

BURLESON REDEVELOPMENT OPPORTUNITY

1800 S Burleson Blvd, Burleson, TX 76028

LAND FOR SALE – 10.90 Acres



CHARLIE SCOTT

Brokerage
512.820.2383
cscott@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



OFFERING SUMMARY

Sale Price:	Contact Broker
Number of Tracts:	3
Total Size:	10.90 Acres

PROPERTY DESCRIPTION

Positioned along one of Burleson's most active transportation corridors, 1800 S Burleson Blvd offers a rare 10.90-acre redevelopment opportunity benefiting from significant highway improvements and long-term infrastructure investment. The property is exceptionally well-positioned for logistics, warehouse, flex, or service-industrial uses requiring immediate access to I-35. With unmatched visibility, excellent ingress/egress certainty, and proximity to a growing residential and workforce base, 1800 S Burleson Blvd is an ideal location for distribution centers, service-industrial, flex space, manufacturing, outdoor storage, trucking operations, or single-user build-to-suits. In addition to industrial redevelopment opportunities, the site is a great canvas for retail, mixed-use, medical, or commercial development. The property delivers strong fundamentals for long-term value creation, including ample land area, flexible site planning options, and proximity to high-traffic anchors. With Burleson's continued population growth and expanding retail demand, this location provides developers and investors with a rare opportunity to secure a sizeable parcel in a high-performance submarket.



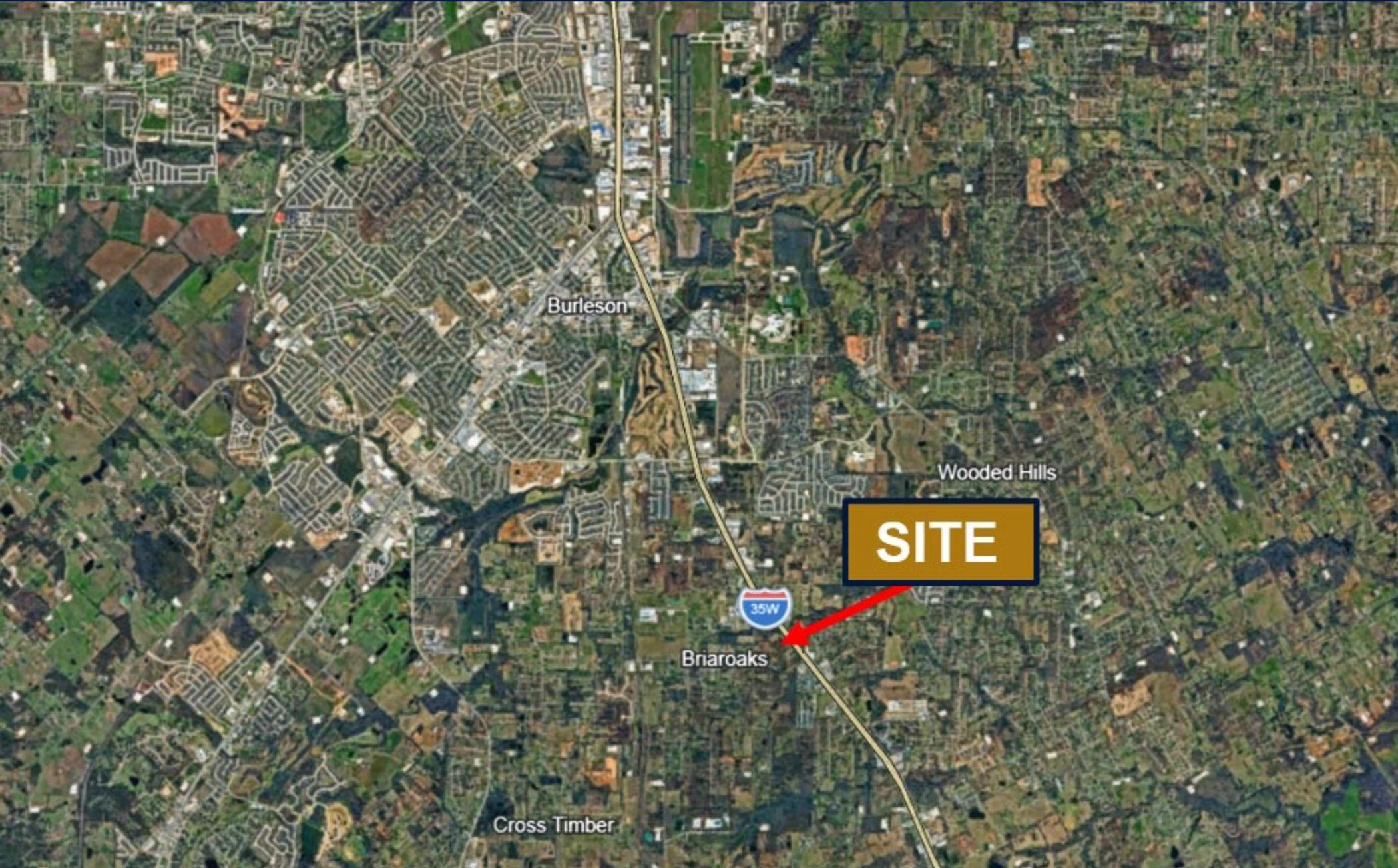


PROPERTY HIGHLIGHTS

- +/- 900 Feet of Interstate 35 Frontage
- Electrical and Water on Site, ability to tap in to High Speed Sewer Line running along I35 (Currently on Septic)
- 10.90 Acres of Contiguous Land
- Flat Topography, and Ideally Shaped for Commercial Use

REDEVELOPMENT HIGHLIGHTS

- Strategic Location for Logistics & Service Industrial
- Direct access to the I-35 corridor, a major north-south freight artery through DFW and Central Texas
- New bidirectional ramps enhance last-mile efficiency and regional distribution
- Outstanding Site Access & Functionality
- Three confirmed, permanent driveway entrances
- Excellent circulation potential for truck courts and heavy-vehicle traffic
- Positioned between two bridges supporting improved cross-corridor mobility
- High-Value Transportation Enhancements
- New ramps planned immediately north and south of the parcels
- Planned southern bridge + existing northern bridge both within 1/2 mile
- Northern bridge connects to S. Hulen St, improving commuter and freight routes





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