



BEAR CREEK PKWY

Euless, TX

2.0004 Acres

Zoned C2

Utilities to Site

Just Off TX-360

Near DFW Airport



table of **CONTENTS**

Property Overview | Page 3-4

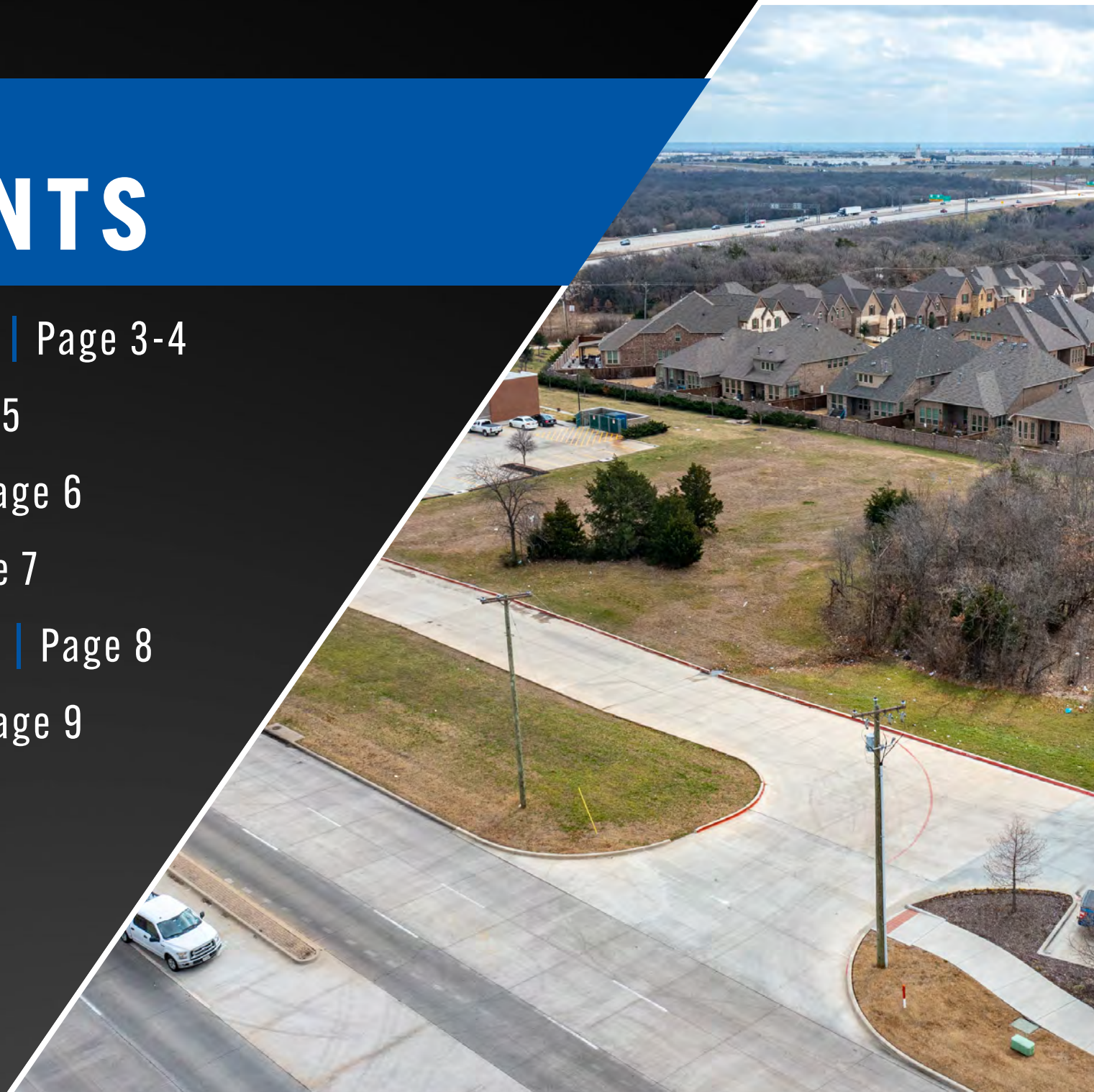
Retail Map | Page 5

Demographics | Page 6

DFW Market | Page 7

Property Summary | Page 8

Agent Contact | Page 9



PROPERTY overview

M&D Commercial is offering this 2.0004 acre site located just off Highway 360. The property is only six minutes from Dallas-Fort Worth International Airport and 20 minutes from Dallas Love Field Airport. Zoned C2, Community Business District, the property would be perfect for, but not limited to, a hotel, office building, or retail center. Utilities including City Water, City Sewer, electric, and gas are to the site. Within a developing area, the property is raw, leveled land ready to be developed! Situated just off the corner of East Hardwood Road and Highway 360, the property receives over 26,000 vehicles per day. Surrounding retailers include Spec's, Kroger, and Planet Fitness.



Bear Creek Pkwy, Euless, TX



Kevin Weable | 972.845.1663



RETAIL MAP

e u l e s s

**DFW
INTERNATIONAL
AIRPORT**

The property is located just 4 miles from DFW Airport and 15 miles from Dallas Love Field Airport

21,513 VPD

5,363 VPD

146,351 VPD

- Restaurants
- Schools
- Shopping



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DEMOGRAPHIC

o v e r v i e w

2,110,640

2021 Estimated Population
Tarrant County

\$70,306

2020 Median HH Income
Tarrant County

\$417,856

Oct. '22 Average Home Value
Tarrant County

Eules, Texas is located in north-eastern Tarrant County and is just 27 minutes west of Downtown Dallas. Eules has two major airports (DFW International Airport & Dallas Love Field) just a couple minutes away. Eules is positioned just 20 minutes from Fort Worth and is strategically centered and wide open for business from innovative aerospace and aviation, oil and gas, transportation and logistics and some of the brightest medical researchers to numerous major corporations. Eules has grown nearly 30 percent in the past decade and is expected to double in the next twenty years. Residents have easy access to five area malls, two outlet malls, the Fort Worth Stockyards, close proximity to area colleges, and are also close to recreational facilities at Burger's Lake, Eagle Mountain Lake and Lake Arlington.

Tarrant County is located in the southwest market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 68 percent from 2016 to 2020. This quick growing market has lured companies and retailers alike, including American Airlines, GameStop, Six Flags and RadioShack. Tarrant County grew by more than 17 percent between 2010 and 2020, making it the third largest county in Texas and 15th largest county nationwide. The county was also ranked the #4 Best Cities to Relocate to for its excellent job market. Strong population growth coupled with tax incentives for development make Tarrant County an excellent choice for commercial investors.

MARKET overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



PROPERTY overview



Location

Bear Creek Pkwy
Euless, TX
76039

Zoning

Community Business
District

Acres

2.0004 Acres

Traffic Counts

150,000 VPD in the
surrounding area

Opportunity

The property has
utilities to site and is
ready for development



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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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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