Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

+-36,500 SF Pad Available

861 FM731
Burleson, TX 76028

CONTACT BROKER FOR MORE INFORMATION:

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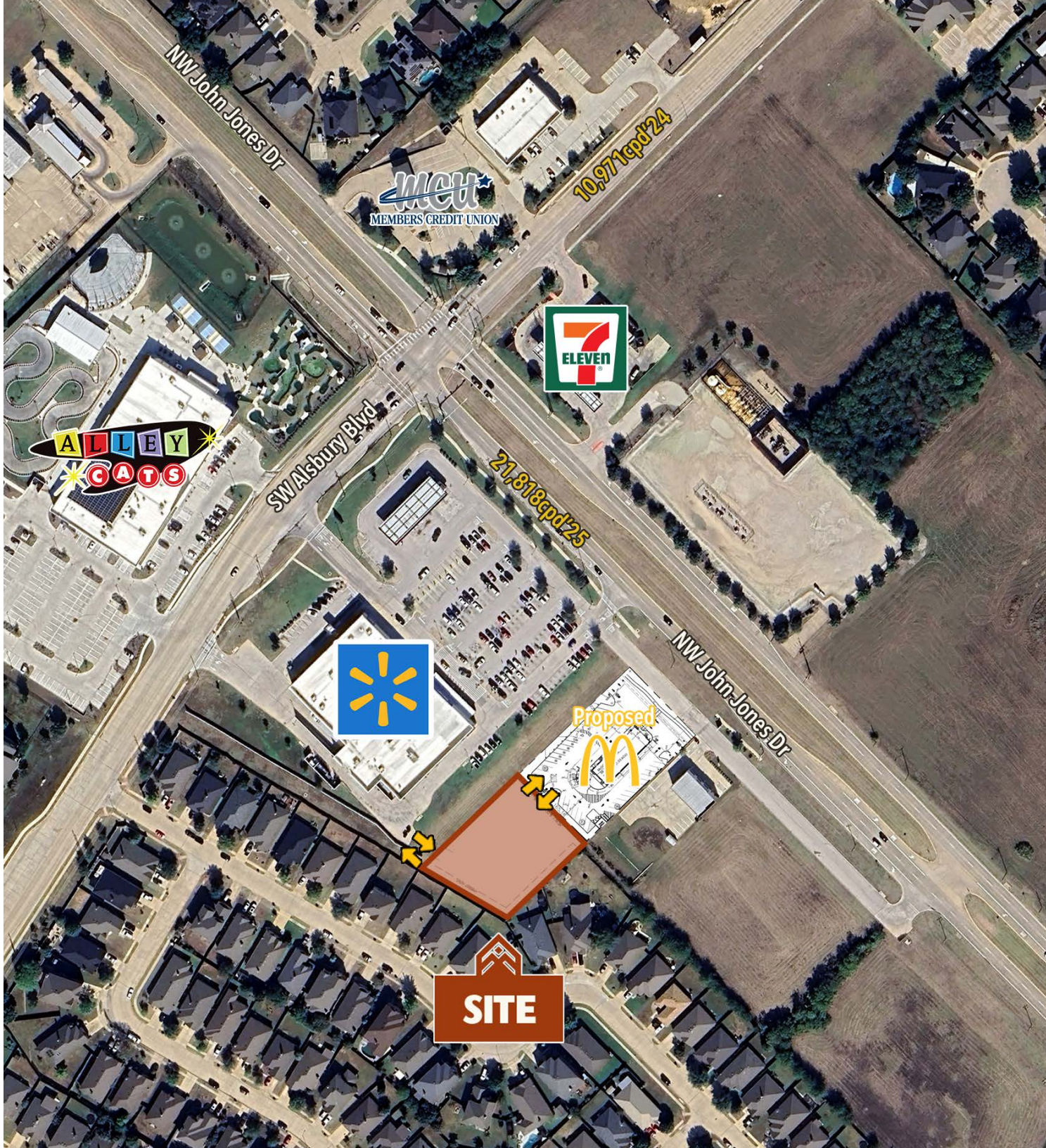


Property Details

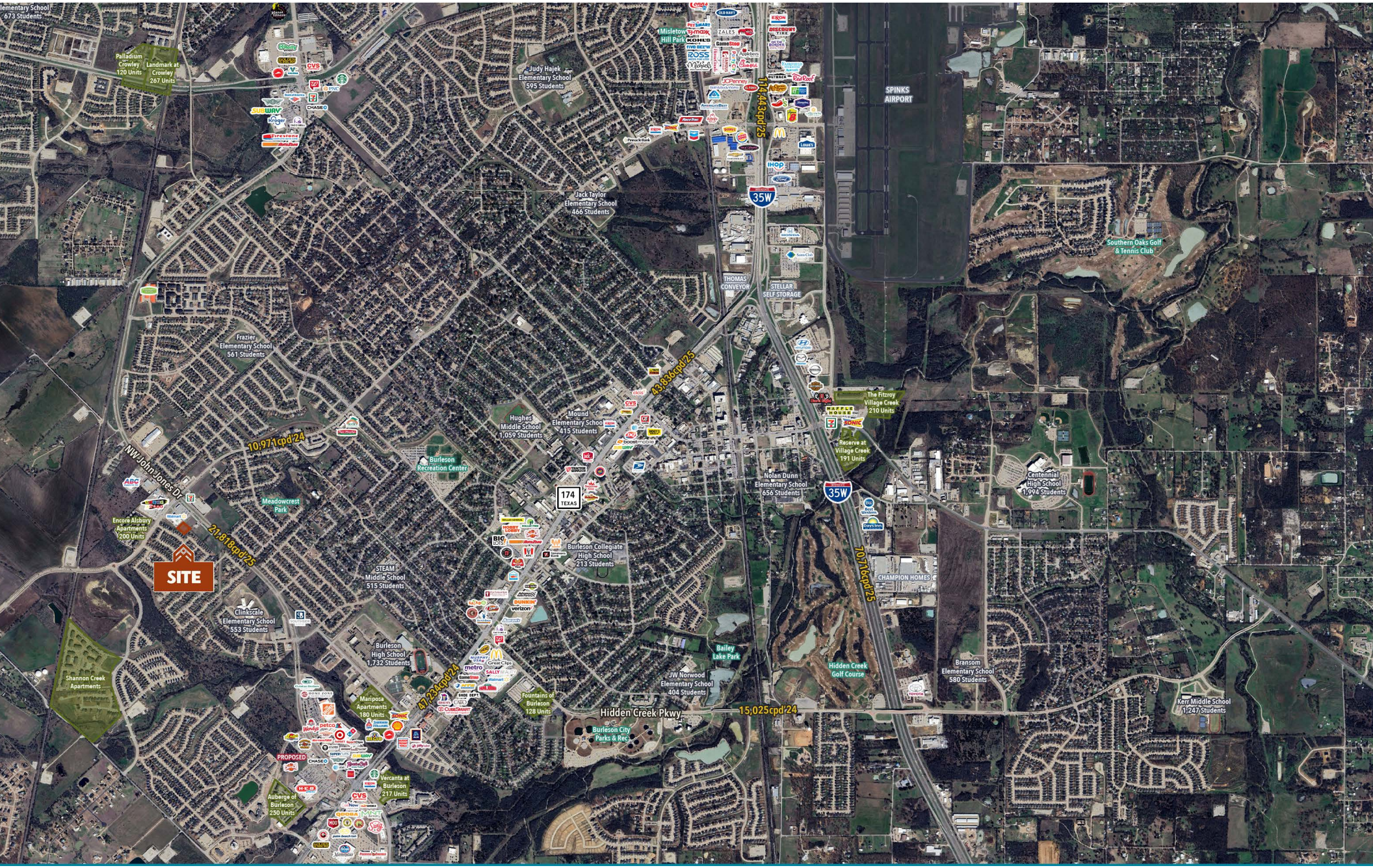
LOCATION	861 FM731 Burleson, TX 76028
AVAILABLE	+-36,500 SF
PRICE	Please call for pricing
ZONING	Planned Development
HIGHLIGHTS	» Adjacent to Walmart Neighborhood Market & Future McDonald's » Cross Access in place through Walmart Neighborhood Market & Future McDonald's
AREA RETAIL & TRAFFIC DRIVERS	Walmart, 7-Eleven, Alley Cats, Target, Home Depot, HEB Plus!, Petco, Wendy's, Mattress Firm, Subway, Supercuts, AT&T, Torchy's Tacos, Andy's Frozen Custard, Starbucks, Crumbl Cookies, ALDI, Kroger, CVS, Premiere Cinemas, Papa Murphy's, Chase, Wing Stop, Exxon, Sherwin Williams, CubeSmart
TRAFFIC COUNTS	NW John Jones Dr 21,818 CPD 2025 SW Alsbury Blvd 10,971 CPD 2024

Demographics

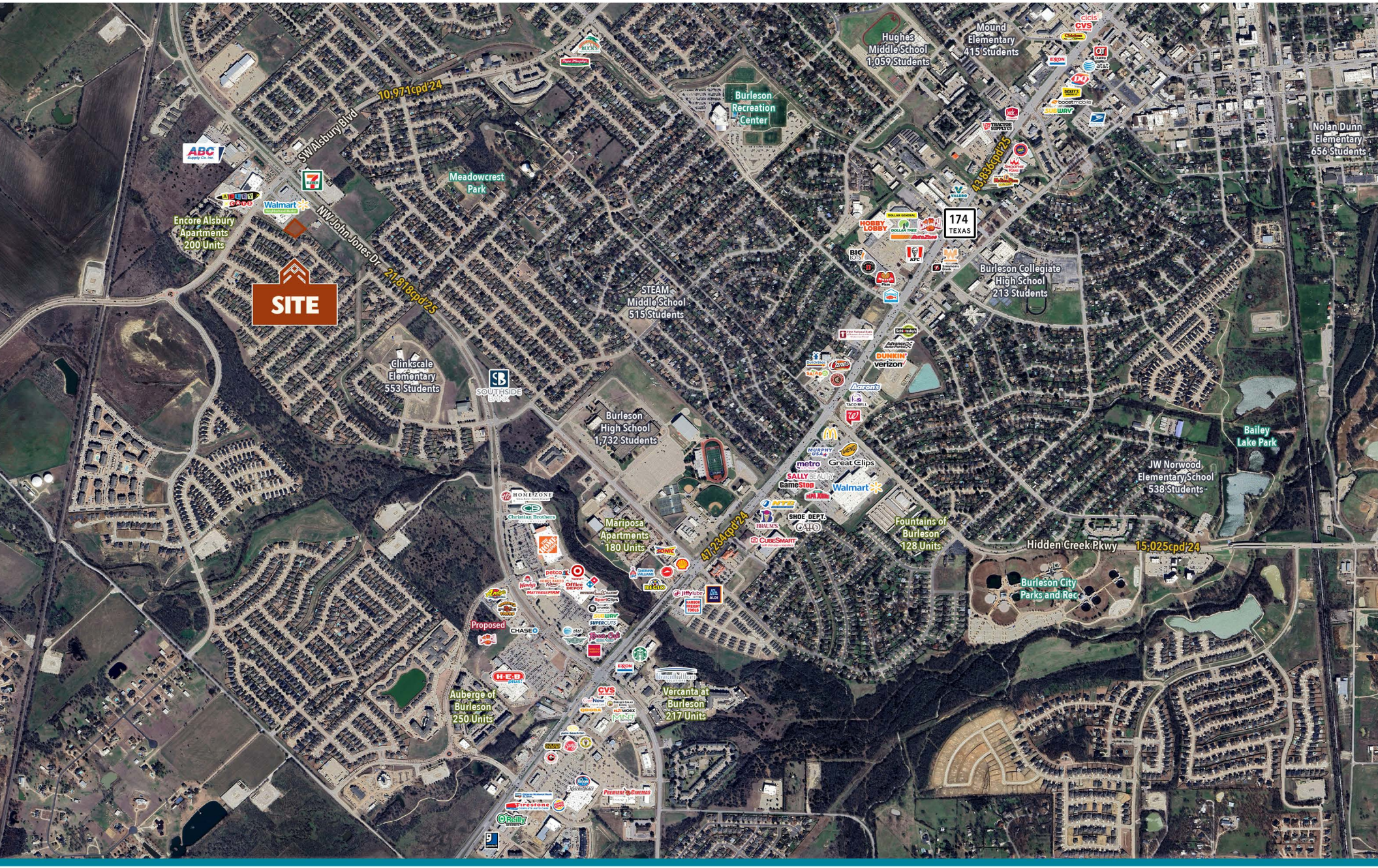
	1 Mile	3 Miles	5 Miles
POPULATION	10,366	58,835	106,568
EST. POP GROWTH 2026-31	2.4%	2.1%	2.6%
MEDIAN AGE	34.2	34.6	35.4
NUMBER OF HOUSEHOLDS	3,733	21,233	37,860
AVG HOUSEHOLD INCOME	$122,024	$123,089	$130,108
MED HOUSEHOLD INCOME	$101,082	$98,123	$102,596



Wide Aerial


SITE
NW John Jones Dr
10,971cpd'24
21,818cpd'25
Palladium Crowley 120 Units
Landmark at Crowley 267 Units
Judy Hajek Elementary School 595 Students
Misletoe Hill Park
SPINKS AIRPORT
14,445cpd'25
Jack Taylor Elementary School 466 Students
35W
Southern Oaks Golf & Tennis Club
THOMAS CONVEYOR
STELLAR SELF STORAGE
Frazier Elementary School 561 Students
43,836cpd'25
The Fitzroy Village Creek 210 Units
Hughes Middle School 1,059 Students
Mound Elementary School 415 Students
Reserve at Village Creek 191 Units
Burleson Recreation Center
Meadowcrest Park
Encore Alsbury Apartments 200 Units
174 TEXAS
Nolan Dunn Elementary School 656 Students
Centennial High School 1,994 Students
Burleson Collegiate High School 213 Students
70,716cpd'25
CHAMPION HOMES
STEAM Middle School 515 Students
Clinkscale Elementary School 553 Students
Burleson High School 1,732 Students
Bailey Lake Park
Shannon Creek Apartments
47,234cpd'24
Mariposa Apartments 180 Units
Fountains of Burleson 128 Units
JW Norwood Elementary School 404 Students
Hidden Creek Golf Course
Bransom Elementary School 580 Students
Hidden Creek Pkwy
15,025cpd'24
Burleson City Parks & Rec
Kerr Middle School 1,247 Students
PROPOSED
Vercanta at Burleson 217 Units
Auberge of Burleson 250 Units

Zoom Aerial


SITE
SW Alsbury Blvd
10,971cpd'24
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Hidden Creek Pkwy
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Meadowcrest Park
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Hughes Middle School 1,059 Students
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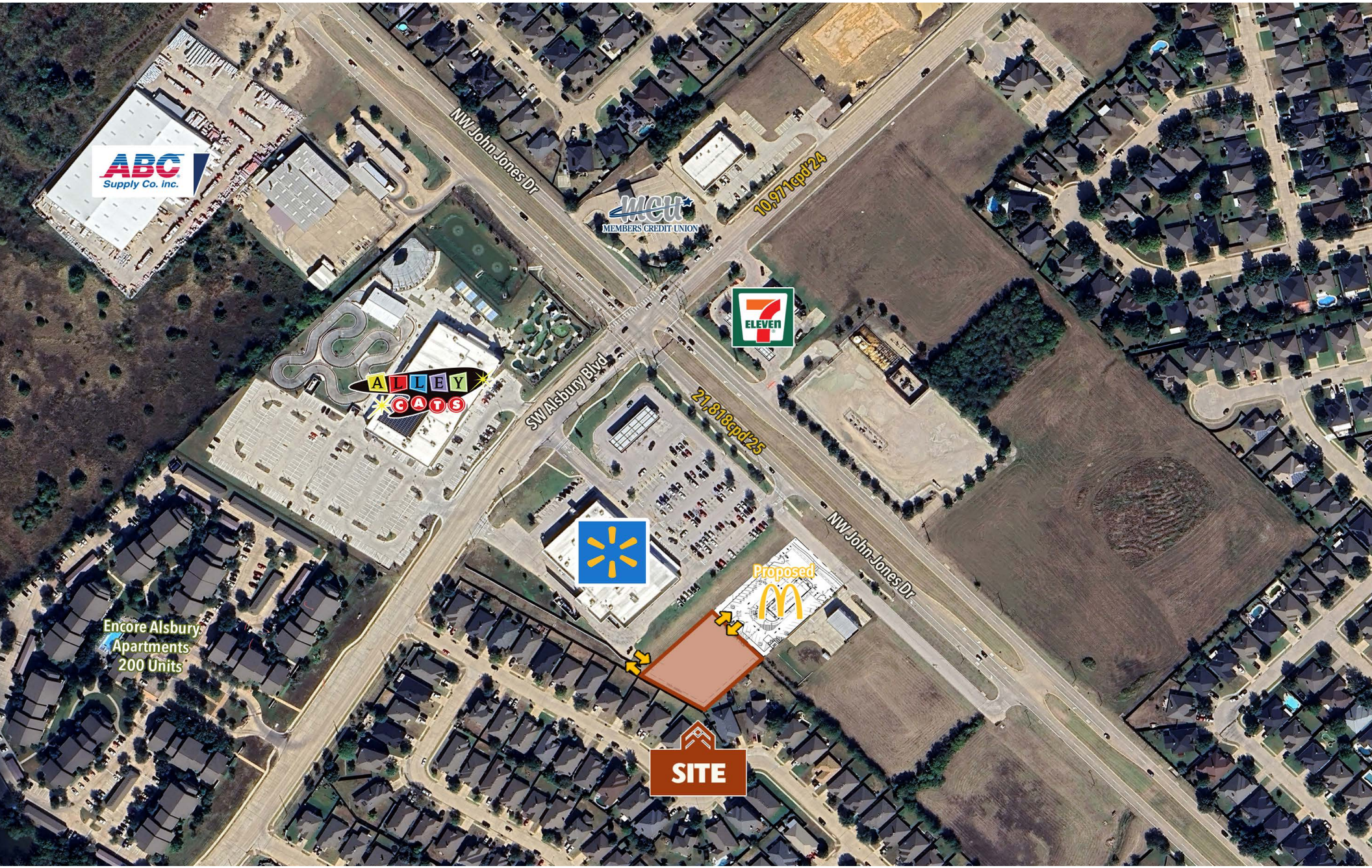
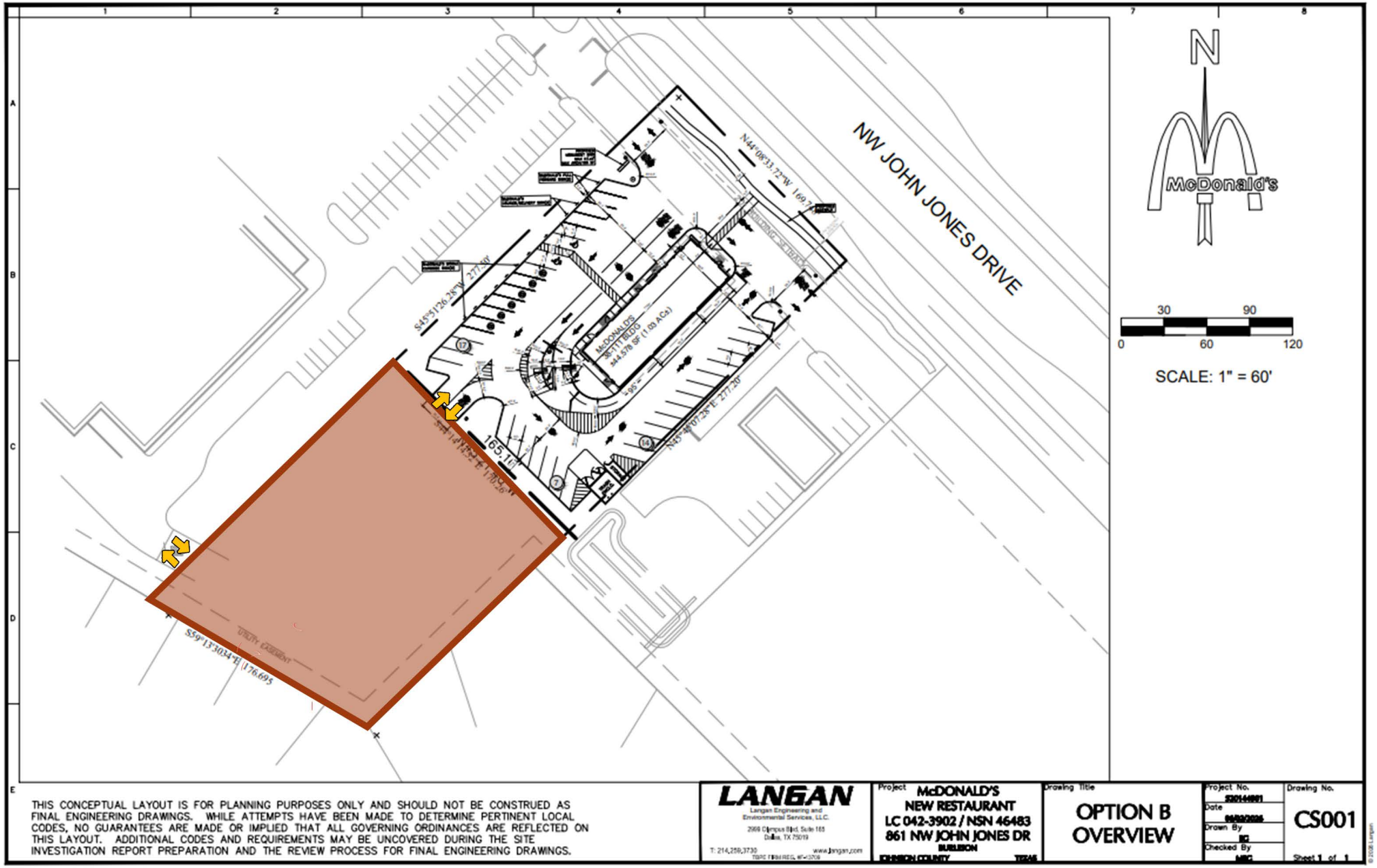
174 TEXAS

Zoom Aerial


ABC Supply Co. inc.
NW John Jones Dr
MEMBERS CREDIT UNION
10,971cpd'24
ELEVEN
ALLEY CATS
SW Alsbury Blvd
21,818cpd'25
NW John Jones Dr
Proposed
Encore Alsbury Apartments 200 Units
SITE

Site Plan



NW JOHN JONES DRIVE
N
McDonald's
30
90
0
60
120
SCALE: 1" = 60'
THIS CONCEPTUAL LAYOUT IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS FINAL ENGINEERING DRAWINGS. WHILE ATTEMPTS HAVE BEEN MADE TO DETERMINE PERTINENT LOCAL CODES, NO GUARANTEES ARE MADE OR IMPLIED THAT ALL GOVERNING ORDINANCES ARE REFLECTED ON THIS LAYOUT. ADDITIONAL CODES AND REQUIREMENTS MAY BE UNCOVERED DURING THE SITE INVESTIGATION REPORT PREPARATION AND THE REVIEW PROCESS FOR FINAL ENGINEERING DRAWINGS.
LANGAN
Langan Engineering and Environmental Services, LLC.
Project
McDONALD'S
NEW RESTAURANT
LC 042-3902 / NSN 46483
861 NW JOHN JONES DR
BURLESON
JOHNSON COUNTY
TEXAS
Drawing Title
OPTION B
OVERVIEW
Project No.
Date
Drawn By
Checked By
Drawing No.
CS001
Sheet 1 of 1

Information About Brokerage Services

11-2-

EQUAL HOUSING OPPORTUNITY

Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

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.

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.

Avid Real Estate Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**#9008251** License No	 E-mail	**214.379.1040** Phone
Ryan Jordan Designated broker of Firm	**#622105** License No	**rjordan@avidrea.com** E-mail	**214.379.1043** Phone
 Licensed Supervisor of Sales Agent/Associate	 License No	 E-mail	 Phone
 Sales Agent/Associate's Name	 License No	 E-mail	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Information available at www.trec.

IABS