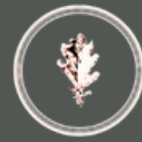
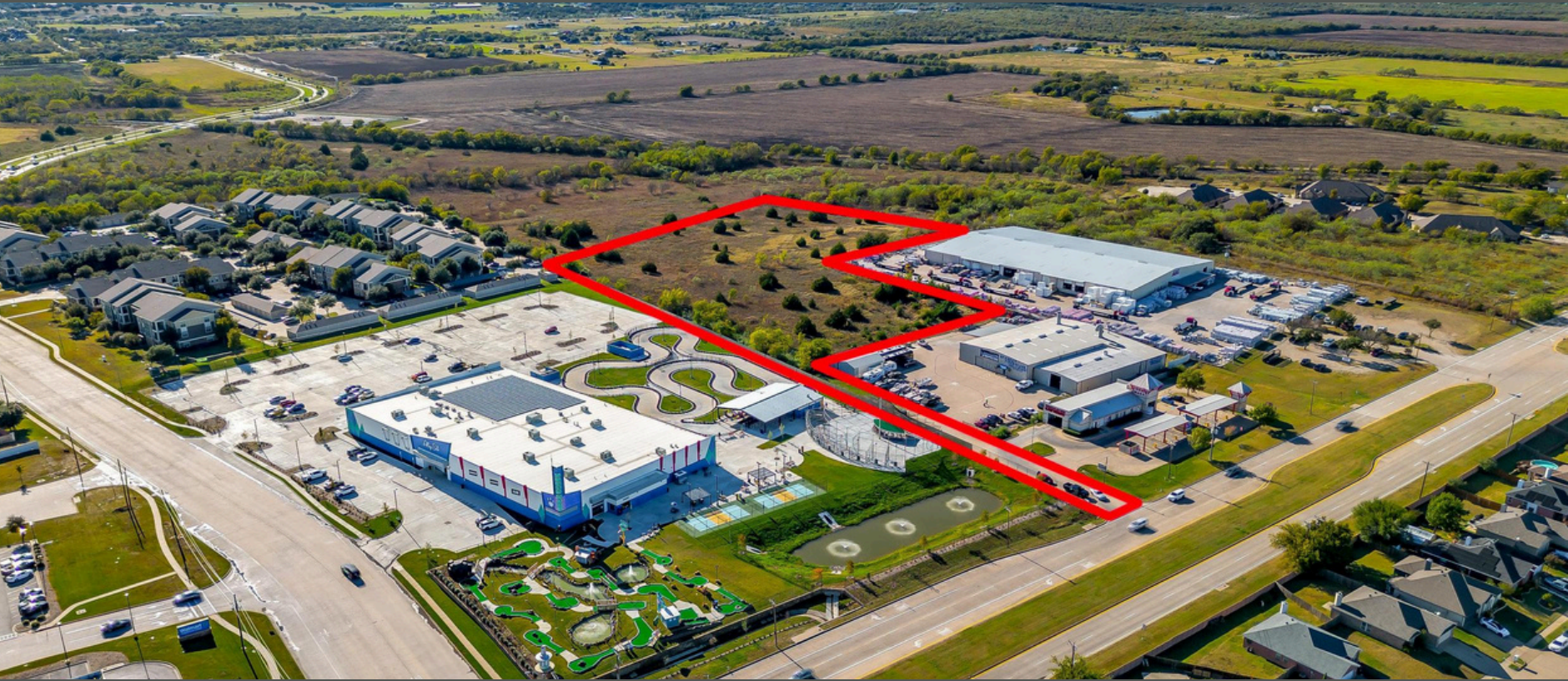


# FOR SALE

## COMMERCIAL LAND



OAK+ASH  
REALTY



## 1041 NW JOHN JONES, BURLESON, TX

**Ryan Studdard, CBO, BBA**

Broker – Owner

817-683-9505

[rstuddard@oakandashrealty.com](mailto:rstuddard@oakandashrealty.com)

✓ LIST PRICE: \$900,000

✓ PRICE PER SF: \$3.44

✓ LOT SIZE: 6.00 ACRES

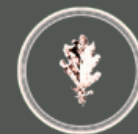
✓ ZONED: (C) COMMERCIAL & (A) AGRICULTURAL

[WWW.OAKANDASHREALTY.COM](http://WWW.OAKANDASHREALTY.COM)



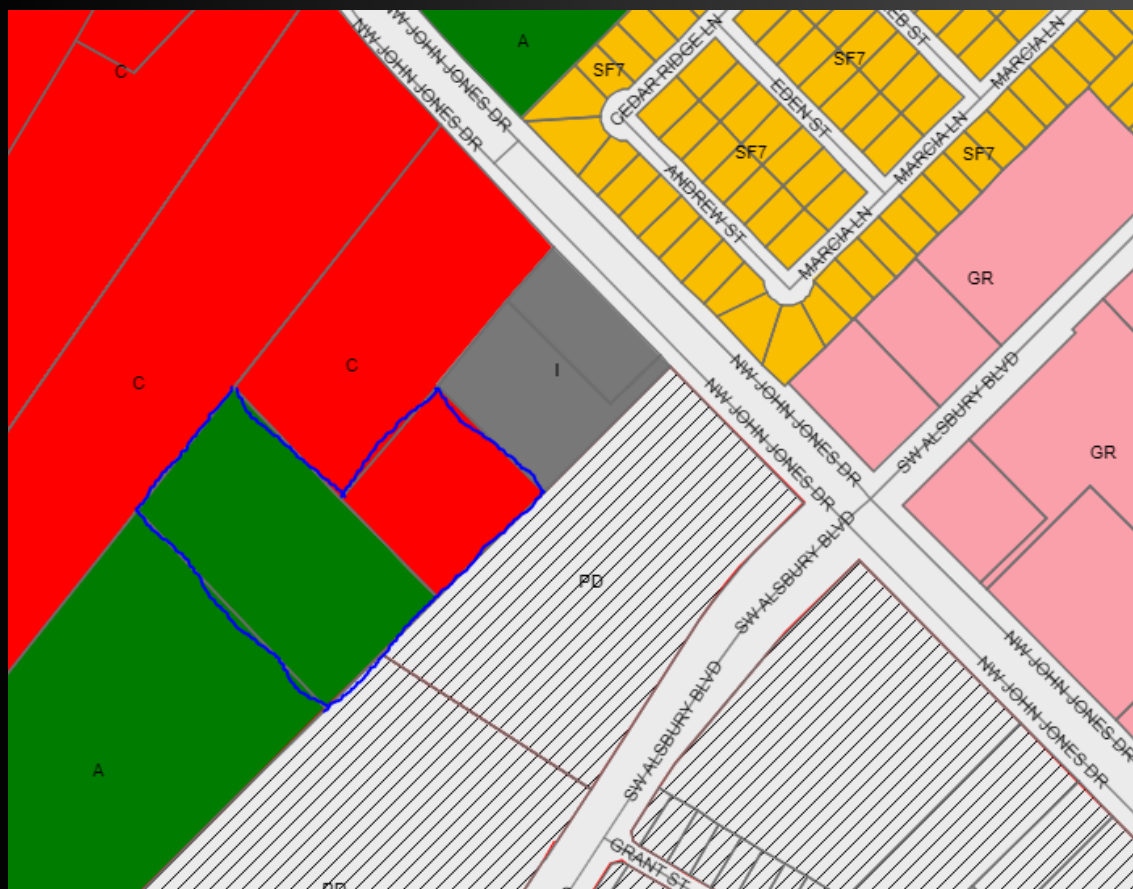


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Zoning	
	2F - Two-Family Dwelling
	A - Agricultural
	C - Commercial
	CC - Central Commercial
	GR - General Retail
	I - Industrial
	MF1 - Multiple Family, DUA < 12
	MF1 Unbuilt - Multiple Family, DUA < 12 - Unbuilt
	MF2 - Multiple Family, DUA < 20
	MF2 Unbuilt - Multiple Family, DUA < 20 - Unbuilt
	MH - Manufactured Housing Dwelling
	MHP - Manufactured Housing Park
	NS - Neighborhood Services
	PD - Planned Development
	PD, MF Built - Planned Development, MF - Built
	PD, MF Unbuilt - Planned Development, MF - Unbuilt

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Uses permitted within the C- Commercial land use type available on the City of Burleson's website at...

<https://ecode360.com/39939094>



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**COST OF LIVING INFORMATION**

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Burleson	\$55,181	91.2	\$60,510
Texas	\$69,958	94.2	\$74,245
USA	\$70,318	100.0	\$70,318

JOBSEQ® DATA AS OF 2023 Q2



**Ryan Studdard, CBO, BBA**  
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## Burleson Population

Current Population

**53,764**

2024 Esri

Median Age

**36.6**

2024 Esri

Annual Growth

**2**

2020-2024 Esri

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**\$110,994**

**Average Household Income**

**3.2%**

**Unemployment Rate**

**47,892**

**Daytime Population**

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