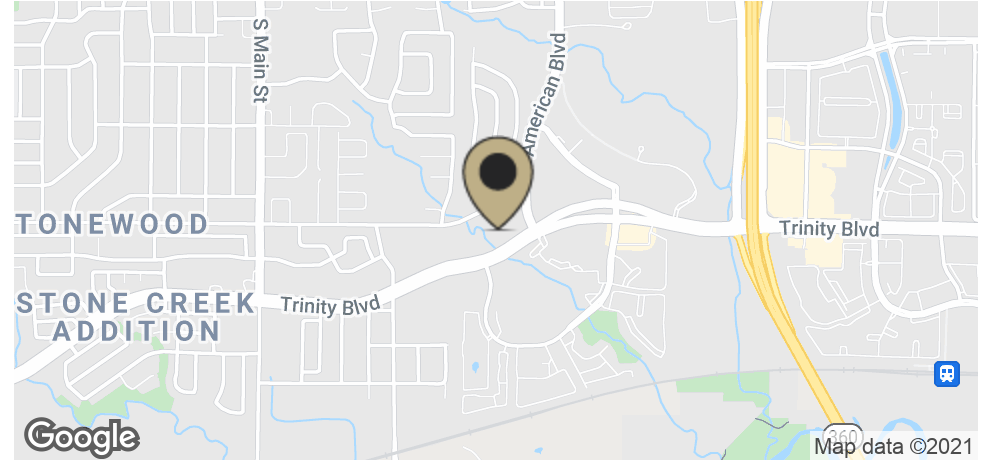


13501 TRINITY BLVD. EULESS, TX 76040

**13501 TRINITY BLVD.**



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	6.88 Acres
Zoning:	F, General or Neighborhood Commercial
Market:	Dallas/Fort Worth
Submarket:	HEB/ Mid-Cities
Traffic Count:	100,000
Price / SF:	\$2.67

### PROPERTY OVERVIEW

Development ideal for Multifamily, Hotel/Motel, Retail

### LOCATION OVERVIEW

Great commercial property near DFW Airport. This 6.8 acre parcel is centrally located and is in a great location for commercial development. Property is suitable for a range of commercial uses. It is close to DFW Airport & American Airlines HQ and it's easy to get where you need with Highway 360 and 183 are nearby.

### PROPERTY HIGHLIGHTS

- Vacant
- All utilities to site
- Traffic count- 100,000 cars a day
- Less than 1/4 mile west of new American Airlines HQ

**BLAINE COOK**  
214.797.9449  
blainec@c21mbcommercial.com

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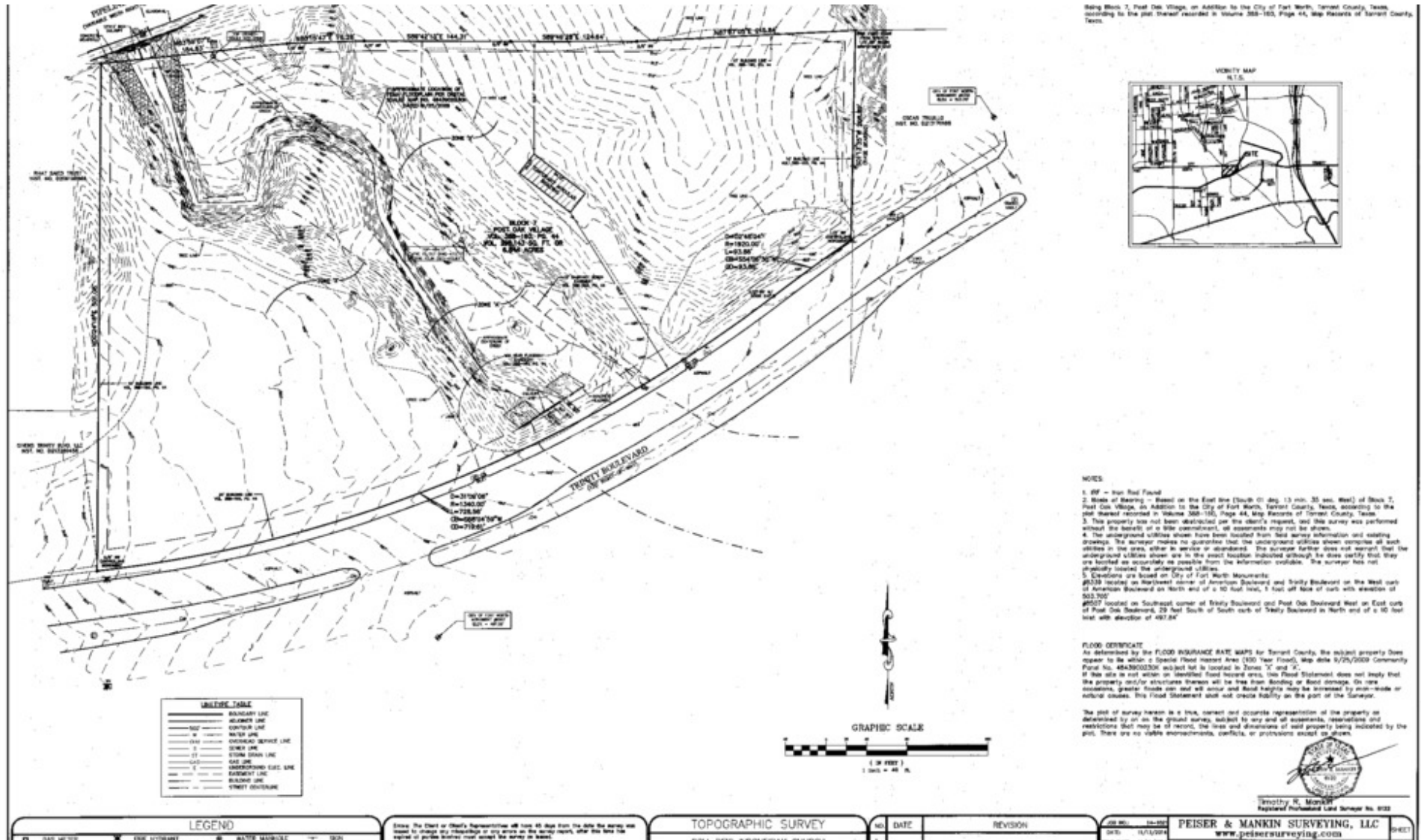
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## ADDITIONAL PHOTOS



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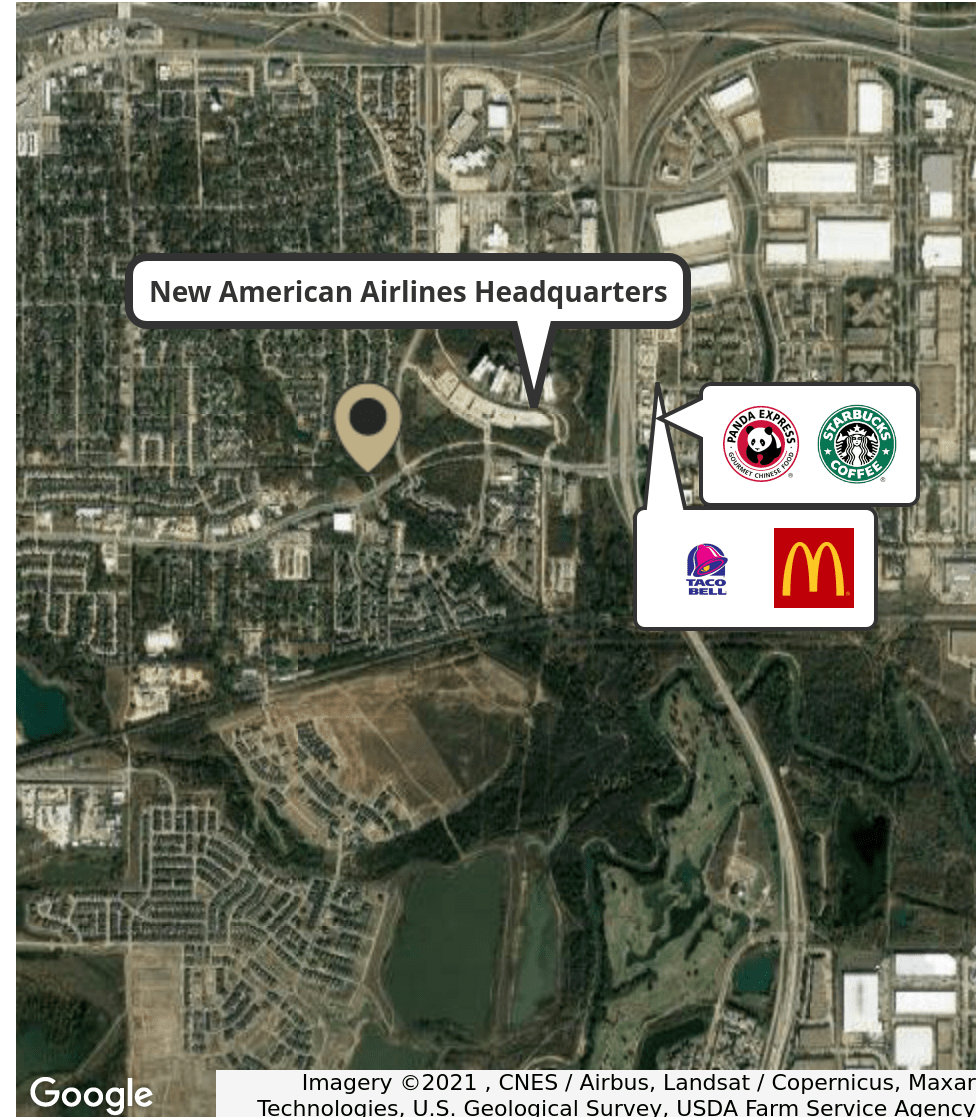
**13501 TRINITY BLVD.**



## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,310	68,167	191,454
Average age	33.2	32.9	33.6
Average age (Male)	34.5	32.8	33.1
Average age (Female)	32.9	33.3	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,487	30,930	85,090
# of persons per HH	2.4	2.2	2.3
Average HH income	\$68,317	\$60,195	\$65,504
Average house value	\$108,222	\$153,934	\$184,571

*\* Demographic data derived from 2010 US Census*



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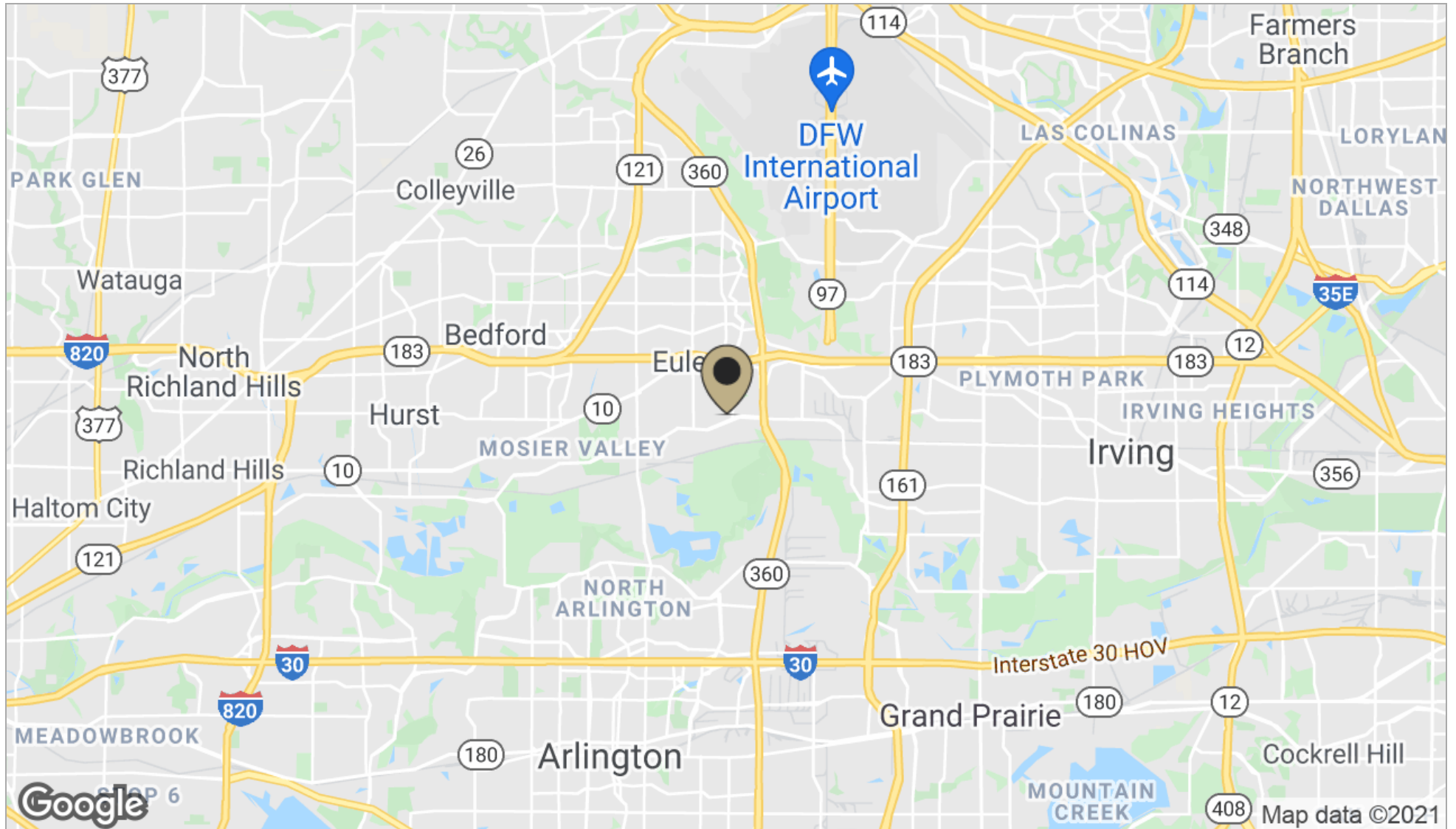
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## LOCATION MAPS



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