



MUSTANG PLAZA

1300-1342 W EULESS BLVD
EULESS, TX 76040

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Property Summary



OFFERING SUMMARY

Available SF:	361 - 932 SF
Lease Rate:	\$700.00 - 1,500.00 per month (Full Service)
Lot Size:	1.36 Acres
Year Built:	1963
Building Size:	15,000 SF
Renovated:	2024
Zoning:	Office
Market:	Mid Cities
Submarket:	Euless
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 Euless. 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 Euless Blvd].

PROPERTY HIGHLIGHTS

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

Additional Photos



Additional Photos



Lease Spaces



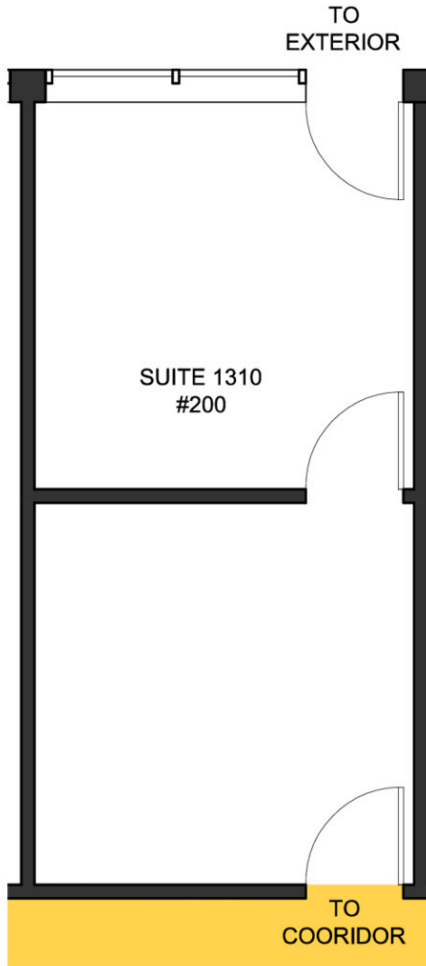
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	12 to 36 months
Total Space:	361 - 932 SF	Lease Rate:	\$700.00 - \$1,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1310 West Eules Bvd Suite 200	Available	361 SF	Full Service	\$700 per month	Two private offices with door opening to exterior of building.
1306 West Eules Bvd Suite 300	Available	488 SF	Full Service	\$850 per month	Reception and 2 private offices.
1304 West Eules Blvd Suite 200	Available	435 SF	Full Service	\$800 per month	Front building access, 2 private offices.
1304 West Eules Blvd Suite 300	Available	932 SF	Full Service	\$1,500 per month	Reception, two private offices and a break room with sink. Updated finishes include hand trowed wall finish and granite counter tops.

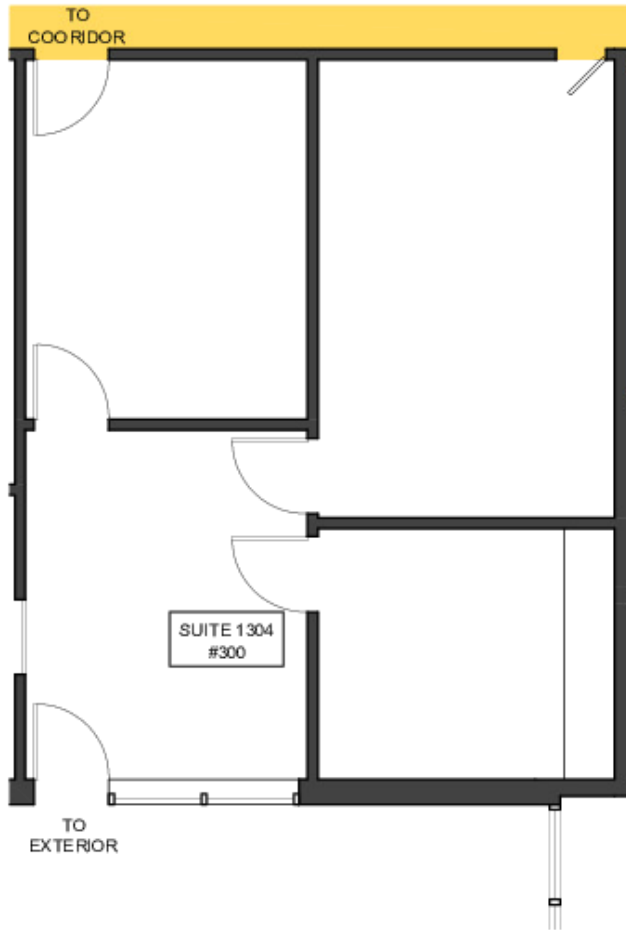
1310 Suite 200 Floorplan



KEY PLAN



1304 #300 Plan

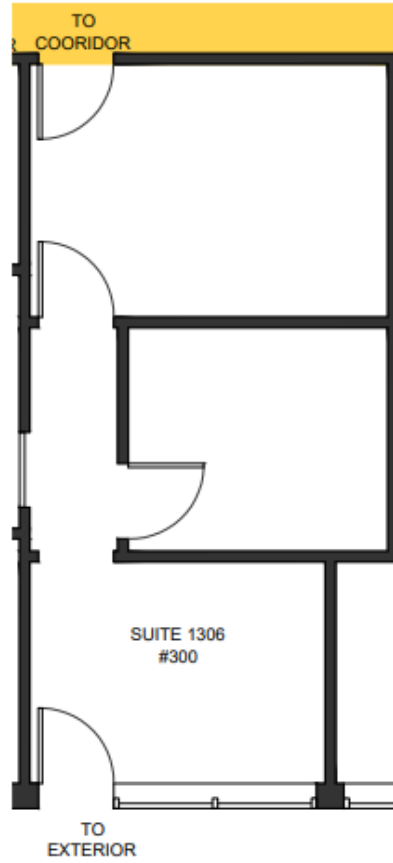


KEY PLAN





	SUITE 1304 #300	1300 W. EULESS BLVD	
	FLOOR PLAN	EULESS, TX 76040	
	SCALE: 3/16" = 1'-0"	USF AREA: 702 SQFT	
	REF AREA: 863 SQFT		

1306 Suite 300

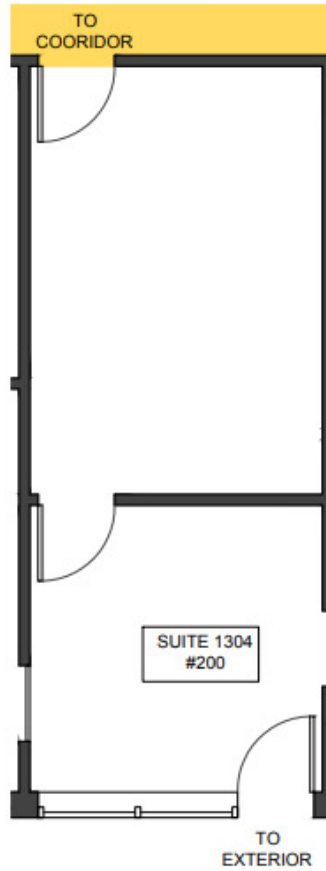


KEY PLAN



	SUITE 1306 #300	1300 W. EULESS BLVD	
	FLOOR PLAN	EULESS, TX 76040	
	SCALE: 3/16" = 1'-0"	USF AREA: 410 SQFT	
		RSF AREA: 488 SQFT	

1304 Suite 200



KEY PLAN



SUITE 1304 #200
FLOOR PLAN
SCALE: 3/16" = 1'-0"

08/24/2017 10:52 AM SUITE 1304 #200

1300 W. EULESS BLVD

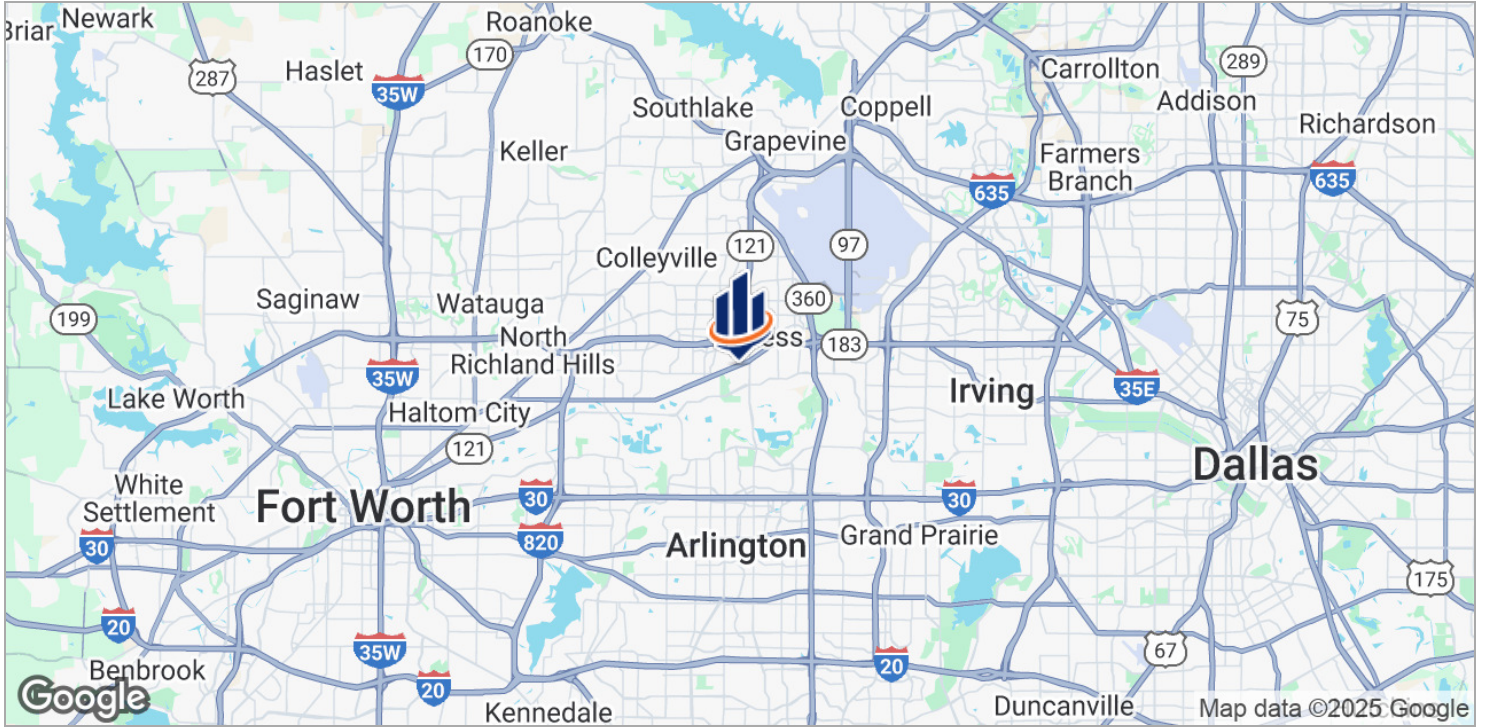
EULESS, TX 76040

USF AREA: 354 SQFT

RSF AREA: 435 SQFT



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 INFORMATION

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