

Freestanding Drive-Thru Restaurant | Dallas-Fort Worth Mid-Cities



PARTNERS REALTY
& Advisory Group, LLC

Executive Summary

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The asking price is **\$1,350,000** for this freestanding fast food restaurant in Euless, TX.

- 2,456 SF building on a 1-acre lot
- Built in 2018; masonry construction
- 42 surface parking spaces
- High visibility with 24,310 vehicles per day traffic count on N Industrial Blvd
- Prime opportunity for owner-users or investors



Investment Highlights for 708 N Industrial Blvd

TURNKEY RESTAURANT

This **vacant fast food restaurant** is fully equipped and ready for immediate operation, providing a seamless transition for any owner-user or investor looking to capitalize on the market.

HIGH VISIBILITY

Situated on the **heavily trafficked N Industrial Blvd**, this property boasts exceptional visibility with over 24,310 vehicles per day, ensuring high exposure to potential customers and patrons.

STRONG MARKET FUNDAMENTALS

The **Hurst-Euless-Bedford submarket** demonstrates robust economic indicators, including a growing population, increasing household incomes, and strong lease-up potential, making this investment highly attractive for any buyer.



Property Overview

BUILDING SPECIFICATIONS

The property features a **2,456 SF** building on a **1-acre lot**, designed for a single tenant with a modern fast-food layout and efficient workflow.

PARKING FACILITIES

The property includes **42 surface parking spaces**, ensuring ample parking for customers and staff, contributing to the restaurant's accessibility and convenience for high traffic volumes.

ZONING INFORMATION

This site is **zoned Retail**, allowing for diverse business opportunities. Its classification facilitates a variety of uses in a thriving commercial area, enhancing investment potential.

CONSTRUCTION QUALITY

Built in **2018**, the facility boasts high-quality masonry construction. Its modern design and infrastructure ensure durability and efficiency, making it a prime investment opportunity.



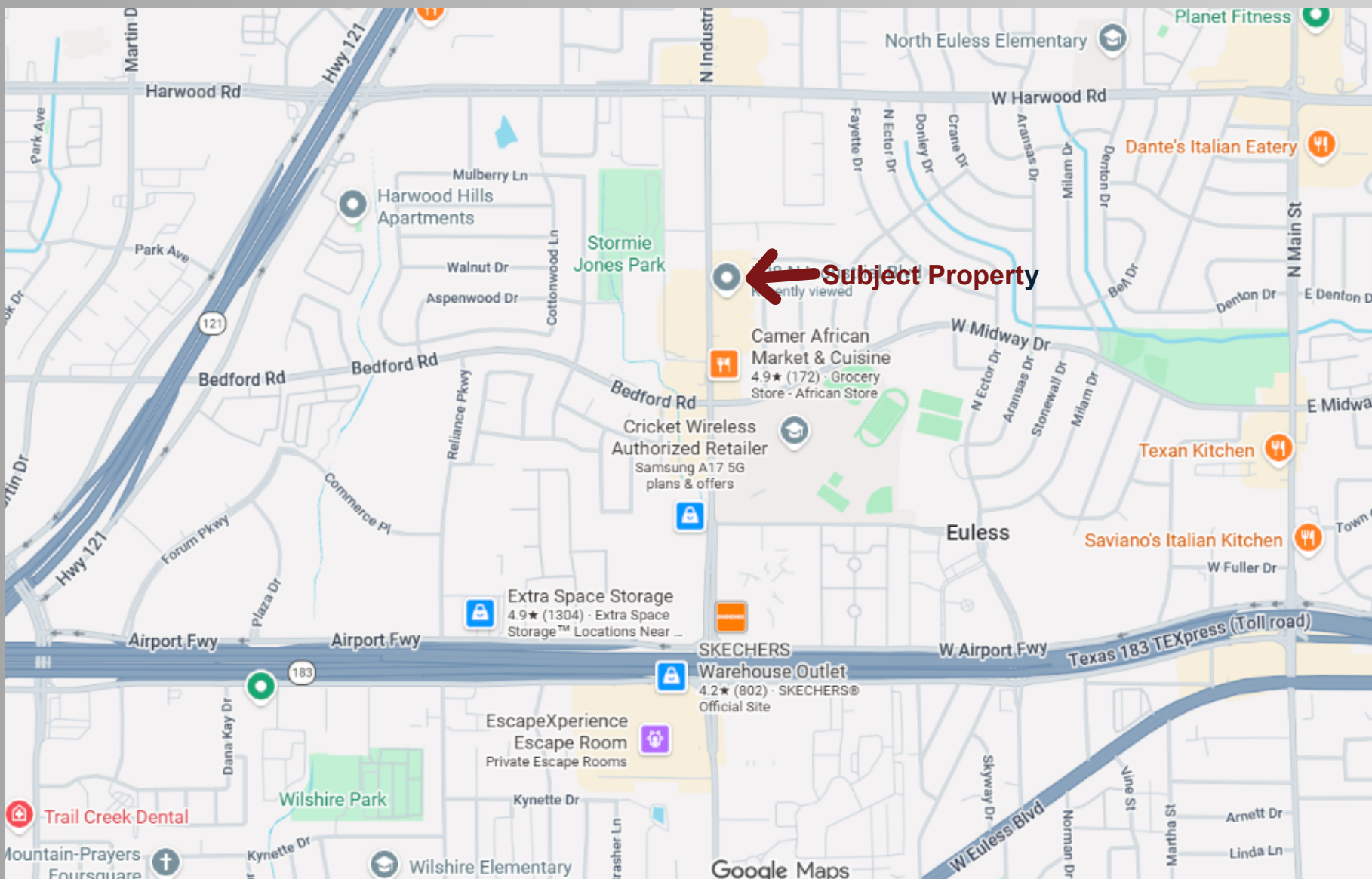
Location and Access

STRATEGIC POSITIONING

The property is centrally located in the **Hurst-Euless-Bedford** submarket, enhancing visibility and accessibility for potential customers and businesses in the area.

EXCELLENT TRAFFIC COUNTS

N Industrial Blvd experiences **over 24,310 vehicles per day**, providing significant exposure for the site and facilitating convenient access for both customers and delivery services.



Demographics Overview

POPULATION GROWTH

The 1-mile ring shows a **4.93% increase** in population from 2025 to 2030.

HOUSEHOLD INCOME

Median household income in the 3-mile area is approximately **\$83,527 annually**.

DAYTIME EMPLOYMENT

The 1-mile radius has around **6,302 daytime employees**, boosting local economic activity.

VACANCY RATES

The submarket currently has a **7.8% vacancy** rate for 2 to 4-star properties.

LEASING ACTIVITY

Recent leasing activity shows an increase of **22.1%**, totaling **359,612 SF** in the submarket.

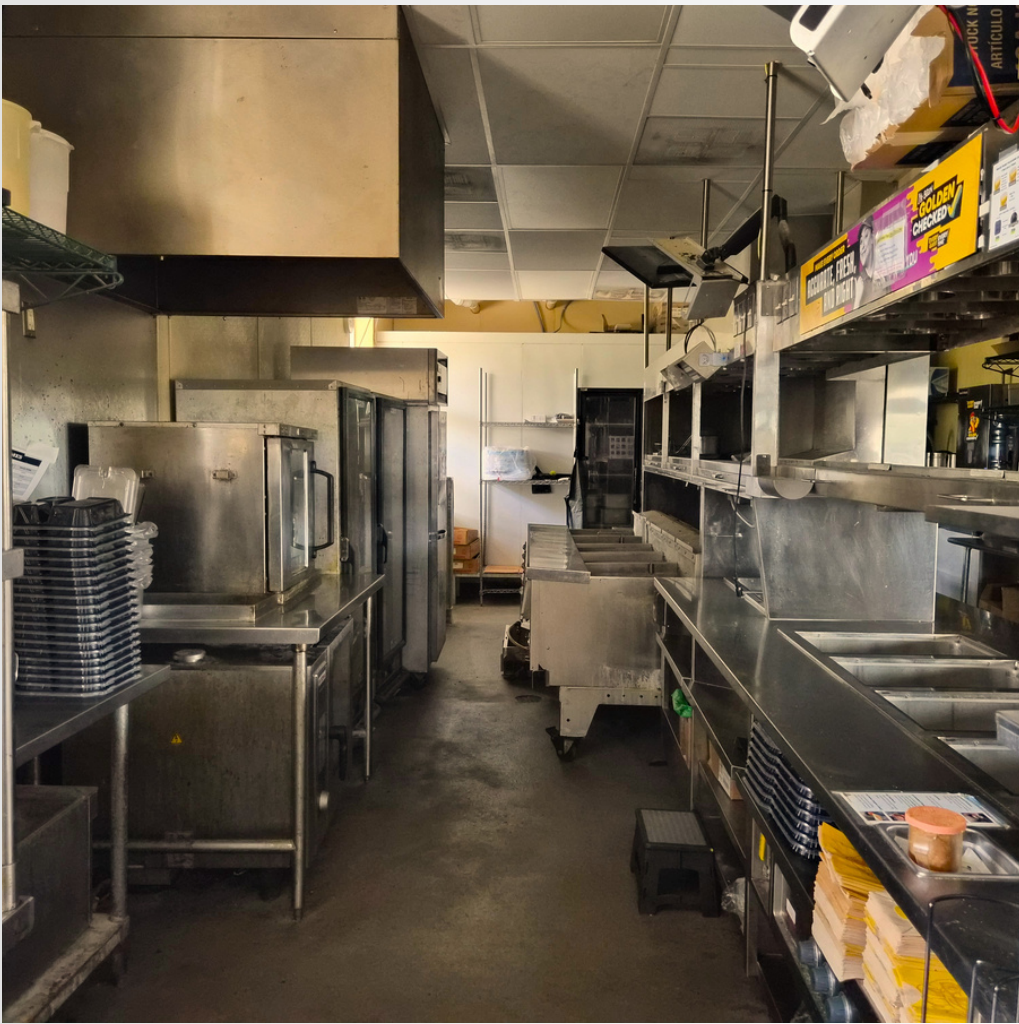




**SUBJECT
PROPERTY**



2025 Population	
1 Mile	14,465
3 Miles	119,782
2025 Households	
1 Mile	5,494
3 Miles	49,878
2025 Median HH Income	
1 Mile	\$84,226
3 Miles	\$83,527
2025 Daytime Employees	
1 Mile	6,302
3 Miles	52,763
Population Growth '25-'30	
1 Mile	▲ 4.93%
3 Miles	▲ 5.04%
Traffic Counts (VPD)	
N Industrial Blvd (at subject)	24,310
Harwood Rd	14,760
Bedford Rd	8,964



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