



MUSTANG PLAZA

1300-1342 W EULESS BLVD
EULESS, TX 76040

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Property Summary



OFFERING SUMMARY

Available SF:	361 - 488 SF
Lease Rate:	\$700.00 - 850.00 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:	Euleless
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 Euleless. 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 Euleless Blvd].

PROPERTY HIGHLIGHTS

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

Additional Photos



Additional Photos



Lease Spaces



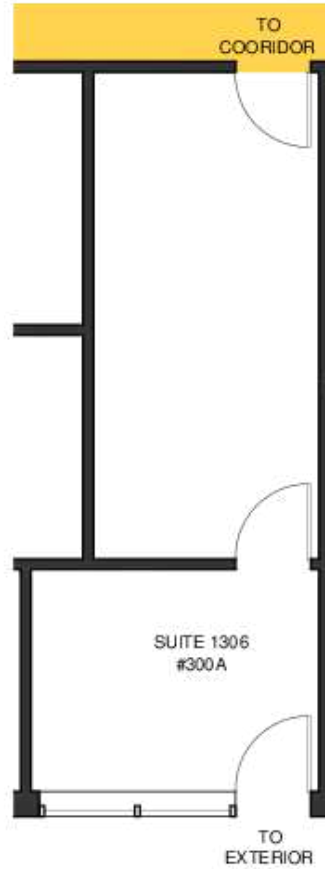
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	24 to 36 months
Total Space:	361 - 488 SF	Lease Rate:	\$700.00 - \$850.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1306 W. Eules Blvd. Suite 300A	Available	362 SF	Full Service	\$800 per month	Two private offices and an outside door. Retail or office use.
1310 West Eules Blvd Suite 200	Available	361 SF	Full Service	\$700 per month	Two private offices with door opening to exterior of building.
1306 West Eules Blvd Suite 300	Available	488 SF	Full Service	\$850 per month	Reception and 2 private offices.

1306 Suite 300A

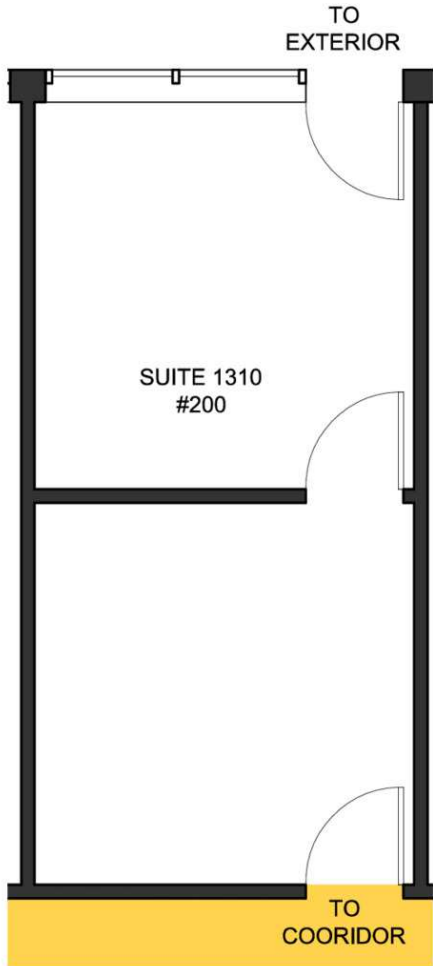


KEY PLAN



	SUITE 1306 #300A	1300 W. EULESS BLVD	
	FLOOR PLAN	EULESS, TX 76040	
	SCALE: 3/16" = 1'-0"	USF AREA: 304 SQFT	
		RSF AREA: 382 SQFT	

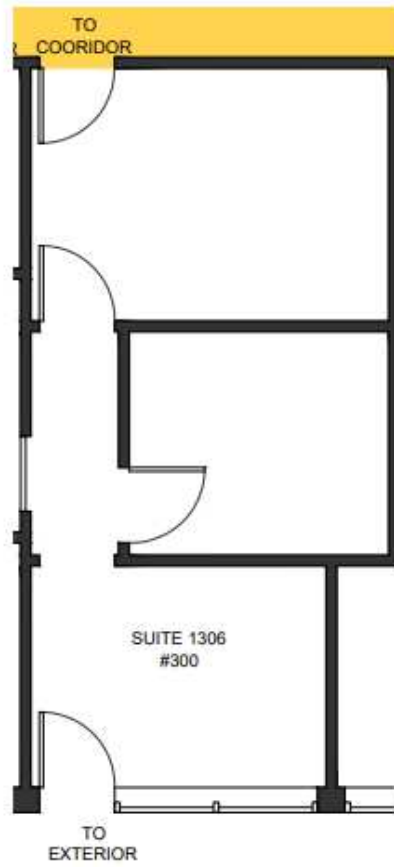
1310 Suite 200 Floorplan



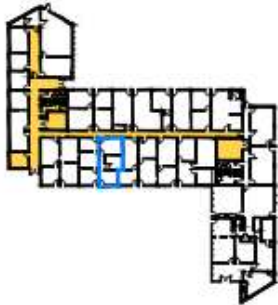
KEY PLAN



1306 Suite 300

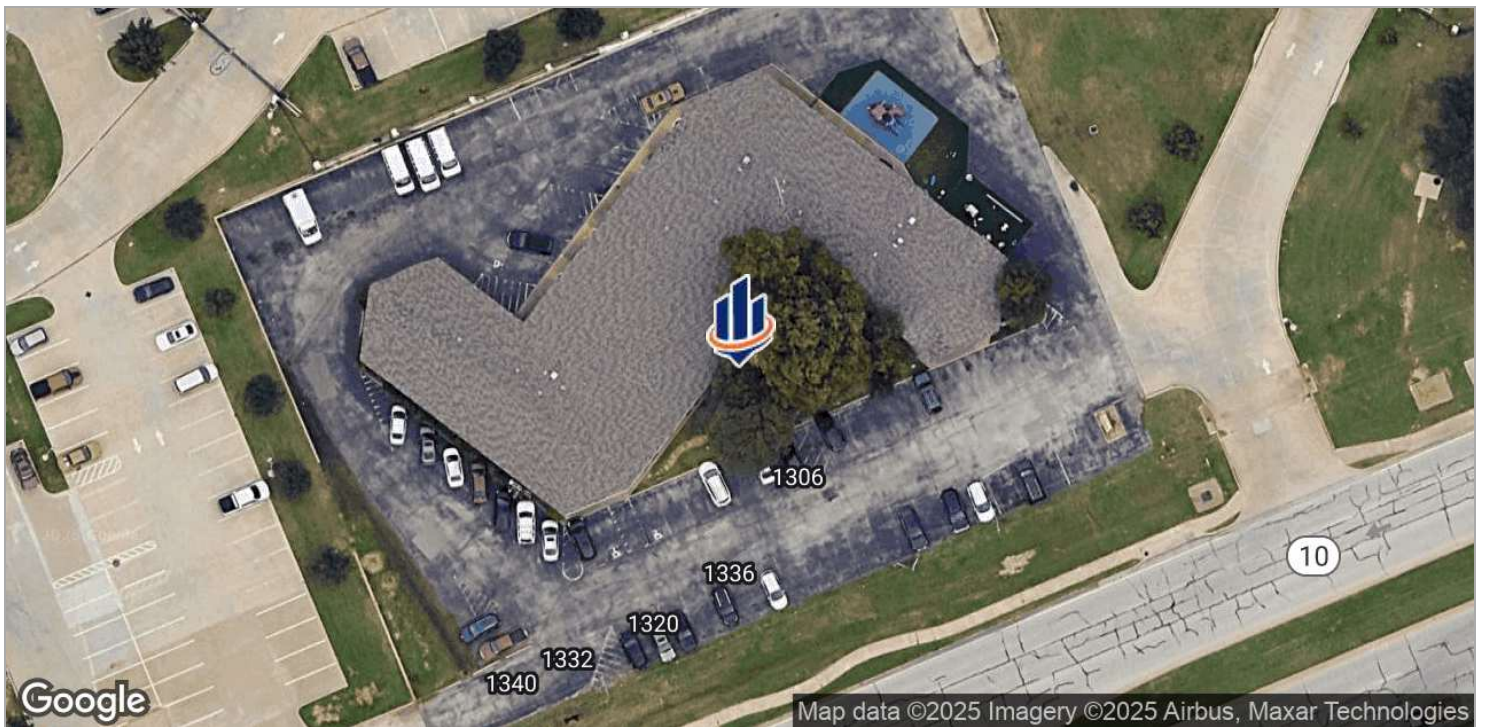
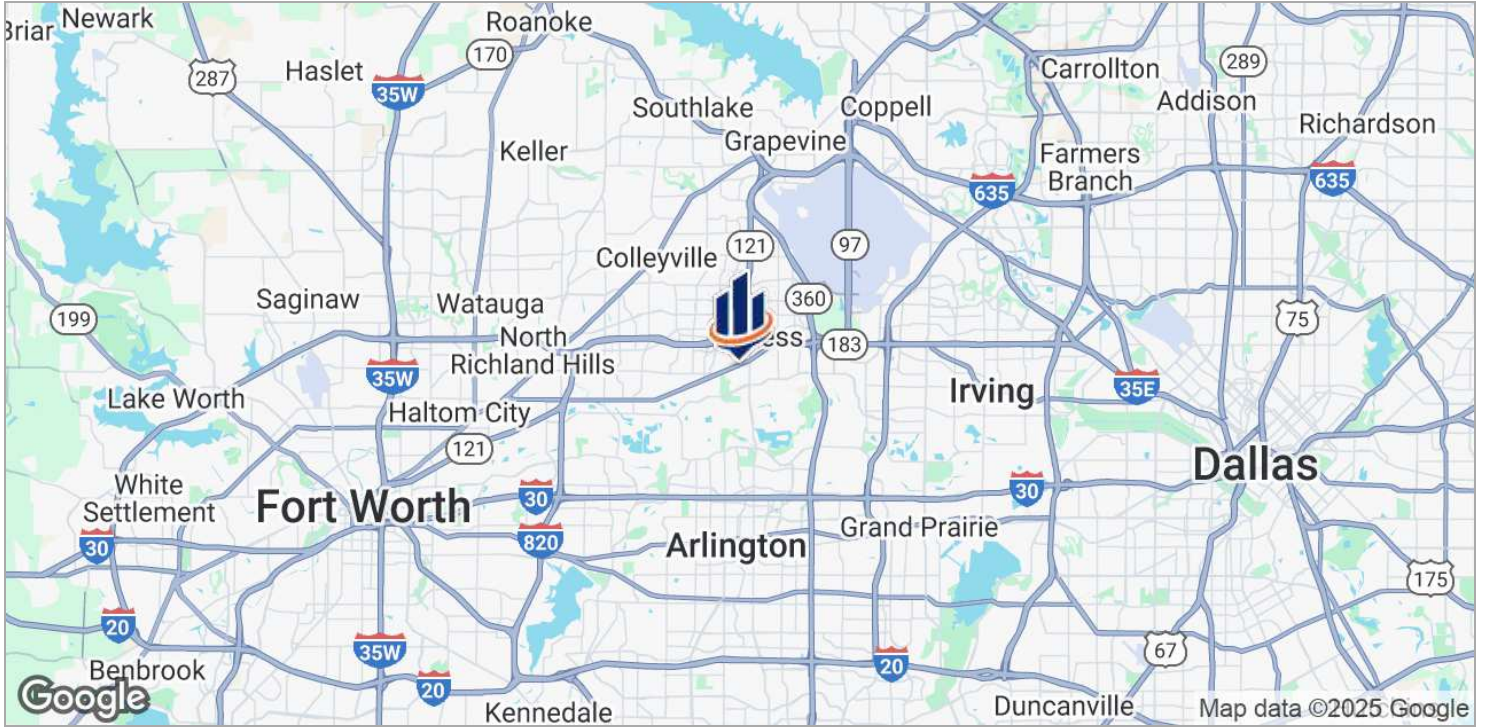


KEY PLAN



	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	

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