

Land ★ SALE

13501 TRINITY BLVD, EULESS, TX 76501

+/- 6.87_{ACRES}



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

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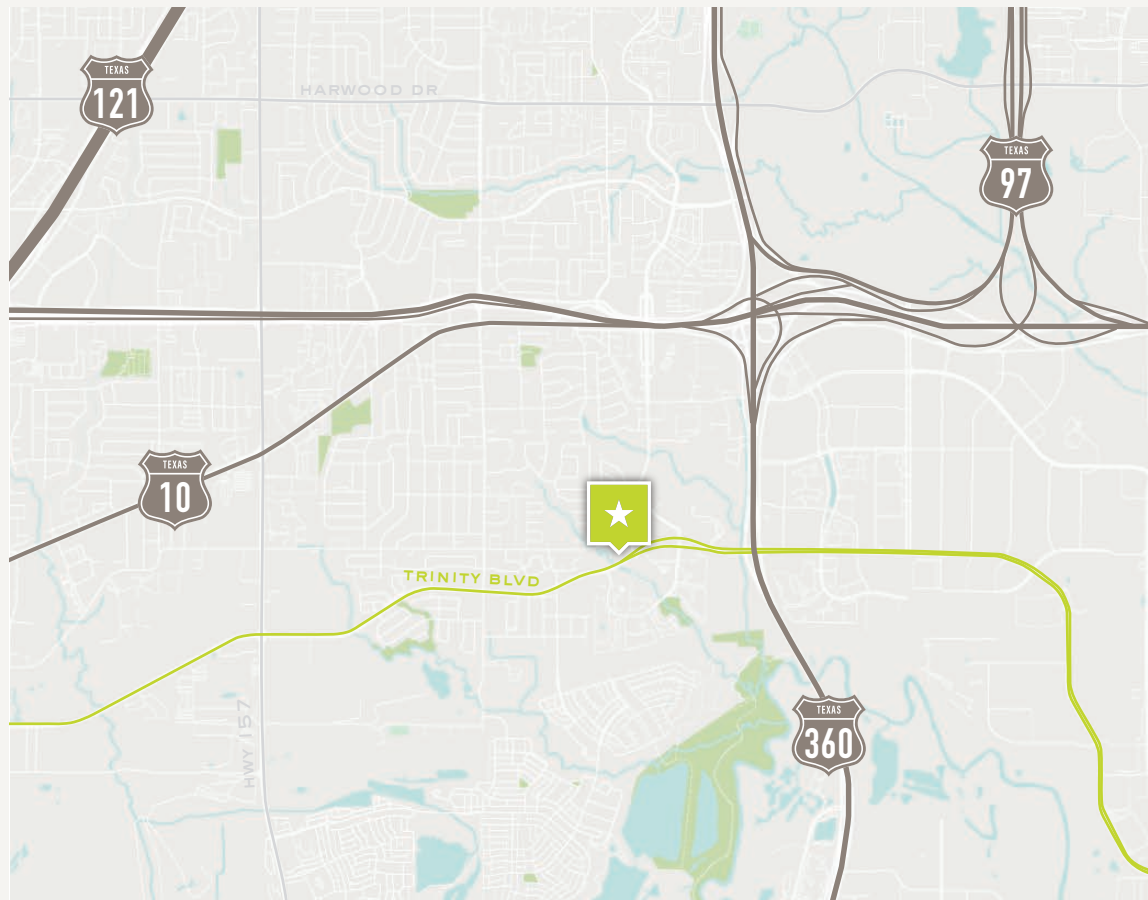
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Land ★ SALE

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PROPERTY FEATURES

- Zoned within Fort Worth's Mixed-Use / Downtown & Form-Based district framework — the city's most permissive category (allows for residential, retail, restaurant, and office on the same lot)
- Built-in demand with American Airlines campus directly to the north with over 12,000 employees
- Located on the D/FW airport corridor just minutes from the airport

LOCATION OVERVIEW

This 6.87-acre site offers exceptional visibility with more than 807 feet of frontage along Trinity Blvd in the heart of Euless. While a portion of the property lies within a flood zone through the center of the site, approximately 5.46 acres remain net of flood, providing substantial usable acreage. A 20-foot-wide sewer easement runs along the flood zone, offering existing utility access while preserving the site's development potential.

SALE PRICE

CONTACT BROKER

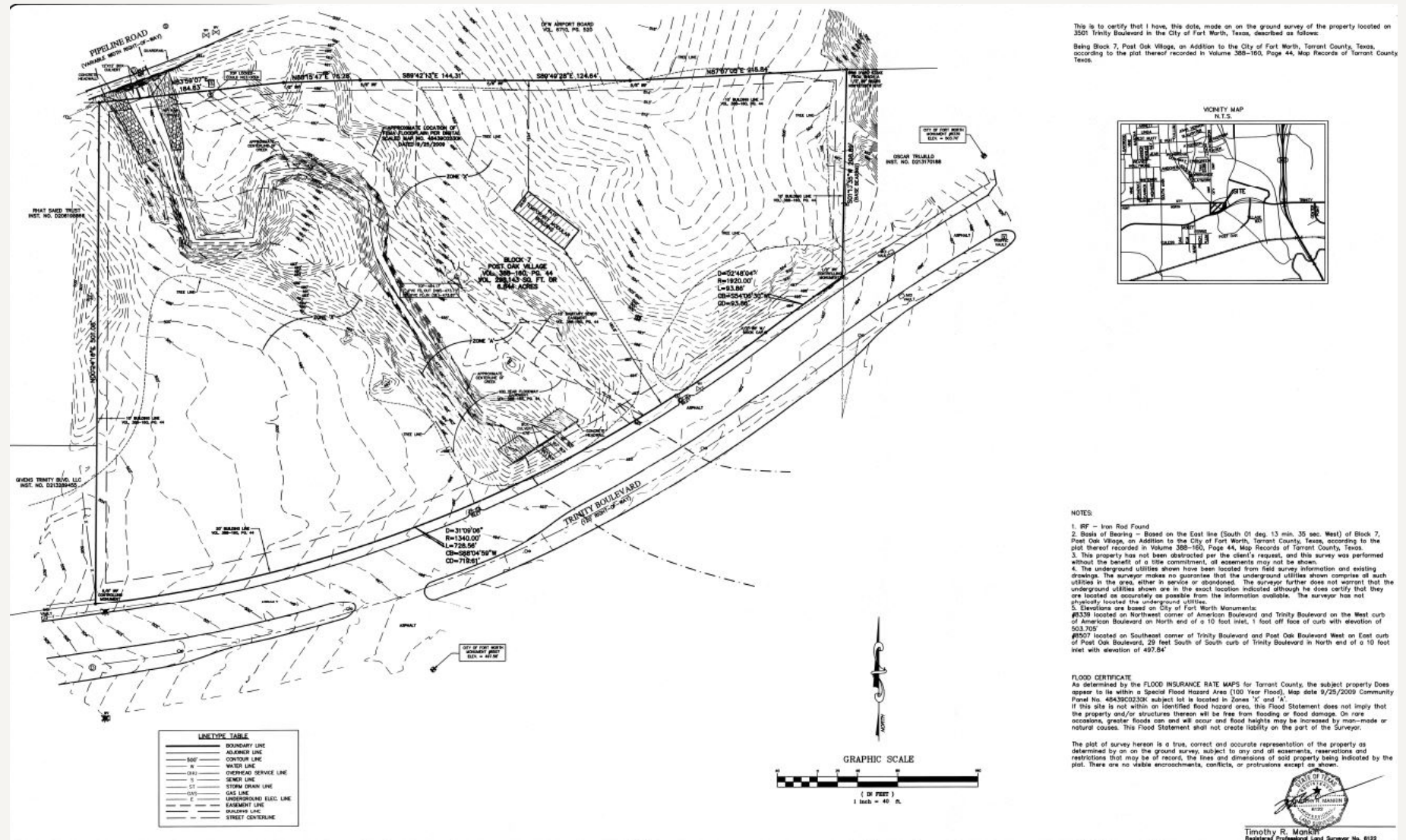
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SURVEY

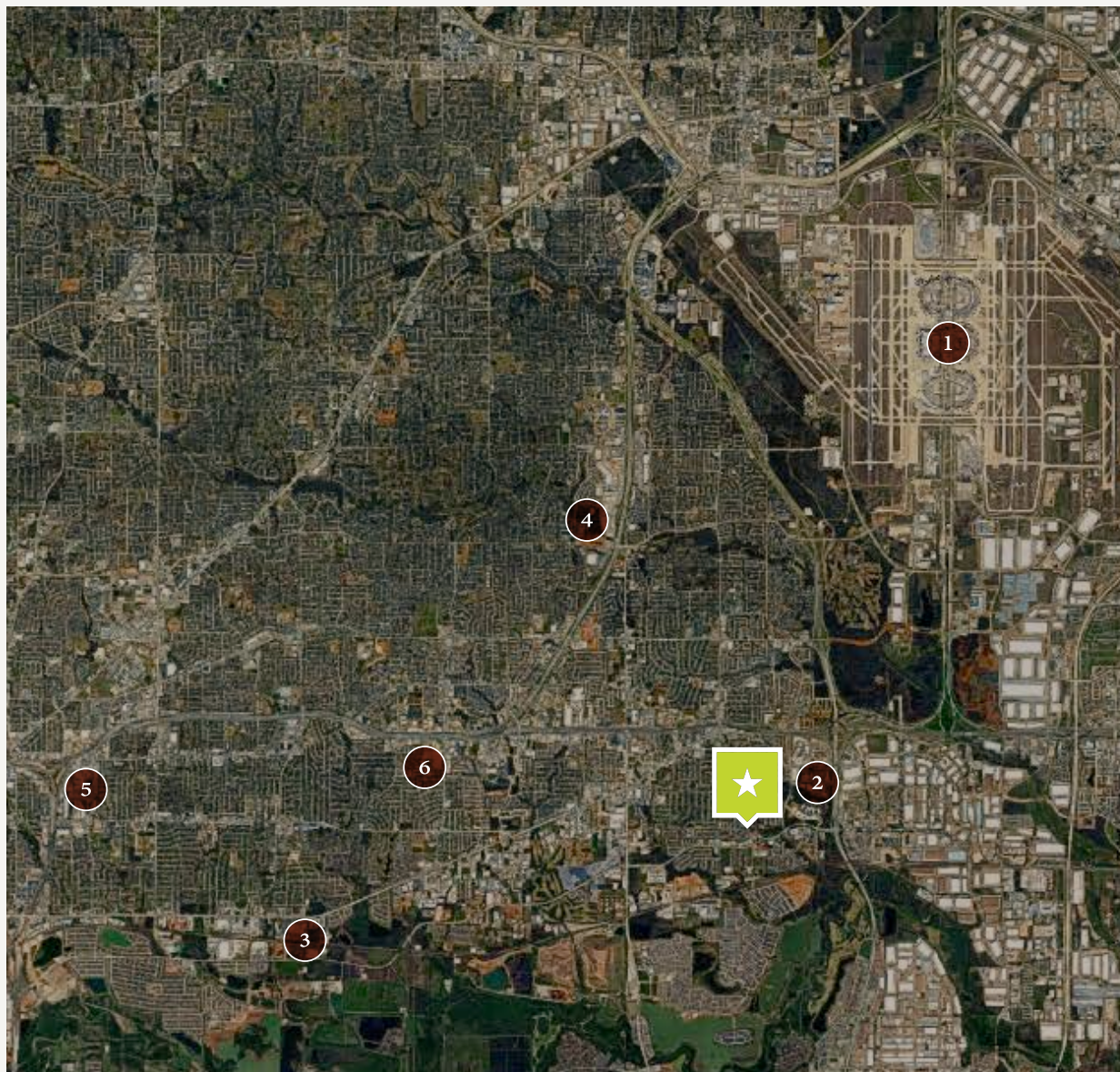


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SUBJECT PROPERTY

13501 Trinity Blvd, Euless, TX 76040

Multifamily-zoned site positioned at the heart of the Mid-Cities DFW corridor, minutes from DFW International Airport with direct access to SH-183 and SH-121.

1

DFW INTERNATIONAL AIRPORT

2400 Aviation Drive, DFW Airport, TX 75261

The #3 busiest airport in the world, processing nearly 90 million passengers annually. DFW contributes \$78.3 billion to the North Texas economy and supports 684,000 regional jobs across aviation, logistics, and hospitality.

2

AMERICAN AIRLINES WORLD HEADQUARTERS

1 Skyview Drive, Fort Worth, TX 76155

Global headquarters of the world's largest airline by fleet size, located directly adjacent to DFW Airport.

3

BELL TEXTRON (BELL HELICOPTER)

600 E Hurst Blvd, Hurst, TX 76053

One of the world's premier aerospace and defense manufacturers, with a historic campus just minutes from the property.

4

H-E-B MID-CITIES

2105 Rio Grande Blvd, Euless, TX 76039

The flagship H-E-B Mid-Cities grocery store, which opened May 20, 2026.

5

PRIMARK AT NORTH EAST MALL

1101 Melbourne Road, Hurst, TX 76053

Primark's newest Texas location, opened April 2026 at North East Mall in Hurst.

6

HEB ISD ADMINISTRATION

1849 Central Drive, Bedford, TX 76022

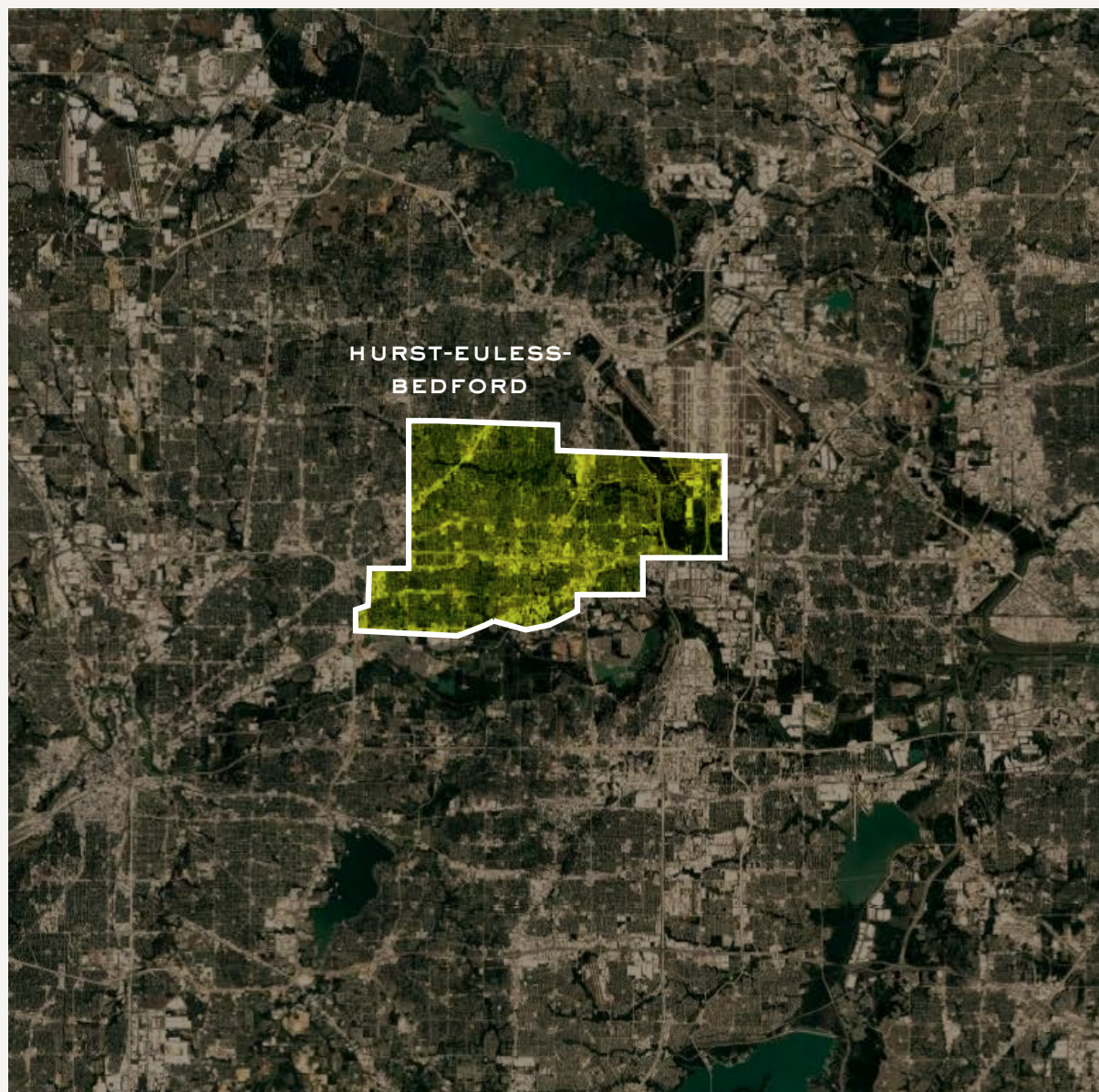
Administrative headquarters of the Hurst-Euless- Bedford Independent School District, one of the most recognized and well-funded school systems in Tarrant County.

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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
16K	83K	248K

2025 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7K	36K	105K

CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$179M	\$1B	\$3B

MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$341K	\$376K	\$360K

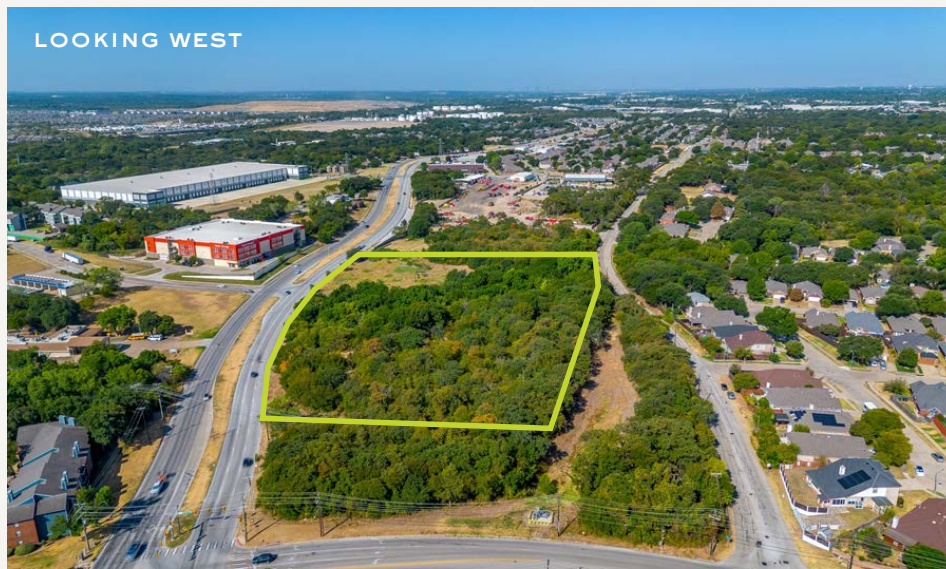
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LOOKING WEST



LOOKING SOUTHWEST



LOOKING EAST



LOOKING NORTH EAST





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Relentlessly Pursuing What Matters

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