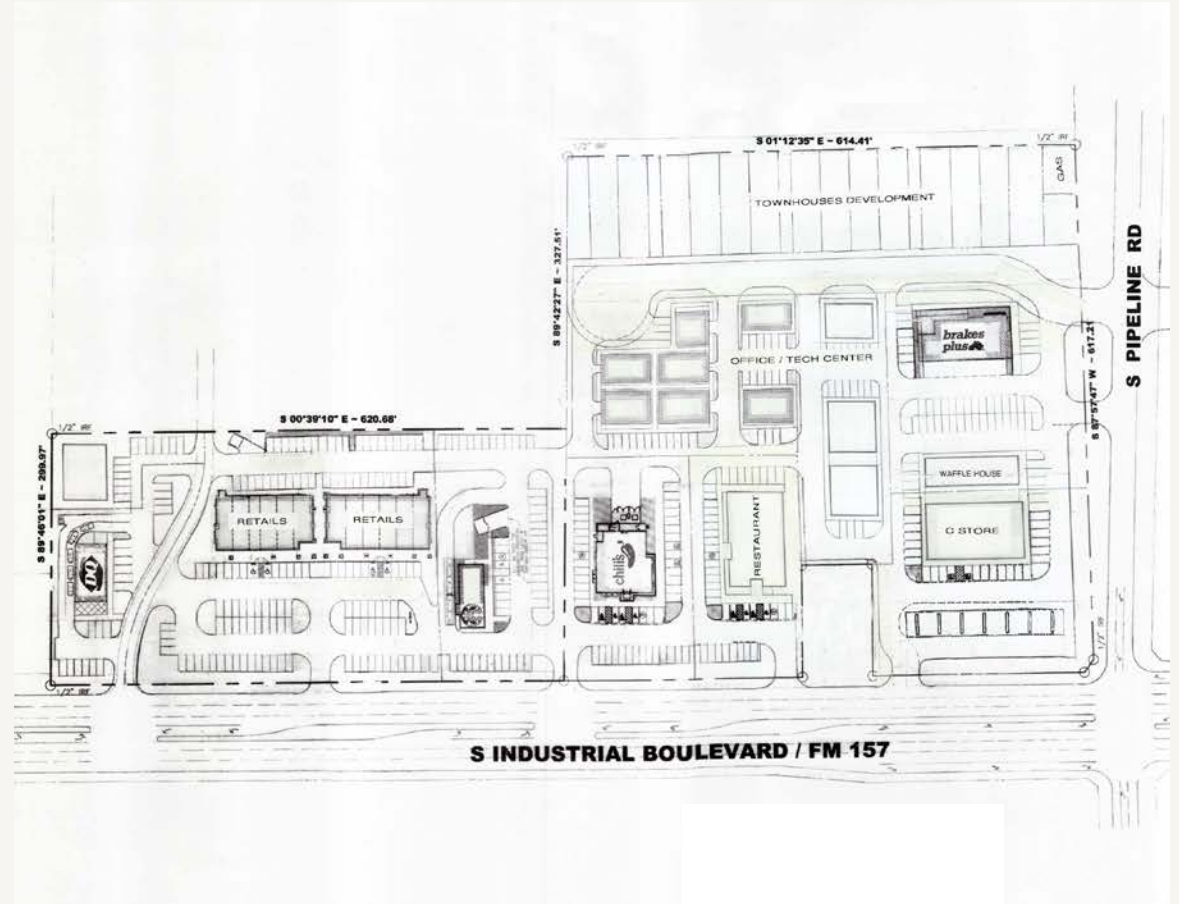
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Property Highlights

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1. Less than half a mile from Childrens Health Star Center & The Parks at Texas Star with estimated 50,000 visitors per year and 1,000+ tournament teams
2. Less than 1.5 miles from Viridian master planned community (approx. 5,000 homes + over 1,000 mf units)
3. Easy access to Hwy 183 & lighted intersection with traffic counts over 33,000 vpd

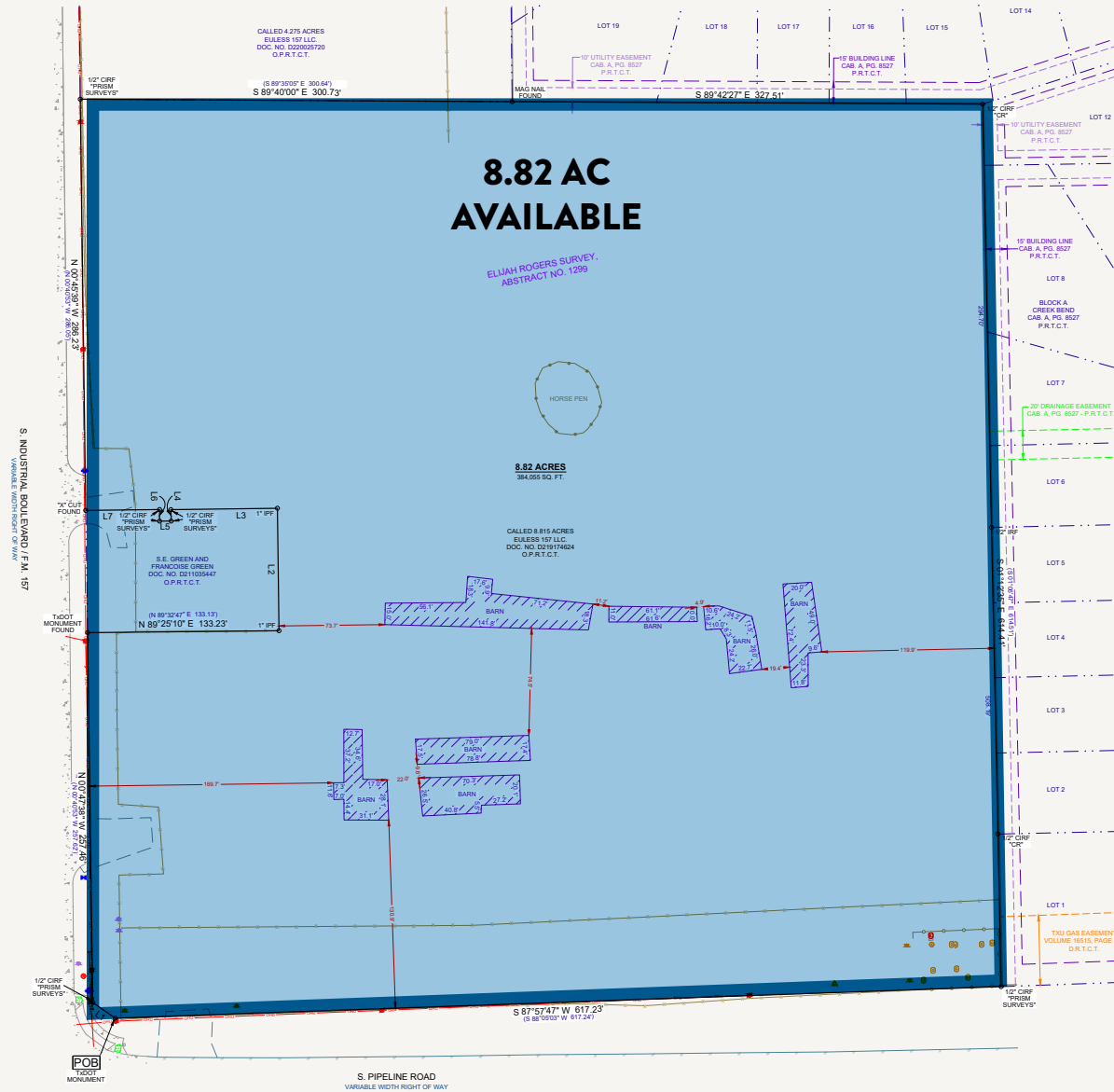


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,252	109,026	251,276
EST. DAYTIME POPULATION	5,866	38,924	123,213
EST. AVG. HH INCOME	\$110,248	\$109,420	\$116,989

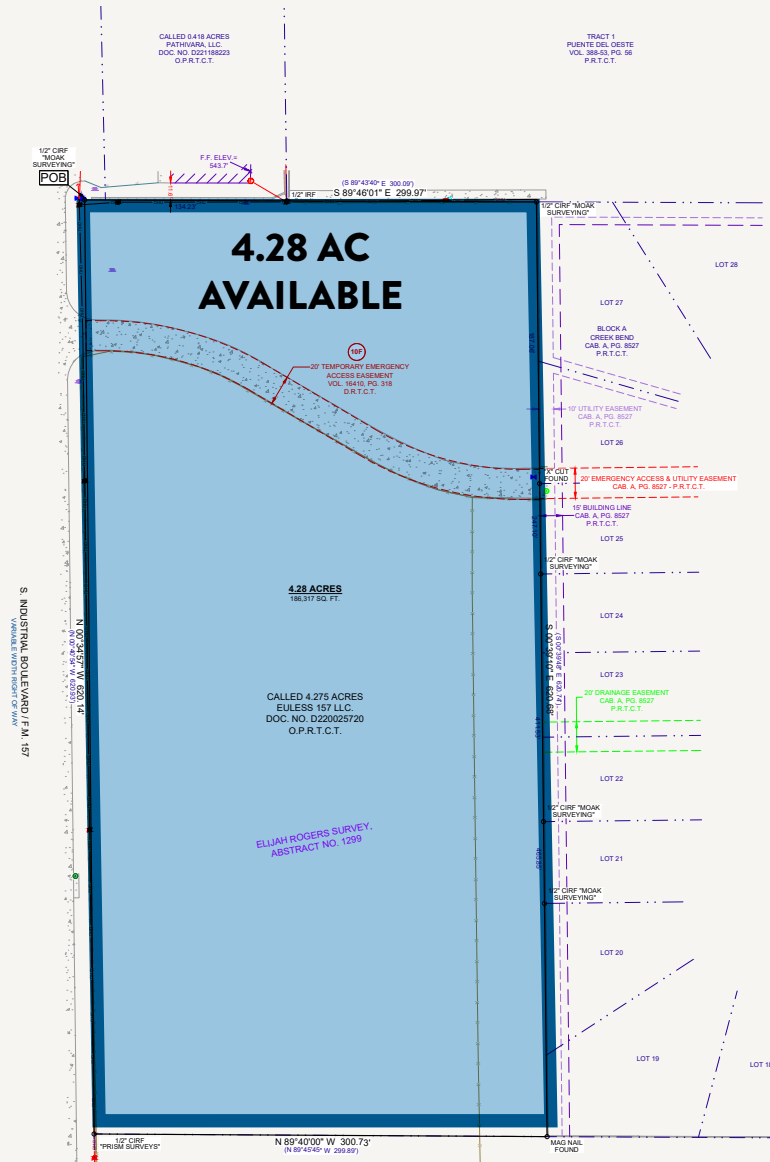
Survey

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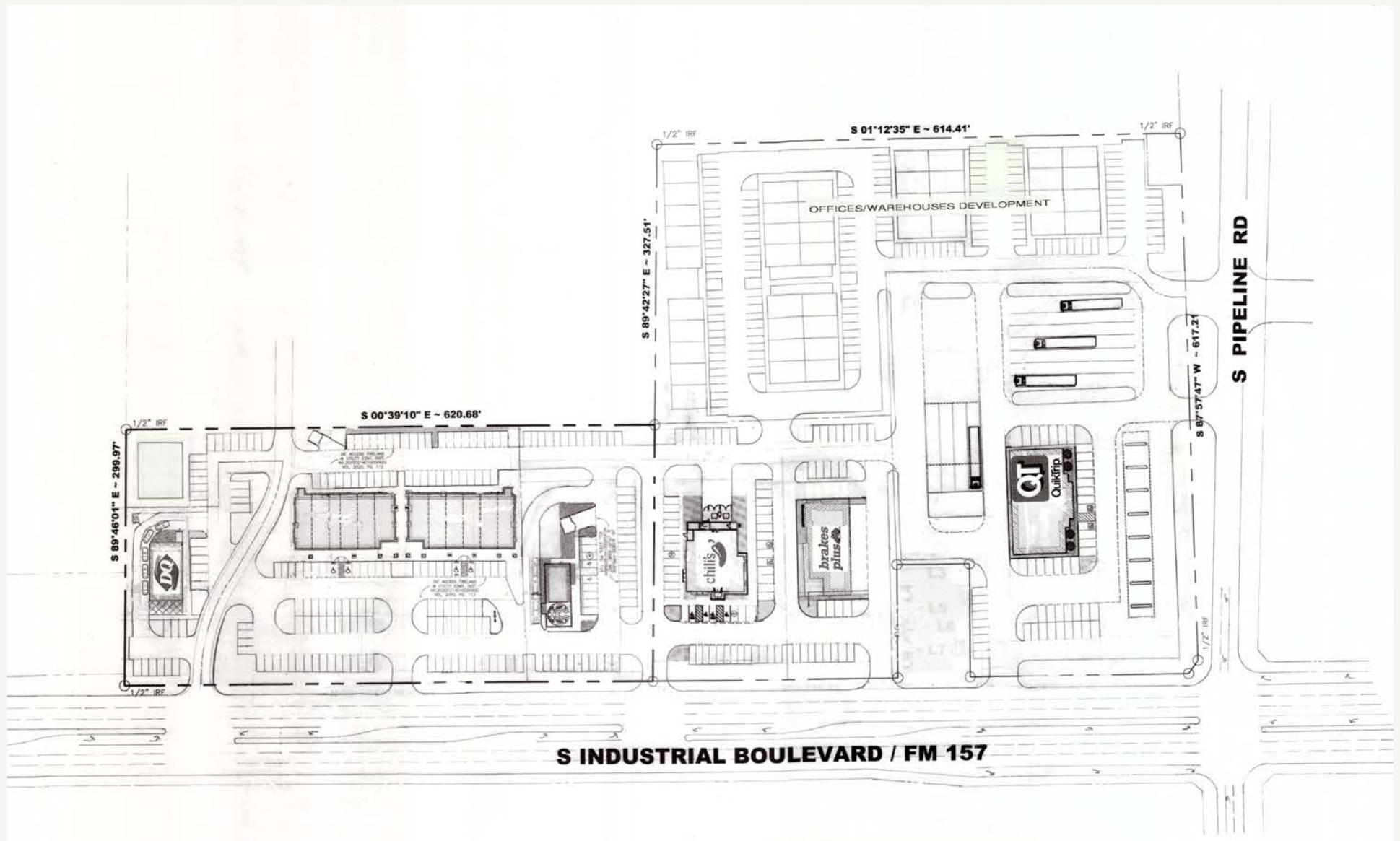
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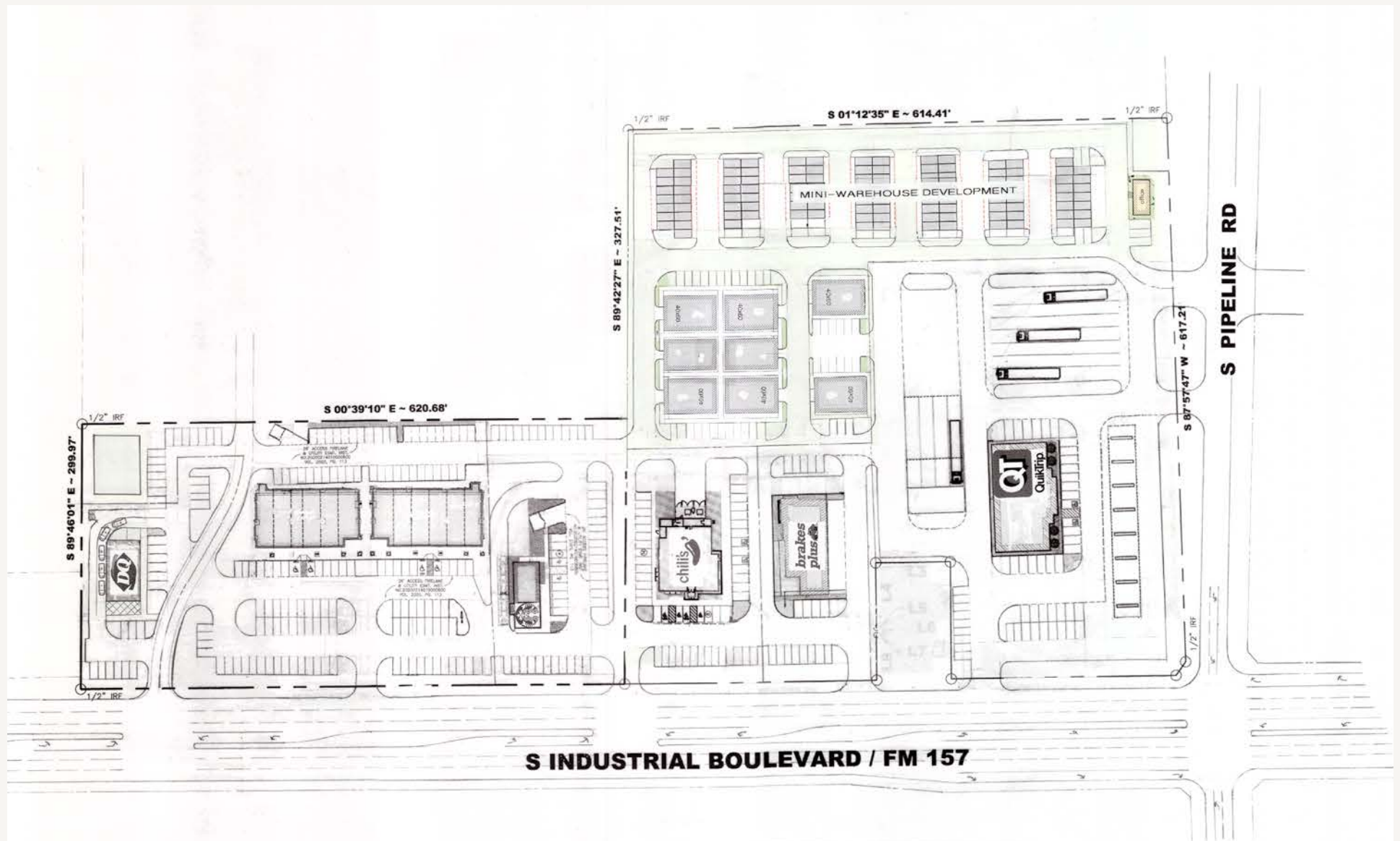
Conceptual Site Plans

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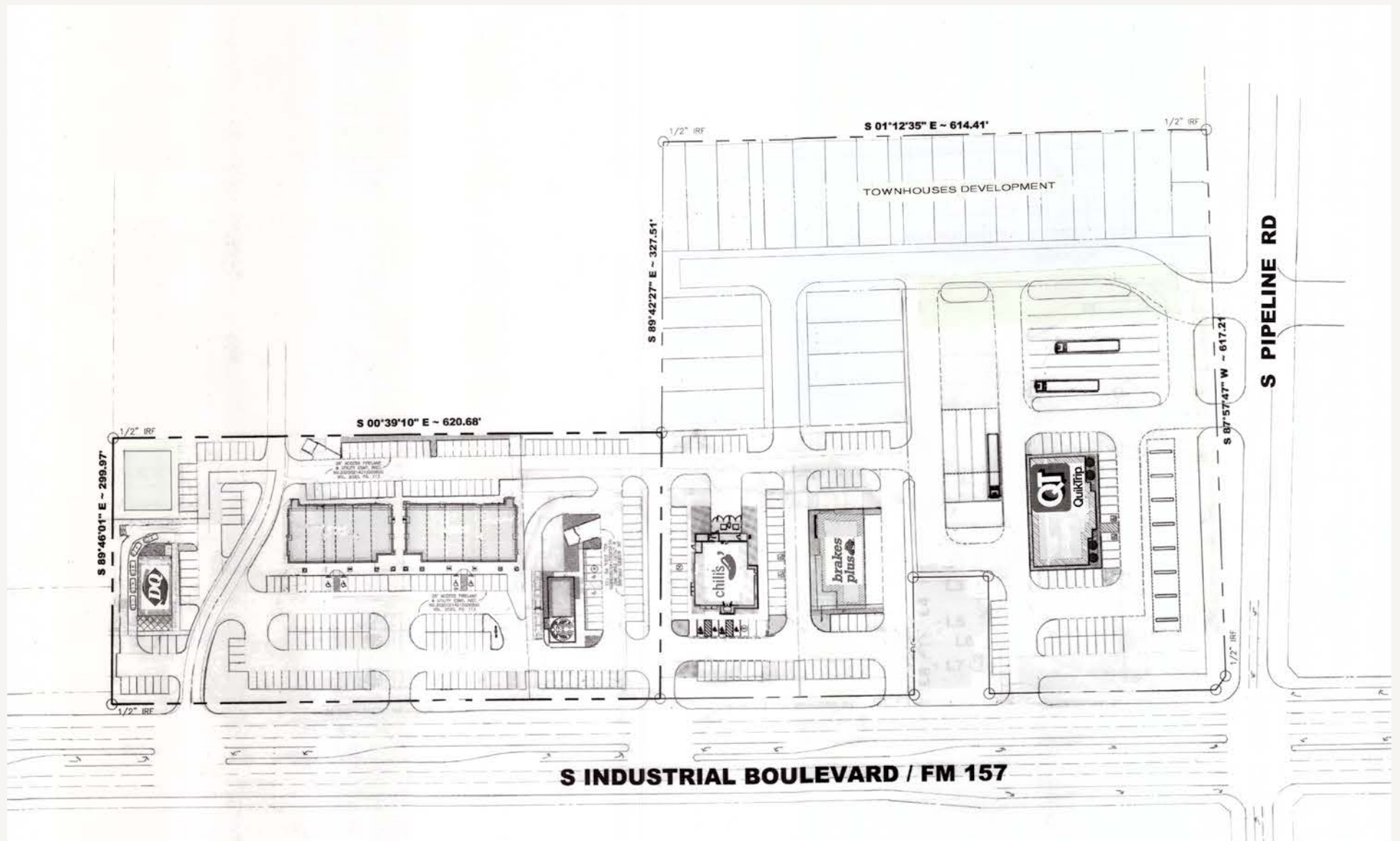
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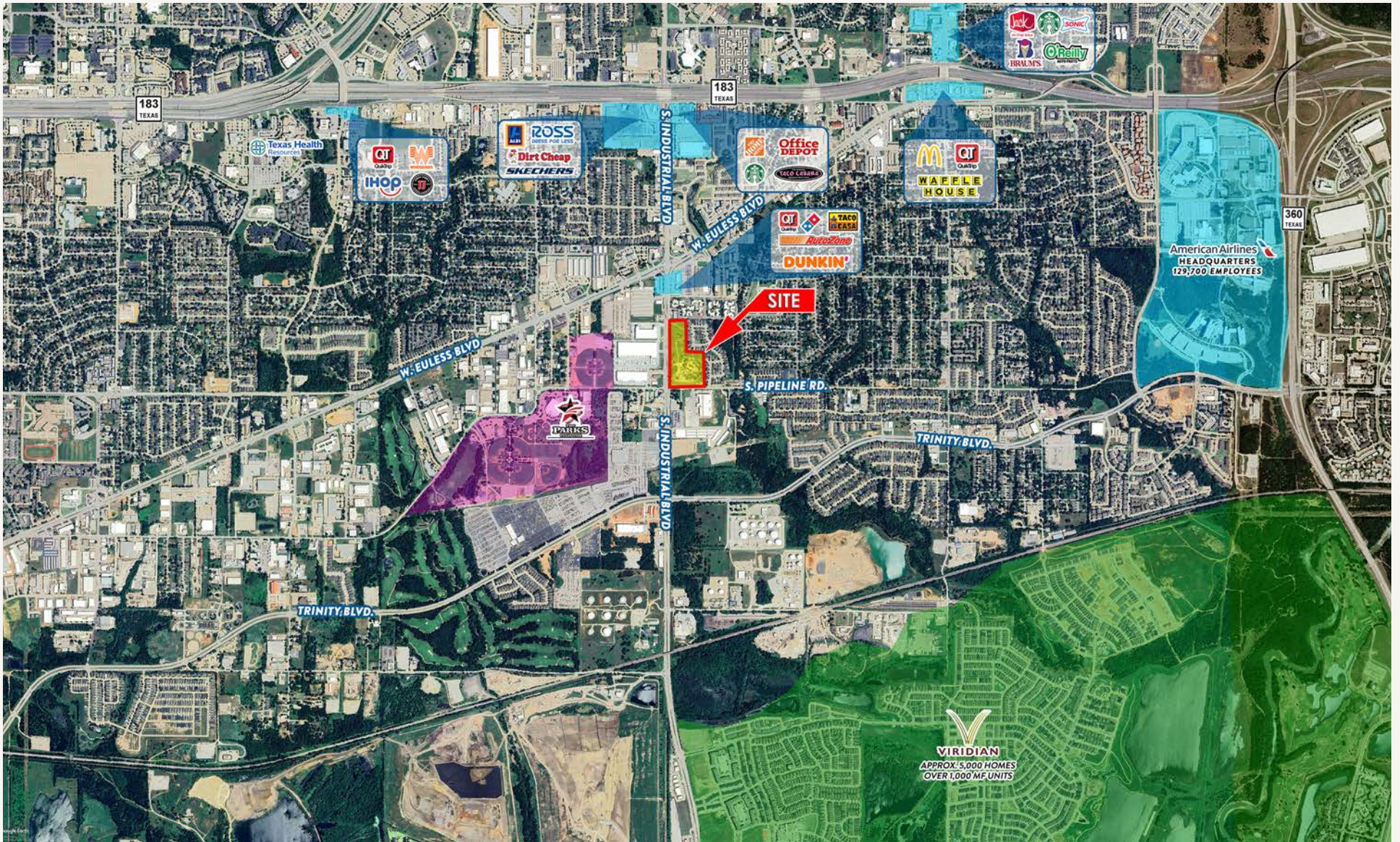
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Aerial

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