

2ND GENERATION
RESTAURANT FOR LEASE

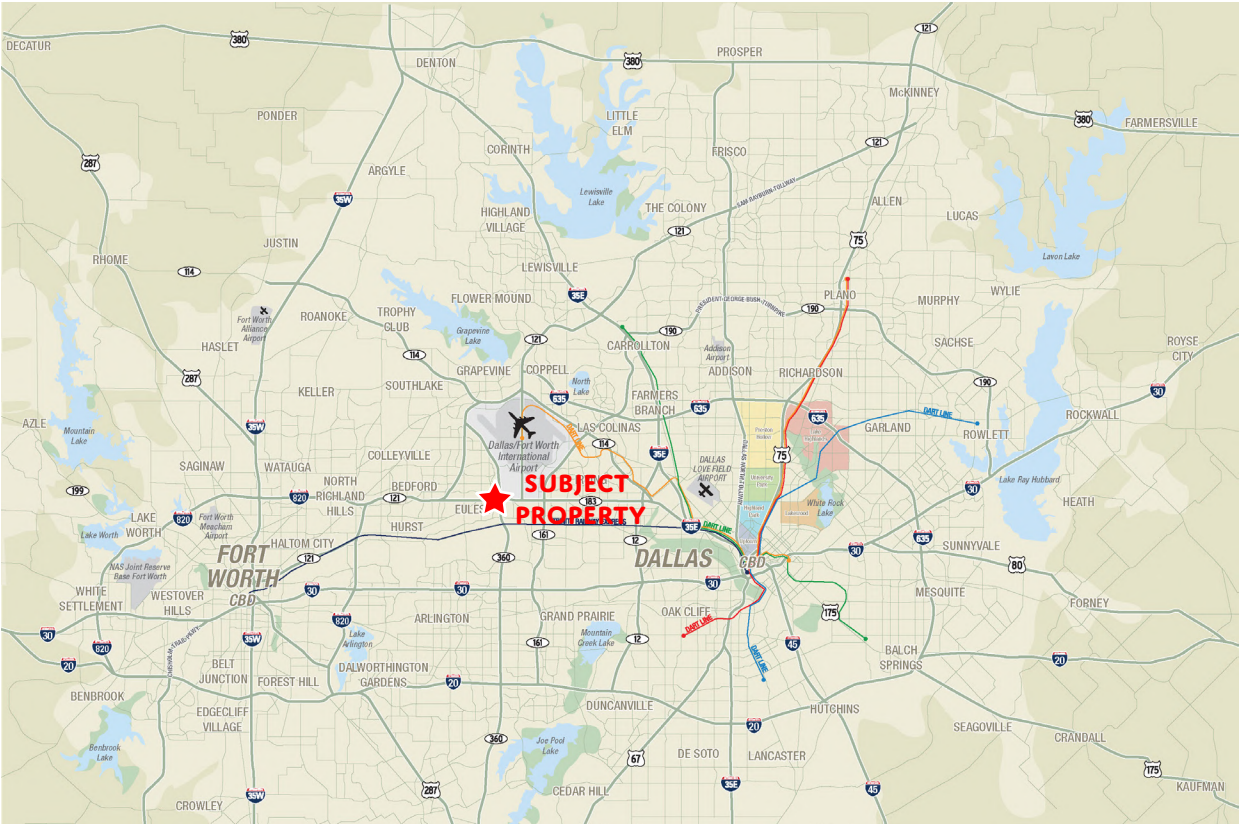


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FORMER TACO BUENO | FOR LEASE
EULESS, TX

PROPERTY DESCRIPTION



LOCATION:
205 W. AIRPORT FREEWAY
EULESS, TX 76040

SIZE / PRICE:
2,997 SF - PLEASE CALL FOR PRICING

TRAFFIC COUNTS:

W. AIRPORT FWY
143,929+ VPD

183
TEXAS

EULESS BLVD
26,848+ VPD

10
TEXAS

AREA BUSINESSES



PROPERTY HIGHLIGHTS

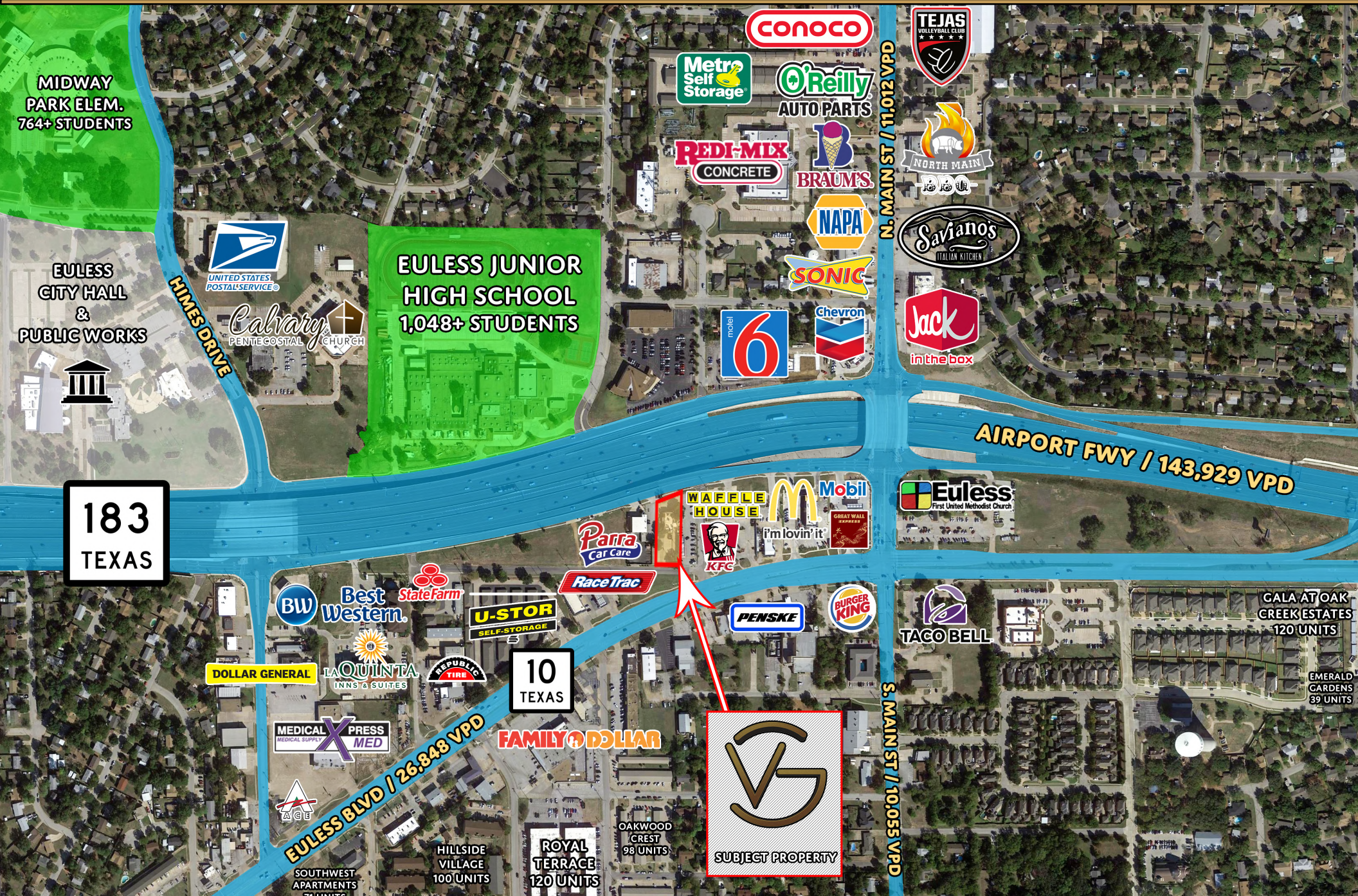
- + 2ND GEN RESTAURANT SPACE WITH DRIVE THRU, GREASE TRAP & VENT-A-HOOD
- + GREAT VISIBILITY AND ACCESS FROM HWY 183, WHICH SEES OVER 192,000 VEHICLES PER DAY
- + SURROUNDED BY DENSELY POPULATED RESIDENTIAL NEIGHBORHOODS WITH OVER 100,000 RESIDENTS WITHIN 3 MILES
- + LOCATED IN CLOSE PROXIMITY TO DFW AIRPORT, HWY 161, HWY 183 AND HWY 121

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	18,588	97,767	235,718
AVG HH INCOME:	\$70,192	\$86,605	\$92,870



AERIAL PHOTO

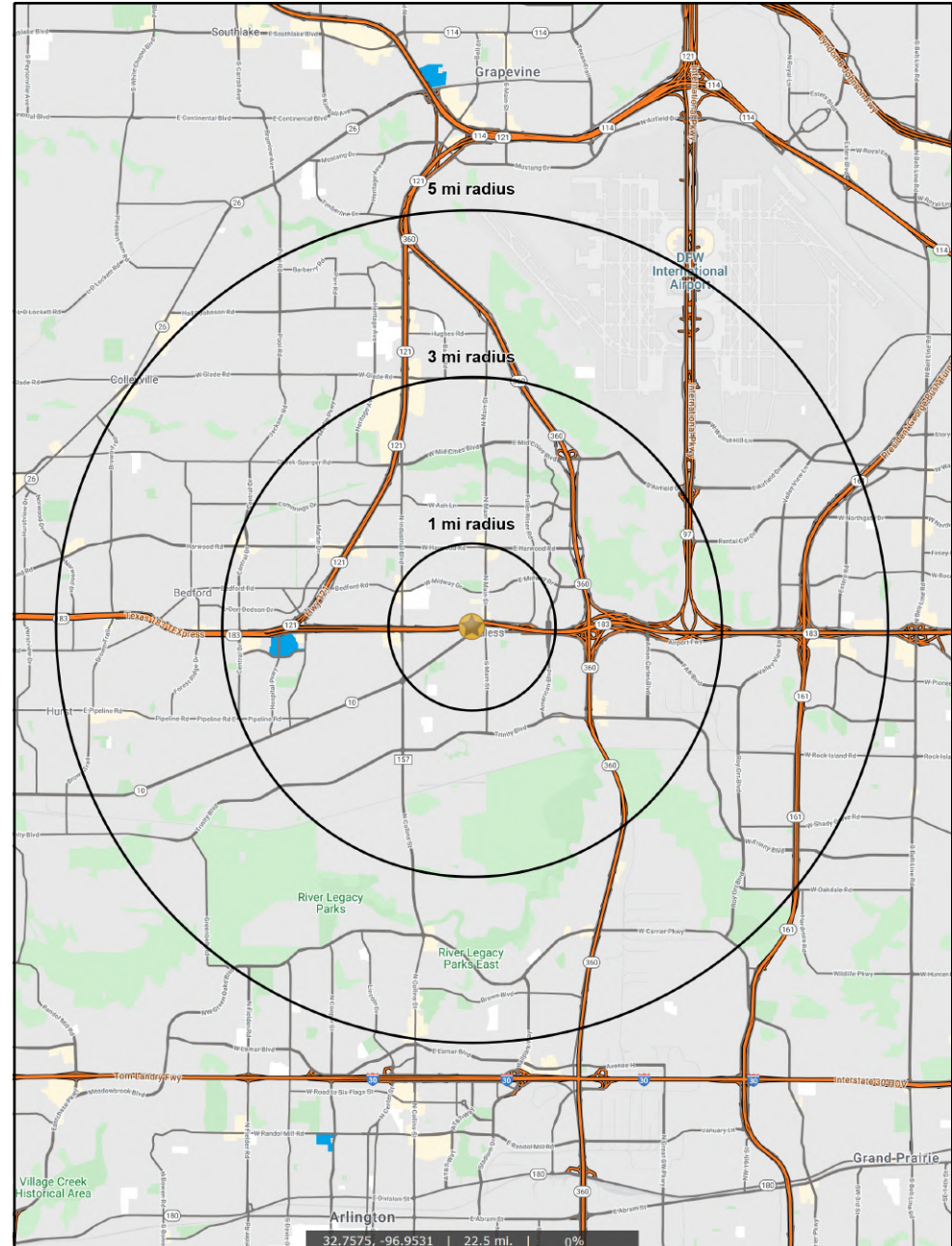


205 W AIRPORT FWY

EULESS, TX 76040

1 MI RADIUS 3 MI RADIUS 5 MI RADIUS

POPULATION	2020 ESTIMATED POPULATION	18,588	97,767	235,718
	2025 PROJECTED POPULATION	19,760	104,658	249,860
	2010 CENSUS POPULATION	16,497	81,347	204,852
	2000 CENSUS POPULATION	16,066	70,727	195,110
	PROJECTED ANNUAL GROWTH 2020 TO 2025	1.3%	1.4%	1.2%
	HISTORICAL ANNUAL GROWTH 2000 TO 2020	0.8%	1.9%	1.0%
	2020 MEDIAN AGE	34.9	34.9	35.7
HOUSEHOLDS	2020 ESTIMATED HOUSEHOLDS	7,163	43,504	102,938
	2025 PROJECTED HOUSEHOLDS	7,555	45,719	108,283
	2010 CENSUS HOUSEHOLDS	6,209	35,930	88,997
	2000 CENSUS HOUSEHOLDS	6,257	31,419	85,445
	PROJECTED ANNUAL GROWTH 2020 TO 2025	1.1%	1.0%	1.0%
	HISTORICAL ANNUAL GROWTH 2000 TO 2020	0.7%	1.9%	1.0%
RACE AND ETHNICITY	2020 ESTIMATED WHITE	58.4%	60.9%	60.6%
	2020 ESTIMATED BLACK OR AFRICAN AMERICAN	12.0%	15.8%	17.7%
	2020 ESTIMATED ASIAN OR PACIFIC ISLANDER	13.4%	12.1%	9.5%
	2020 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.6%	0.7%	0.6%
	2020 ESTIMATED OTHER RACES	15.5%	10.6%	11.6%
	2020 ESTIMATED HISPANIC	29.5%	21.8%	23.5%
INCOME	2020 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$70,192	\$86,605	\$92,870
	2020 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$58,595	\$71,831	\$75,396
	2020 ESTIMATED PER CAPITA INCOME	\$27,053	\$38,564	\$40,576
EDUCATION (AGE 25+)	2020 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	6.6%	3.2%	3.7%
	2020 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	7.4%	4.7%	4.9%
	2020 ESTIMATED HIGH SCHOOL GRADUATE	27.6%	21.0%	20.8%
	2020 ESTIMATED SOME COLLEGE	21.1%	23.3%	23.0%
	2020 ESTIMATED ASSOCIATES DEGREE ONLY	7.3%	9.3%	8.5%
	2020 ESTIMATED BACHELORS DEGREE ONLY	21.7%	25.9%	25.5%
BUSINESS	2020 ESTIMATED GRADUATE DEGREE	8.3%	12.5%	13.5%
	2020 ESTIMATED TOTAL BUSINESSES	470	3,206	8,148
	2020 ESTIMATED TOTAL EMPLOYEES	4,464	49,391	99,644
	2020 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	9.5	15.4	12.2
	2020 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	39.6	30.5	28.9



INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the

each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

