

214.378.1212

**13.1 ACRES** FOR SALE

NEC INDUSTRIAL BLVD & PIPELINE RD  
EULESS, TX

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LOCATION

NEC INDUSTRIAL BLVD & PIPELINE RD

SIZE

8.82 AC                      4.28 AC  
WILL DEMISE

ZONING

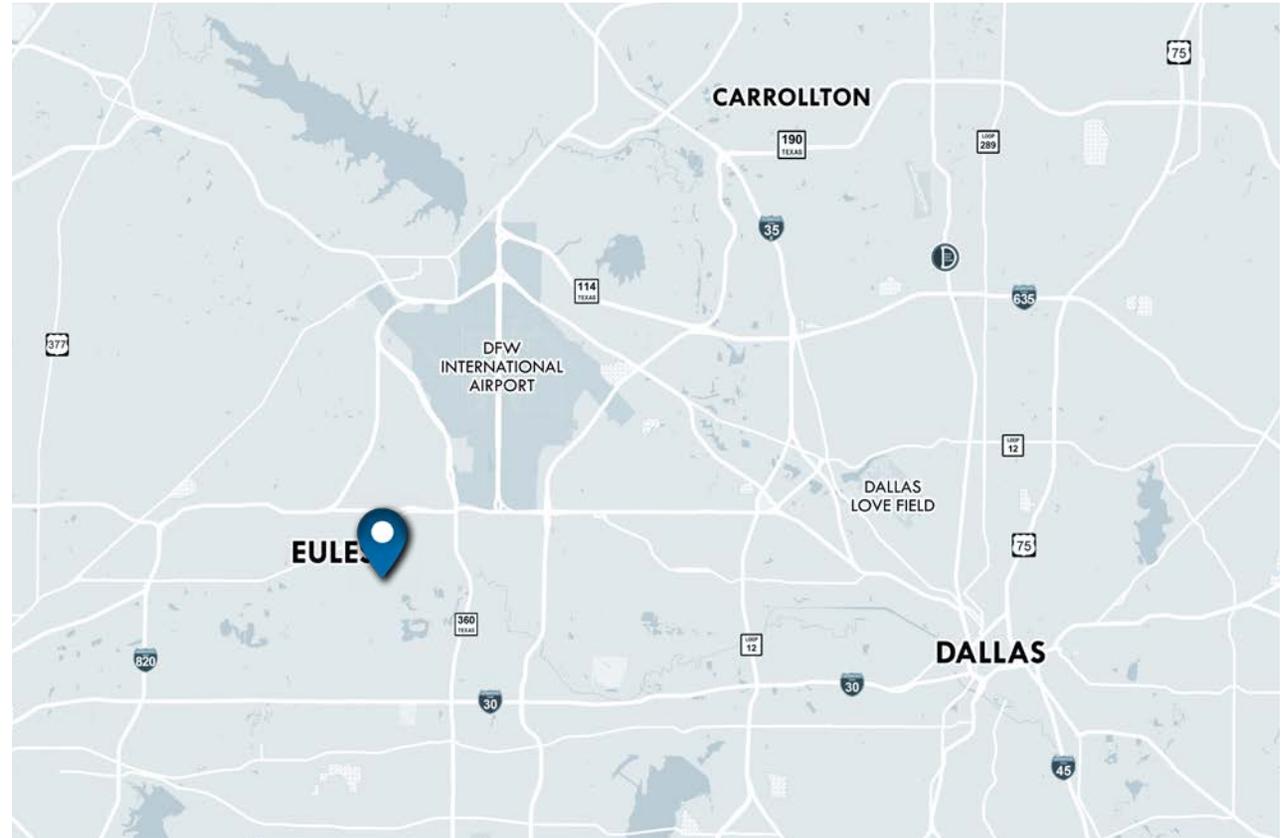
COMMUNITY BUSINESS DISTRICT

TRAFFIC COUNTS

INDUSTRIAL BLVD              PIPELINE RD  
30,002 VPD                      3,931 VPD

PROPERTY HIGHLIGHTS

- ★ 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
- ★ LESS THAN 1.5 MILES FROM VIRIDIAN MASTER PLANNED COMMUNITY (APPROX. 5,000 HOMES + OVER 1,000 MF UNITS)
- ★ EASY ACCESS TO HWY 183 & LIGHTED INTERSECTION WITH TRAFFIC COUNTS OVER 33,000 VPD



2024 DEMOGRAPHIC SUMMARY

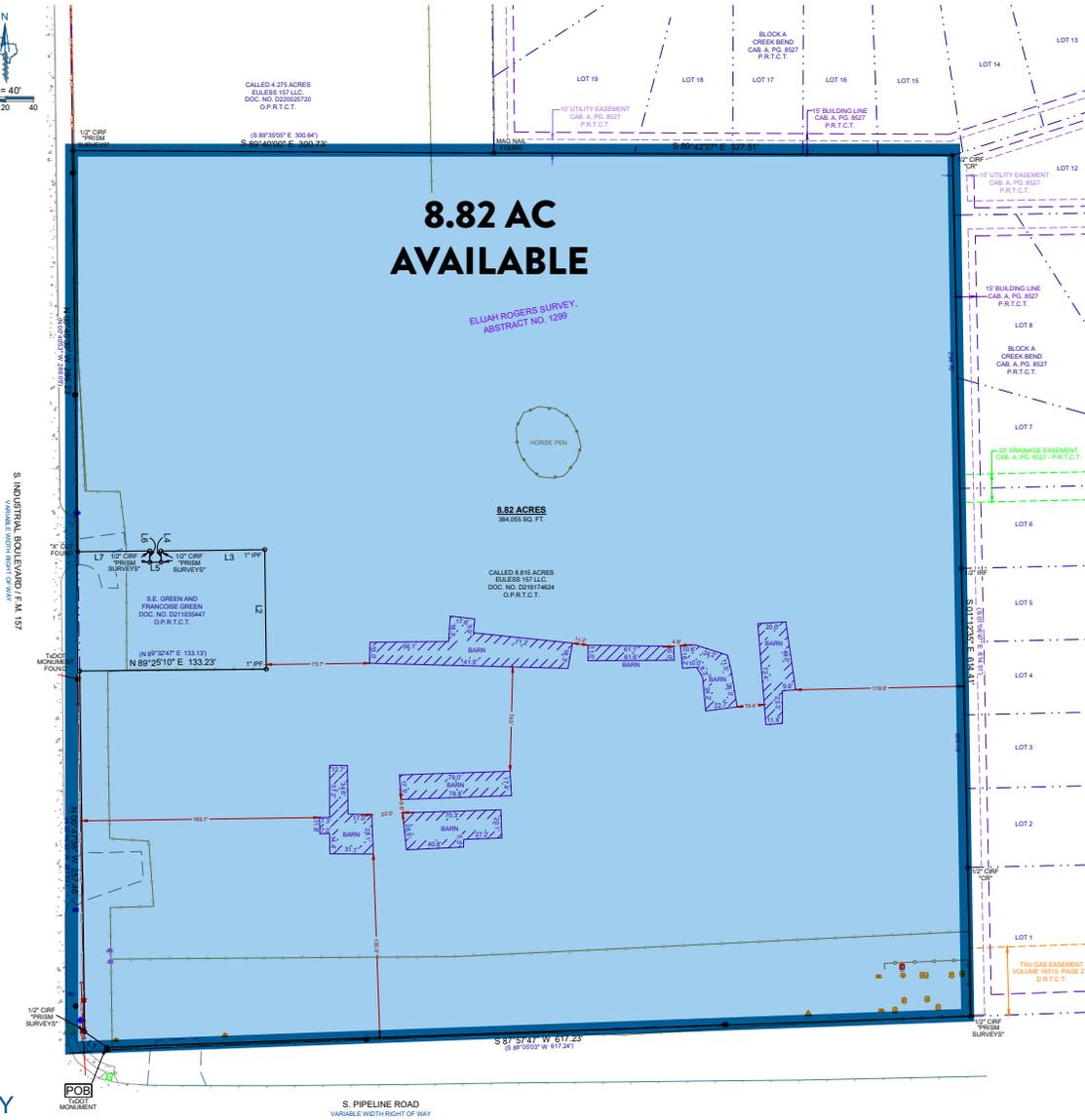
	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,015	108,213	247,271
EST. DAYTIME POPULATION	5,724	39,724	121,657
EST. AVG. HH INCOME	\$97,520	\$102,844	\$110,531

AREA ATTRACTIONS

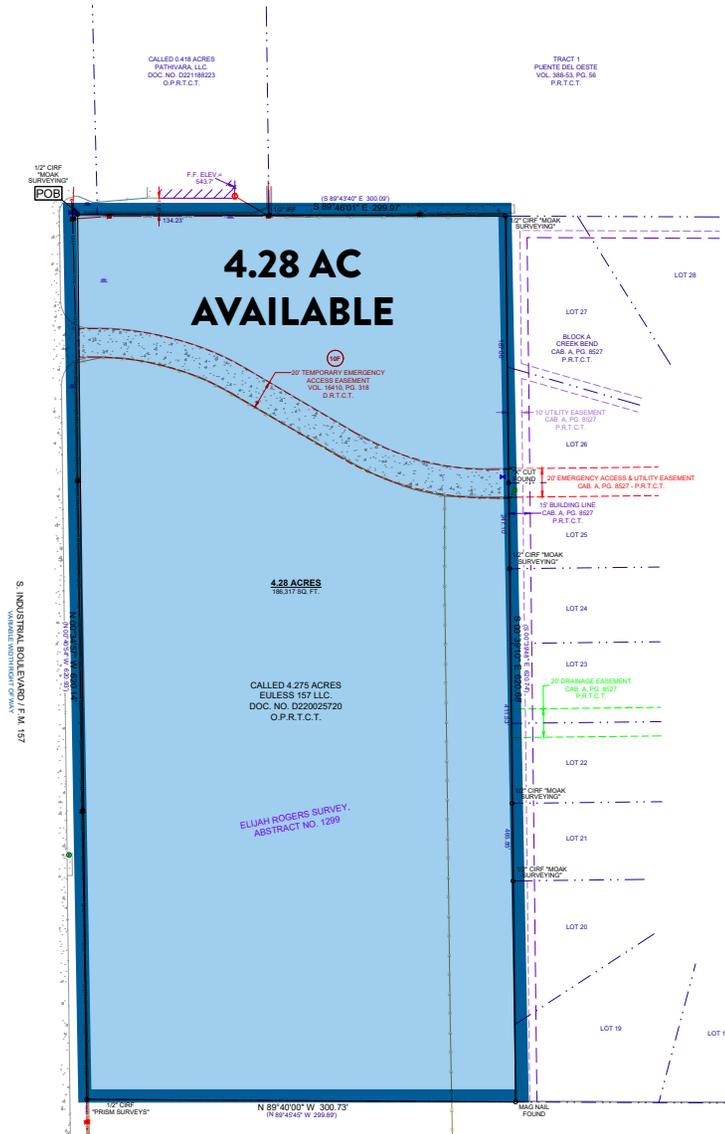




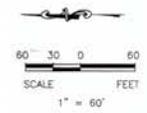
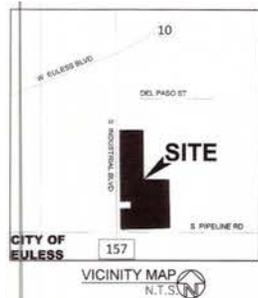
LINE	LINE LABEL	BEYOND
L1	S 89°35'00" E 300.64'	12' CRP
L2	N 89°35'00" W 12' CRP	12' CRP
L3	S 89°35'00" E 300.64'	12' CRP
L4	N 89°35'00" W 12' CRP	12' CRP
L5	S 89°35'00" E 300.64'	12' CRP
L6	N 89°35'00" W 12' CRP	12' CRP
L7	S 89°35'00" E 300.64'	12' CRP



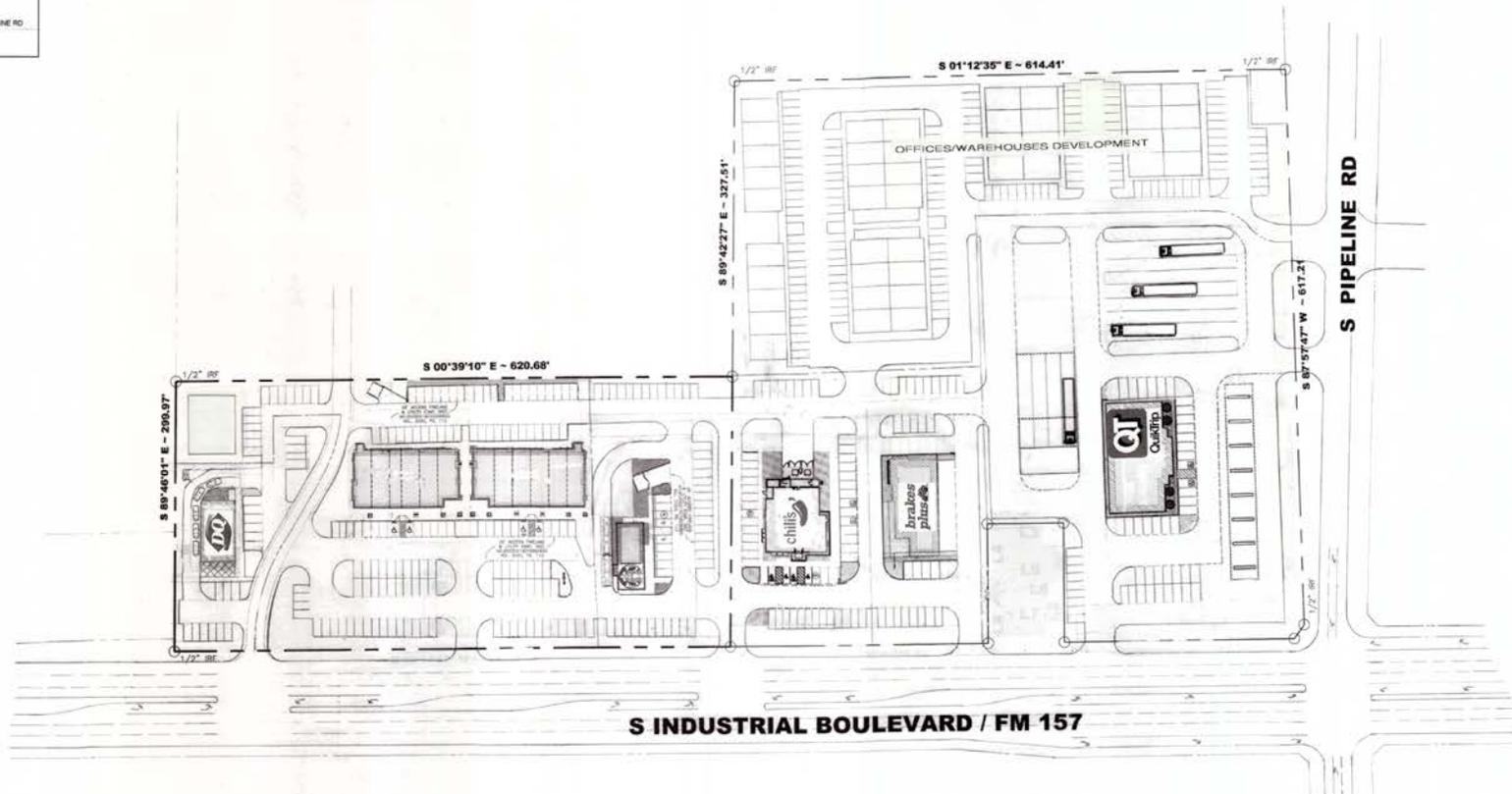
ALTA / NSPS  
LAND TITLE SURVEY

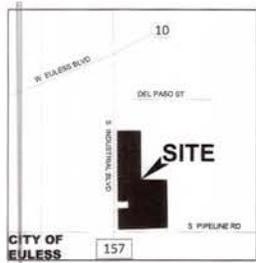


ALTA / NSPS  
LAND TITLE SURVEY

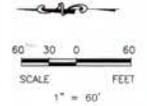


LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	19.05'	N 55°10'14" W
L2	133.23'	N 89°26'10" E
L3	85.23'	N 00°44'03" W
L4	74.21'	S 89°16'24" W
L5	7.95'	S 01°24'18" E
L6	8.05'	S 89°42'29" W
L7	3.05'	N 00°10'40" W
L8	51.41'	S 89°21'05" W

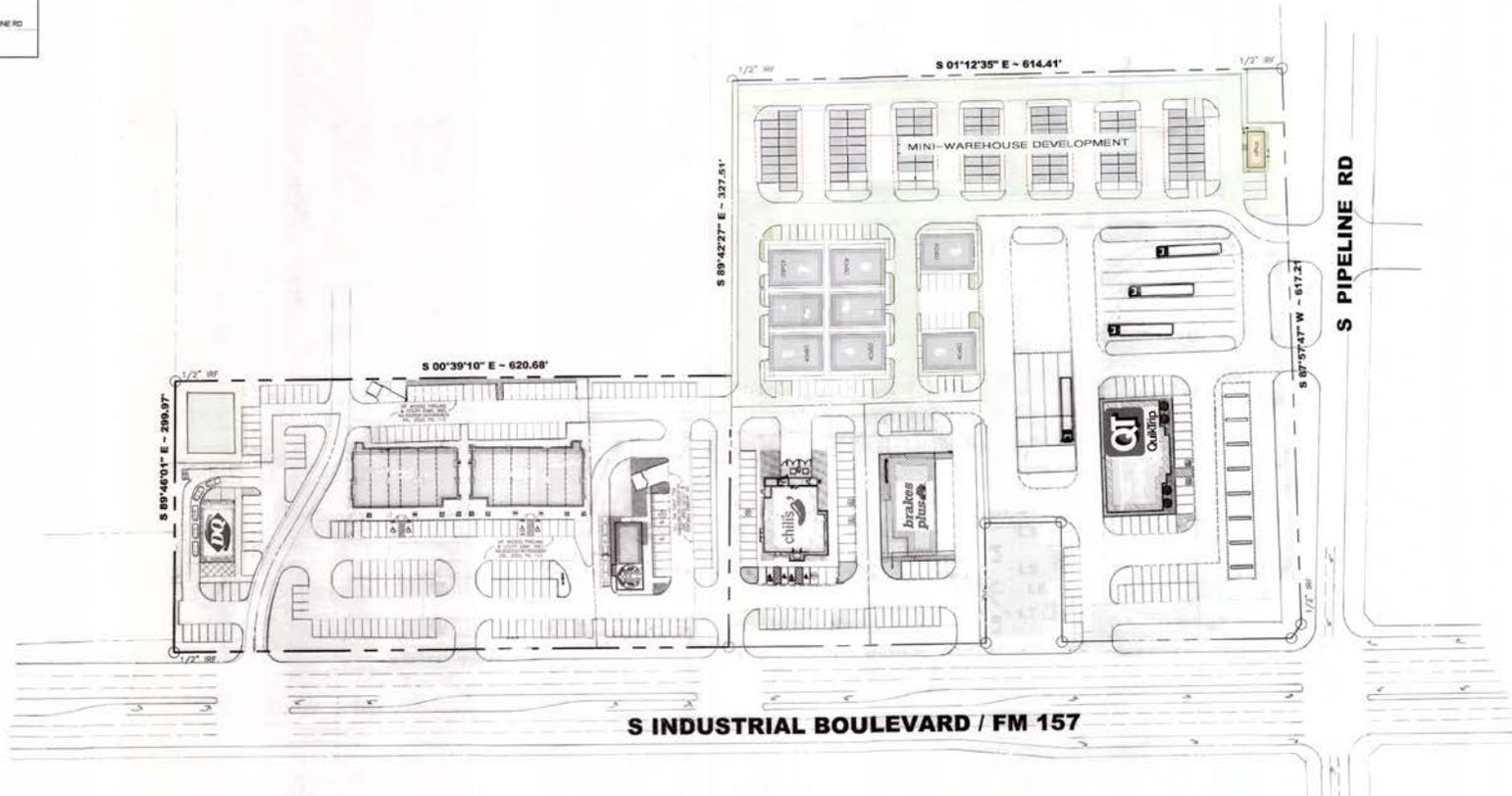


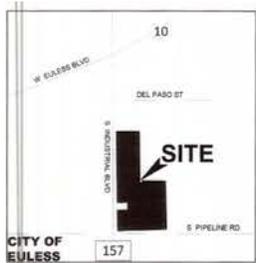


VICINITY MAP  
N.T.S.

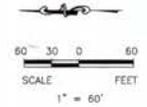


LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	18.09'	N 55°10'14" W
L2	133.23'	N 89°25'10" E
L3	85.23'	N 00°44'03" W
L4	74.21'	S 89°16'24" W
L5	7.96'	S 01°24'18" E
L6	8.05'	S 89°42'29" W
L7	9.05'	N 00°10'40" W
L8	51.41'	S 89°21'05" W

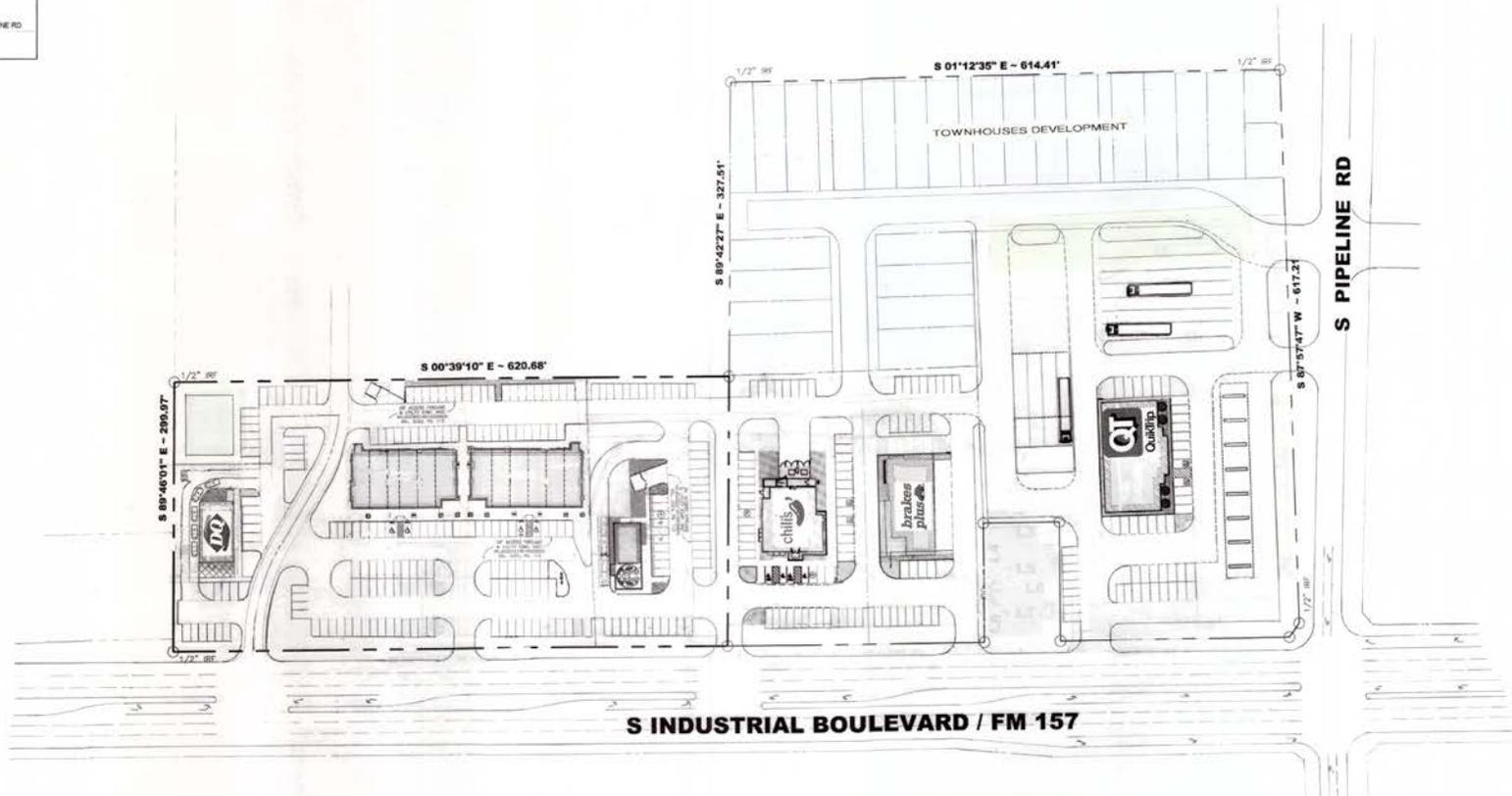


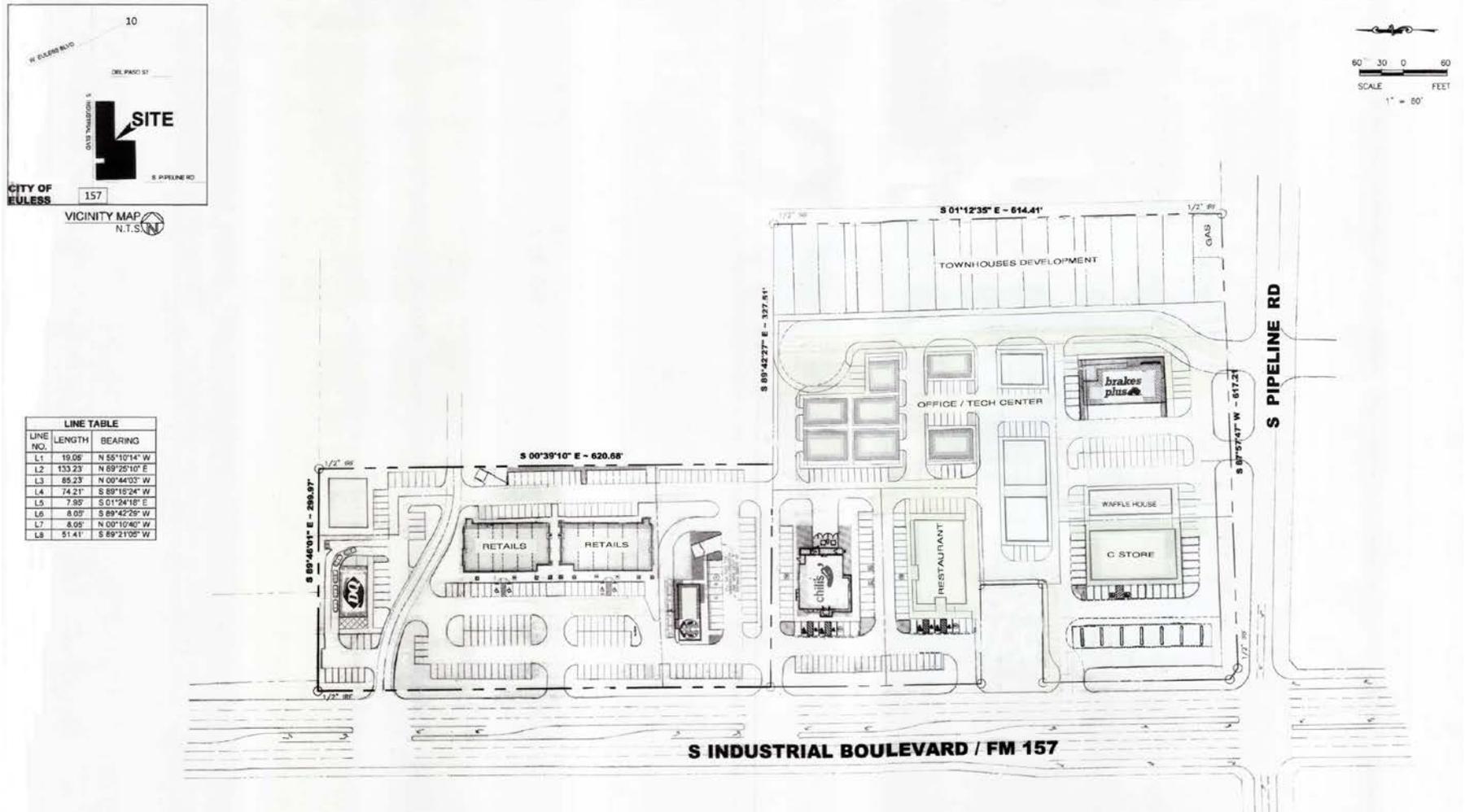


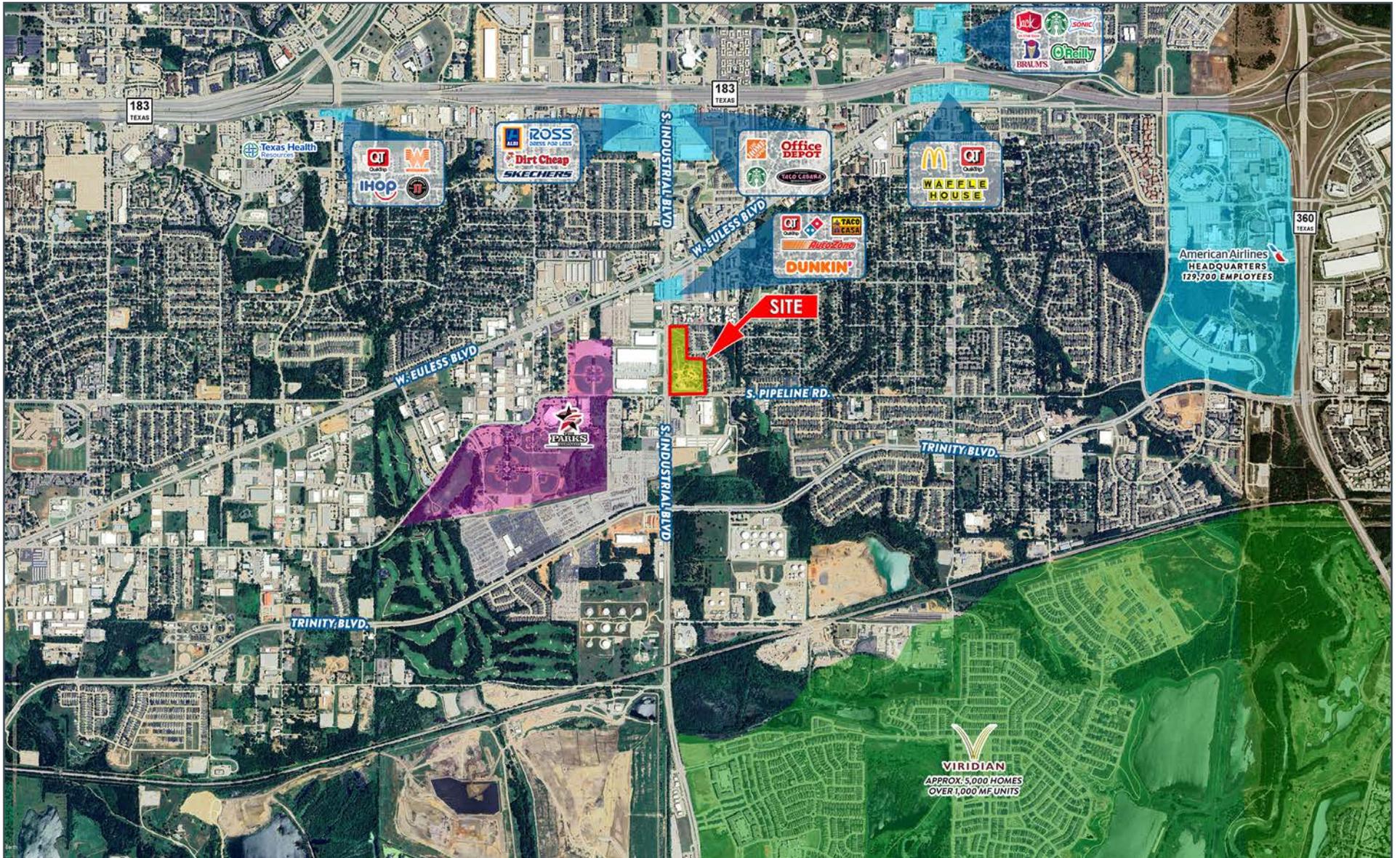
VICINITY MAP  
N.T.S. (Not To Scale)



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	19.05'	N 55°10'14\" W
L2	133.23'	N 89°25'10\" E
L3	95.23'	N 00°44'03\" W
L4	74.21'	S 89°16'24\" W
L5	7.95'	S 01°24'18\" E
L6	8.05'	S 89°42'29\" W
L7	3.05'	N 00°10'40\" W
L8	51.41'	S 89°21'05\" W









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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - That the owner will accept a price less than the written asking price;
    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

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**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
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Designated Broker's Name	License No.	Email	Phone
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<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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