

SALE

INDUSTRIAL LAND IN ONE OF DFW'S MOST SOUGHT-AFTER SUBMARKETS

1305 Royal Pkwy Euless, TX 76040



SALE PRICE

\$1,095,000

[CLICK TO VIEW VIDEO](#)

Cristie Coles
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TX #0628110

Darrin Coles CCIM
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TX #755167

Oksana Gipp
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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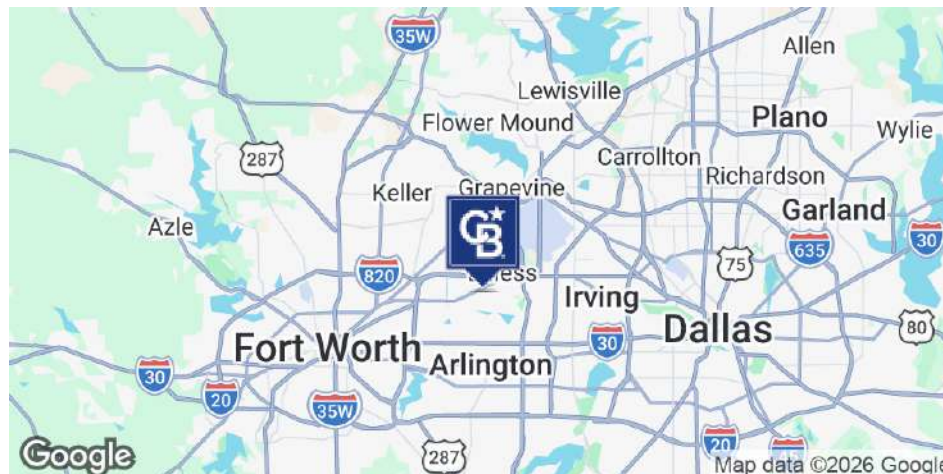


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VIDEO

PROPERTY DESCRIPTION

Located in the highly sought-after HEB (Hurst-Euless-Bedford) Mid-Cities industrial submarket, 1305-1307 Royal Parkway offers exceptional access to DFW International Airport, SH-183, SH-121, Loop 820, TX-360, and I-35W. Positioned just minutes from DFW Airport, the property benefits from one of the most strategically located industrial corridors in North Texas.

The HEB Mid-Cities area is a proven hub for logistics, transportation, manufacturing, contractor services, and aviation-related businesses. With limited industrial land inventory remaining in Euless, smaller industrial tracts continue to experience strong demand from owner-users, investors, and developers.

OFFERING SUMMARY

Sale Price:	\$1,095,000
Number of Units:	188
Lot Size:	43,749 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	145	583	3,214
Total Population	478	1,774	8,800
Average HH Income	\$89,693	\$102,338	\$100,892

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PROPERTY DESCRIPTION

Surrounded by established industrial parks, warehouse facilities, and service businesses, the property benefits from traffic counts exceeding 19,800 vehicles per day along E. Euless Boulevard. Strong workforce demographics, airport-driven economic growth, and scarce industrial land availability make this an outstanding opportunity for development, investment, or owner-user occupancy in the heart of the Dallas-Fort Worth Metroplex.

LOCATION DESCRIPTION

1305-1307 Royal Parkway is located in the highly sought-after HEB Mid-Cities industrial submarket of Euless, Texas, just minutes from DFW International Airport and major highways including SH-183, SH-121, and Loop 820. Its central DFW location provides excellent access for industrial, logistics, and service-related businesses.

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PROPERTY HIGHLIGHTS

- ±2.00 Acres (87,120 SF) of Heavy Industrial (I-2) zoned land
- Prime location in the highly sought-after HEB industrial corridor
- Minutes from DFW International Airport
- Excellent access to SH-183, SH-121, Loop 820, TX-360, and major DFW transportation routes
- Rare infill industrial development opportunity in a supply-constrained market
- Level topography with utilities available in the area
- Flexible zoning supports a variety of industrial uses (subject to city approval)
- Ideal for industrial flex, contractor yard, truck parking, outside storage, fleet operations, warehousing, and fabrication
- Surrounded by established industrial and logistics users
- Strong labor pool and growing demographics nearby
- Suitable for owner-users, investors, or developers
- Airport-oriented industrial site with strong long-term value potential
- No existing structures to demolish, allowing immediate site planning and development
- Located in one of DFW's most desirable industrial submarkets with limited land availability

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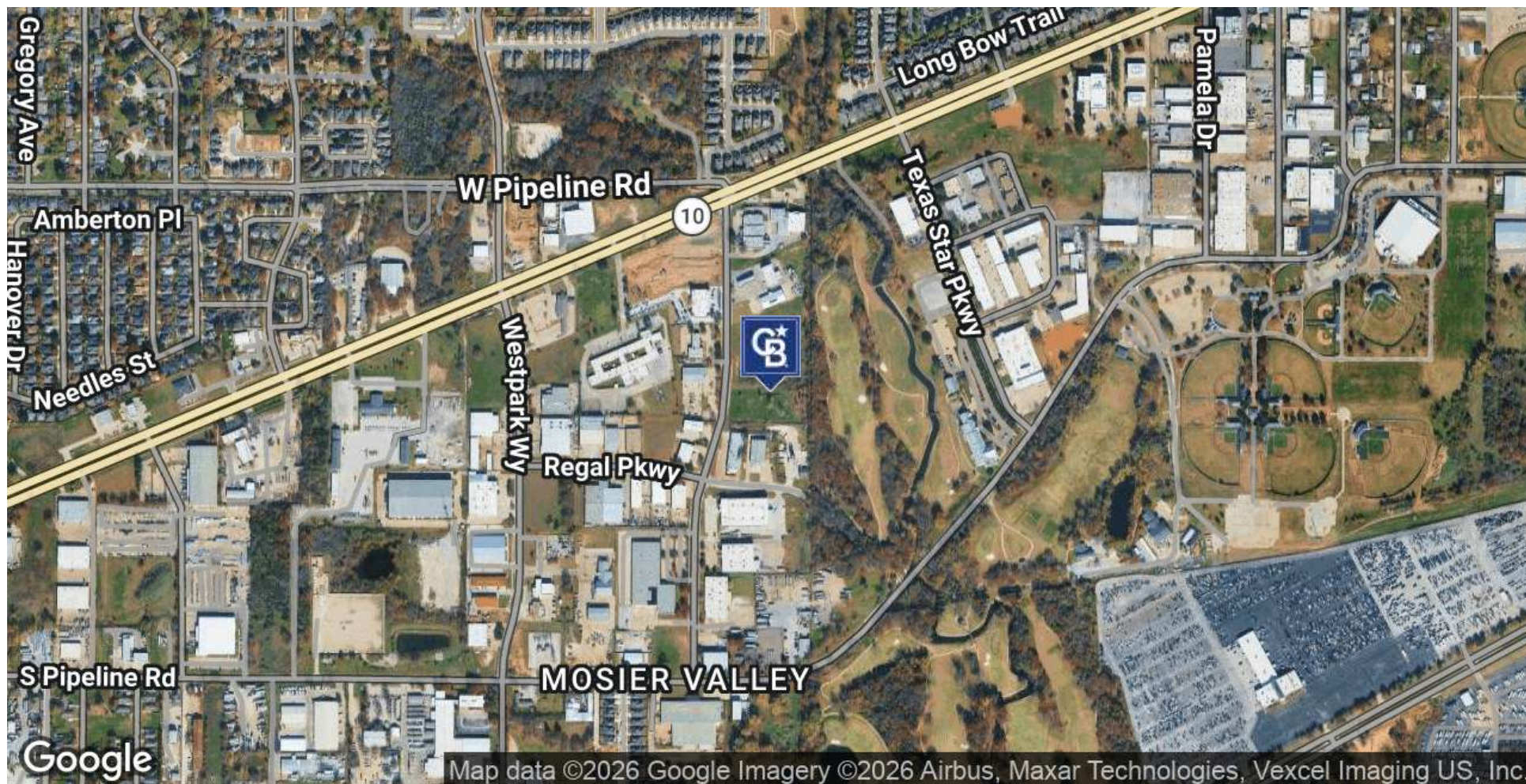


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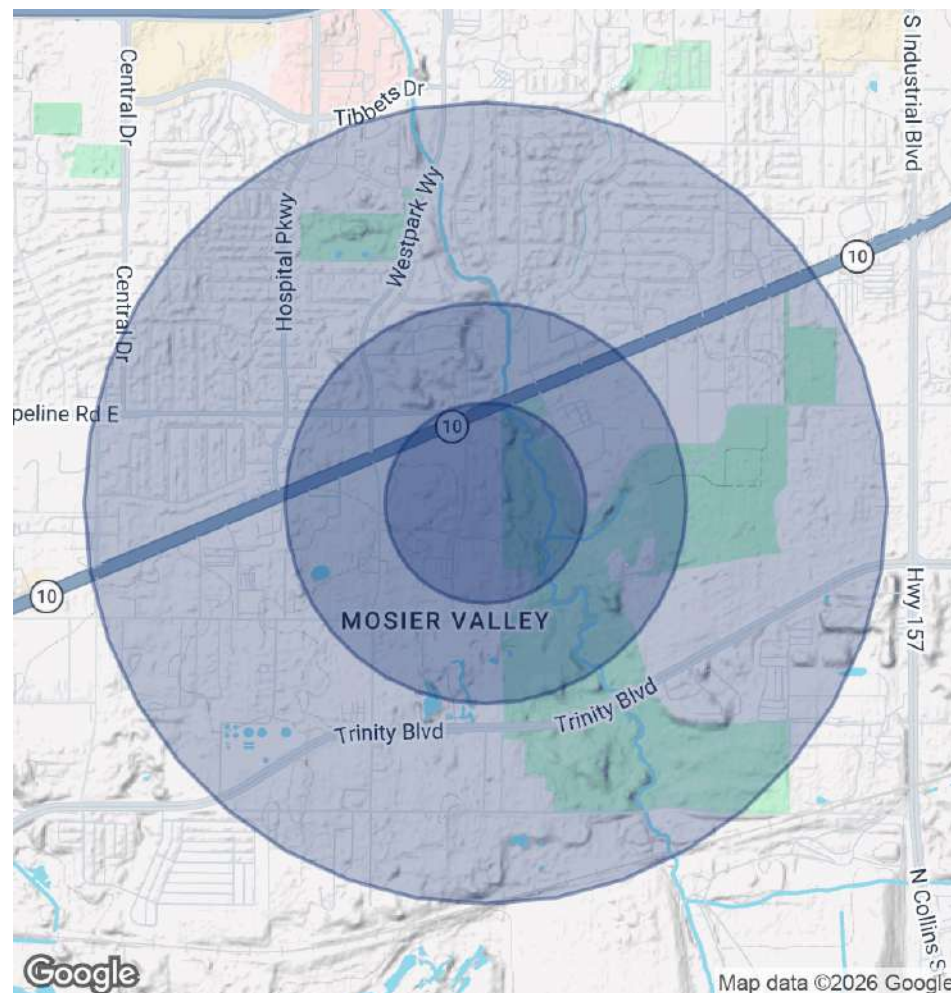
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	478	1,774	8,800
Average Age	27.3	34.7	38
Average Age (Male)	29.2	35.9	37.5
Average Age (Female)	27.3	35.3	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	145	583	3,214
# of Persons per HH	3.3	3	2.7
Average HH Income	\$89,693	\$102,338	\$100,892
Average House Value	\$273,706	\$288,416	\$284,858

2023 American Community Survey (ACS)



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Oksana Gipp</u>	<u>773928</u>	<u>oksana.gipp@cbrealty.com</u>	<u>(214)763-7393</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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