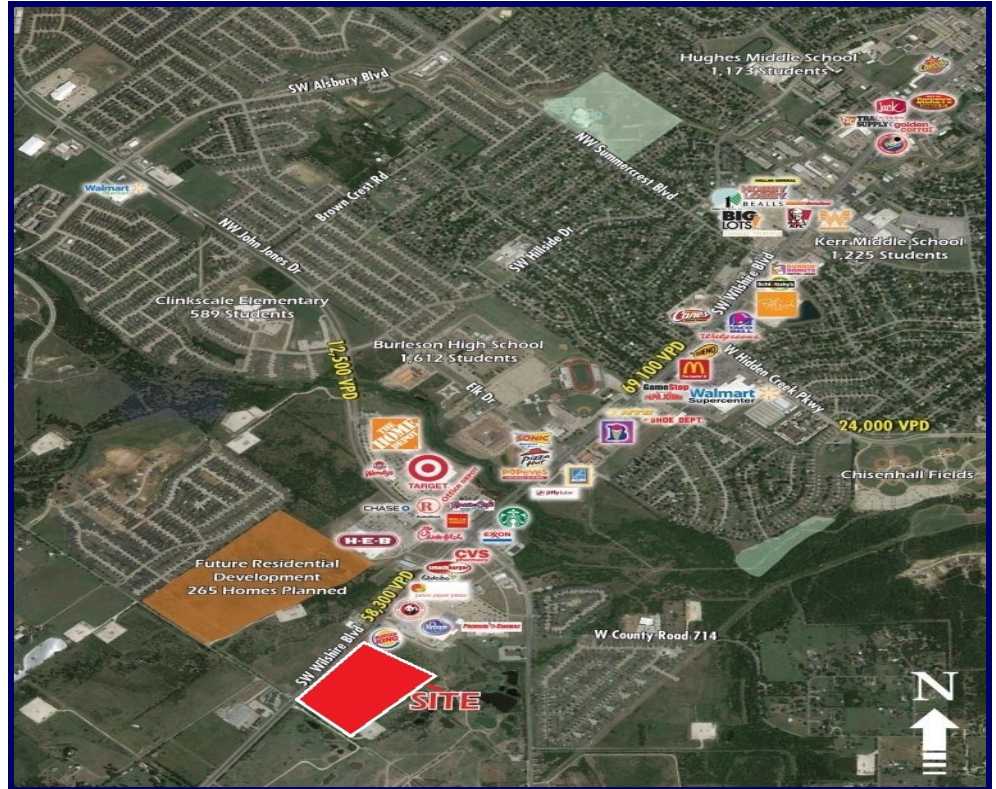


FOR SALE

DEVELOPMENT LAND - BURLESON, TX

DEVELOPMENT INFO:

- +/- 11 AC zoned General Retail AVAILABLE
- +/- 1 AC Pad Sites Fronting Wilshire Blvd AVAILABLE
- 14.4 AC zoned Multifamily-2 **SOLD**
- 8 AC zoned Multifamily-2 **Under Contract**
- Will Divide



LOCATION:

SE quadrant of Hwy 174 & Hwy 731. This property is next to Burleson Commons, a 165,000sf retail development that includes CVS, a 14 screen theater, and new Kroger Marketplace. Across the street is HEB Grocery Store and Chick-fil-A. This intersection also includes Target, Home Depot, Office Depot. Hwy 174 is the major route to the new residential growth area to the south and to Joshua and Cleburne.

DEMOGRAPHICS (2015):

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	2,145	31,009	79,848
2010-2015 Population Increase:	24.56%	14.25%	13.98%
Avg. Household Income:	\$84,005	\$78,505	\$82,265

GRAY & CO REALTORS, INC.

4305 MacArthur Ave.

Dallas, TX 75209

Phone: 214.220.0101

Fax: 214.220.0596

www.grayandcorealtors.com

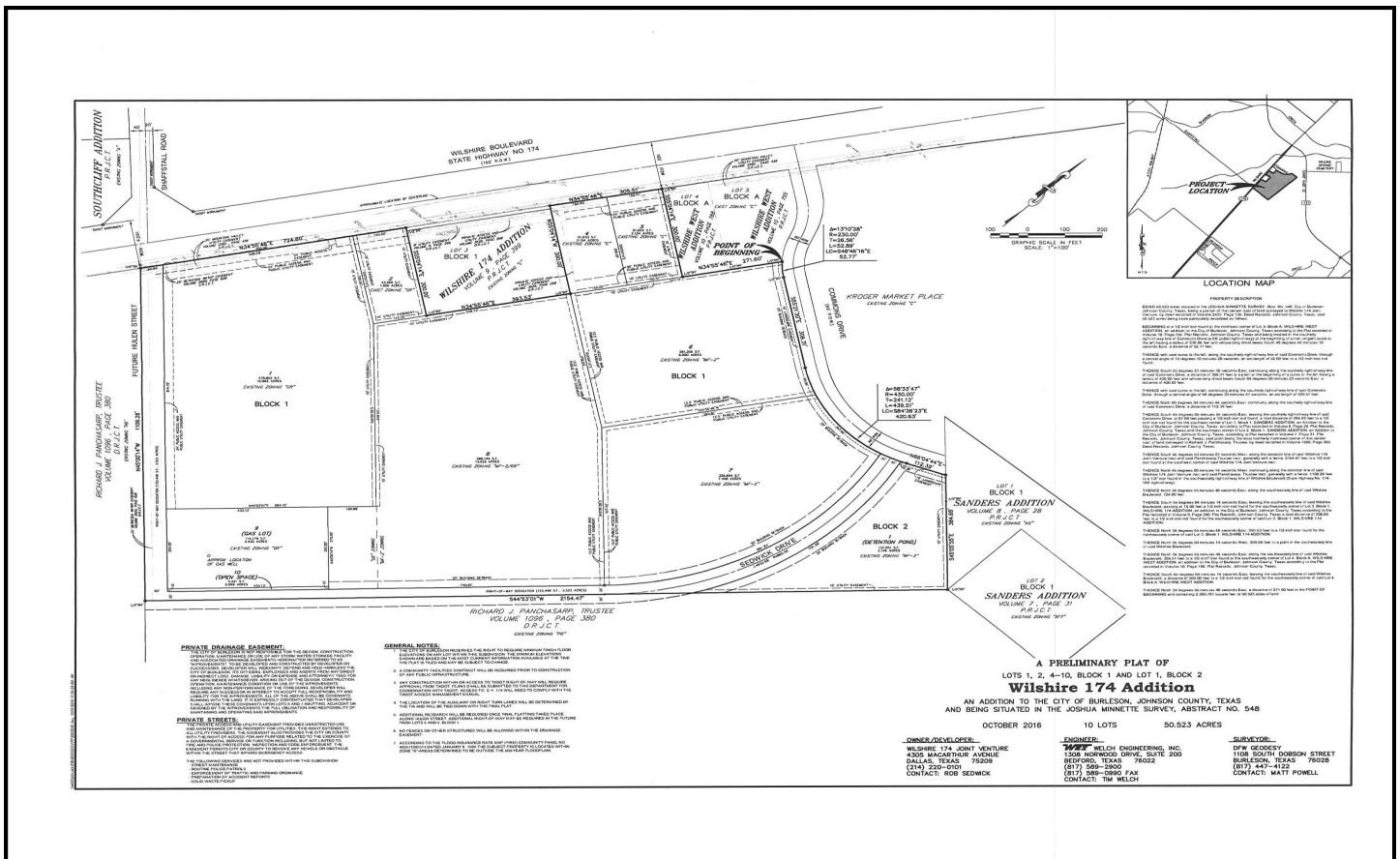
For More Information Contact:
Rob Sedwick at 214.220.0101 ext.21

The information contained herein is from sources deemed reliable; however, Gray & Co Realtors, Inc. makes no representations or warranties as to the accuracy hereof.



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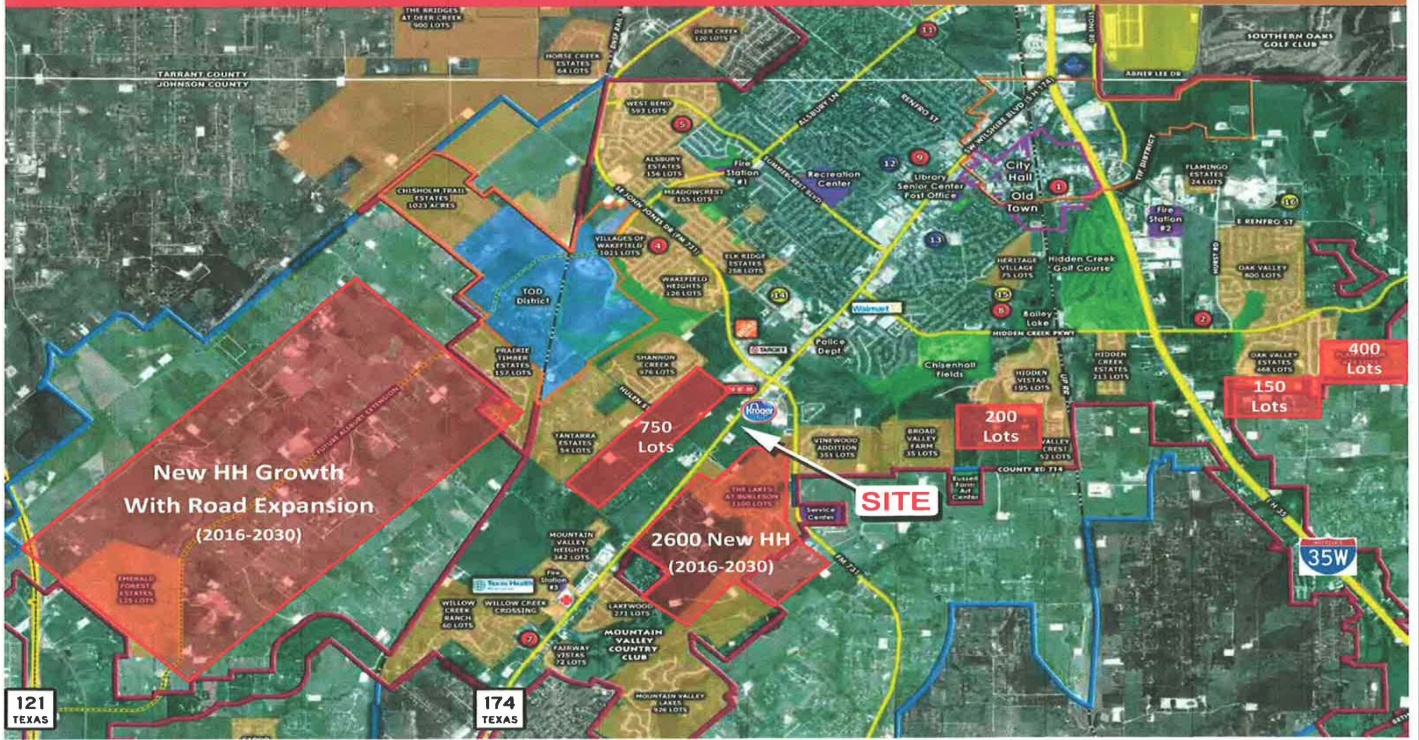


RESIDENTIAL GROWTH

413 NEW STARTS 2014, \$203K AVG VALUE

BURLESON, TX

DALLAS / FORT WORTH REGION



MIXED USE DEVELOPMENT SITE BURLESON, TX - D/FW AREA

**Wilshire Boulevard (SH 174)
At Hulen Drive**



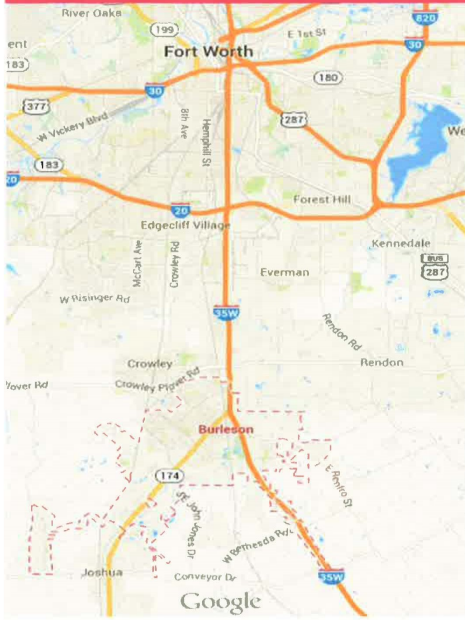
PROPERTY DETAILS

- Approximately 600 Acres
 - 1300 Single Family Lots
 - 1300 Multi-Family Units
- Public Space and Use
- Large Passive Park
- Hike & Bike Trails
- Walkable Community
- Trail Connection to Retail Center

TOWN CENTER



REGION MAP



ABOUT BURLESON, TEXAS

Annual Retail: \$2.08B Supply, \$1.24B Demand, \$842M Leakage
Lowest retail vacancy rate of any DFW Submarket (2.2%, CBRE 1Q14 report)
City population doubled from 2000 (20,976) to 2015 (41,280)
413 new home starts in 2014, average value \$203K



Summary	Primary Trade Area 11 Minute Drive Time			Secondary Trade Area Complete Reach		
	2010 Census	2012 Estimate	2017 Projection	2010 Census	2012 Estimate	2017 Projection
Population	74,932	77,995	88,014	214,716	221,474	244,693
Households	25,694	26,900	30,232	73,134	74,717	82,513
Owner Occupied Units	20,612	21,292	23,932	54,974	56,134	62,041
Renter Occupied Units	5,352	5,609	6,300	18,160	18,583	20,471
Median Age	34.0	35.0	35.0	34.0	34.0	35.0
Income Data						
Average Household Income	\$ 78,219	\$ 79,518	\$ 87,878	\$ 74,043	\$ 75,272	\$ 83,197
Per Capita Income	\$ 27,163	\$ 27,484	\$ 30,237	\$ 25,282	\$ 25,454	\$ 28,110
% Household Income > \$75K	40.0%	41.2%	48.4%	36.4%	37.6%	44.2%
Educational Attainment						
High School Graduate	15,299	15,894	17,808	42,573	44,126	48,656
Some College, No Degree	13,049	13,597	15,251	35,116	36,333	40,037
Associates Degree	3,470	3,631	4,171	9,535	9,905	11,146
Bachelor's Degree	7,202	7,509	8,596	19,558	20,257	22,953
Grad. / Prof. Degree	3,108	3,264	3,792	8,931	9,309	10,661

BURLESONTXEDC.COM

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Source: Buxton Complete Demographic Summary Report - Burleson, Texas 2014

AREA RETAILERS

