



For Lease

# Premier Flex Burleson

4305 FM 1187, Burleson, TX 76028

## Features

- 1,250 – 2,500 SF Available
- Surrounded by a Variety of Restaurants, Residential, and Retail Amenities
- Situated in High Growth Area with Upscale Residential Nearby
- High Quality Construction
- High Traffic Area with Ease of Access to I-35 and I-20
- Recent Renovations Completed in 2018-2019

## Building Information

Premier Flex Burleson is an attractive six-building flex property located at 4305 FM 1187 in Burleson, Texas. The subject property collectively measures 60,500 square feet total, was built in 2008, renovated in 2018-19 and sits on a 5-acre lot. The subject property is strategically located in the heart of Burleson with explosive industrial growth in the nearby vicinity in the recent years.

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Asking rate:

\$12 PSF

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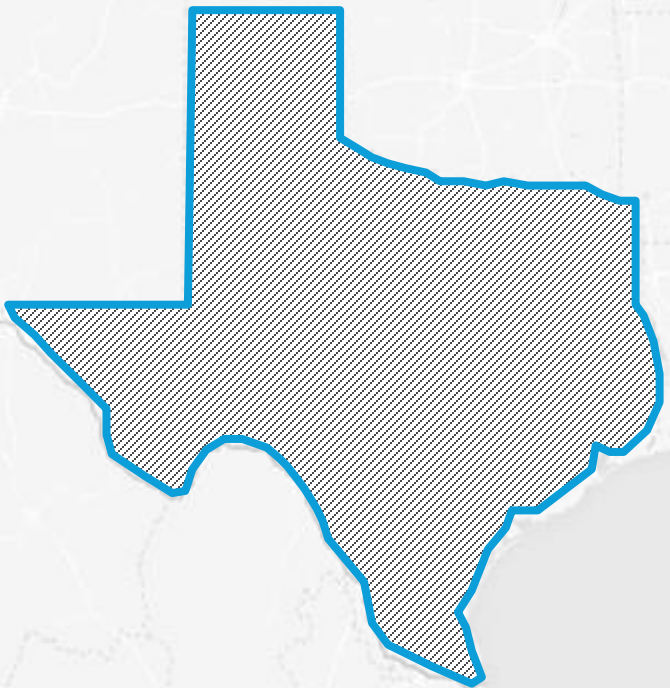
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# Representation

## DFW MARKET LEADERS WITH GLOBAL REACH

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



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## Area Highlights

Situated in the heart of Burleson, this area enjoys excellent accessibility and connectivity. Major transportation routes, including Highway 174 and Interstate 35W, are just moments away, providing convenient transportation. Burleson is known for its entrepreneurial spirit and business-friendly environment and offers a wealth of amenities that enhance work-life balance. The area surrounding is home to a diverse range of dining options and vibrant entertainment scene. Burleson's commitment to education is evident in its excellent schools and educational institutions. This ensures a skilled and educated workforce, as well as access to a pool of talented individuals for recruitment. Experience the benefits of a strategic location, a supportive business ecosystem, and a wealth of amenities at your doorstep.



<b>Asking Rate</b>	\$12.00 / SF
<b>RBA</b>	60,500 SF
<b>Available SF</b>	1,250 – 2,500 SF
<b>Built/Renovated</b>	2008 / 2018-19
<b>Lot Size</b>	5.0 Acres
<b>Submarket</b>	South Fort Worth



## Available Spaces

Suite 170	1,250 SF
Suite 180	1,250 SF
Suite 250	1,500 SF
Suite 260	1,500 SF
Suite 270	1,500 SF
Suite 550	1,250 SF
Suite 560	1,250 SF
Suite 570	1,250 SF
Suite 580	1,250 SF
Suite 610	1,250 SF
Suite 630	1,250 SF
Suite 680	2,500 SF

## Features



High Growth Area with Upscale Residential Nearby



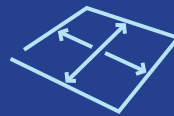
High Quality Construction Recently Renovated



Excellent Visibility and Easy Access to Major Transportation Routes (I-20 and I-35W)



Wide Range of Office Spaces that can be Tailored to Suit



Surrounded by a Variety of Restaurants, Residential, and Retail Amenities



Rapidly Growing Area, Tremendous Potential for Business Expansion and Development



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Premier Flex Burleson

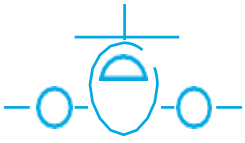
# Property Photos



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# DFW Market Overview



Easy Travel to all parts of the U.S.



Competitive housing prices



No state income tax



Top-tier research universities



Diversity of cultural experiences



Cost of doing business lower than national average

## Employment Highlights

127,600

Annual New Jobs  
(#1 in the nation)

3.2%

Annual Growth Rate  
(#3 in the nation)

3.4%

DFW Unemployment Rate

4.0%

U.S. Unemployment Rate

## Population Highlights

7.7M

Current DFW Residents

1st

Largest Metro  
(in southern U.S)

4th

Largest Metro  
(in the Nation)

132,000

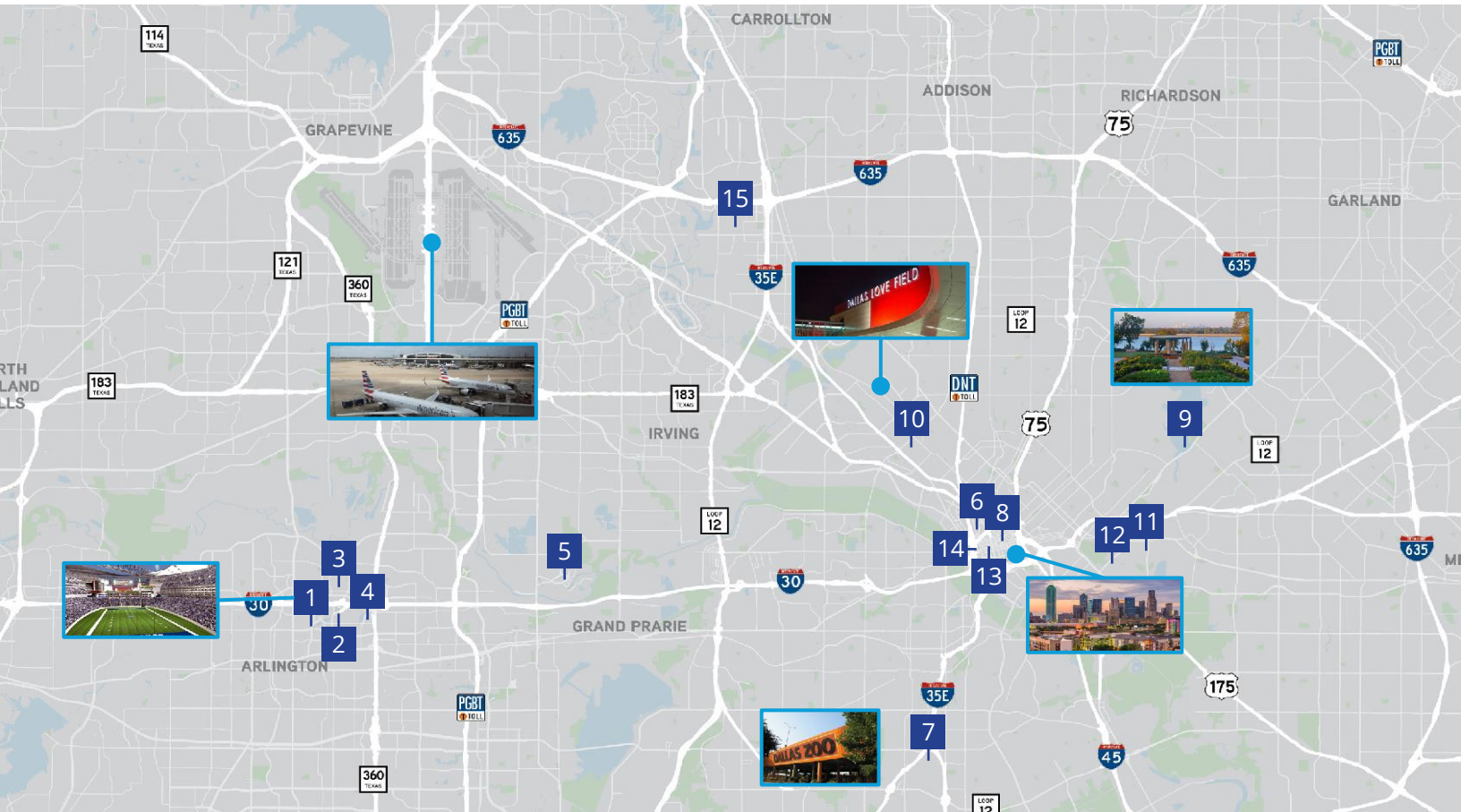
Annual Population Growth in DFW  
(#1 in the nation)



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# DFW Area Points of Interest



1. AT&T Stadium/Dallas Cowboys
2. Globe Life Stadium/Texas Rangers
3. Six Flags Over Texas
4. Six Flags Hurricane Harbor
5. Lone Star Park
6. American Airlines Center
7. Dallas Zoo
8. The Dallas World Aquarium
9. Dallas Arboretum & Botanical Garden
10. UT Southwestern Medical Center
11. State Fair of Texas
12. Cotton Bowl Stadium
13. Sixth Floor Museum
14. Dallas Museum of Art
15. Zero Gravity Thrill Park



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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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Buyer/Tenant/Seller/Landlord Initials

Date