

Retail Building in a Great Location | Sale

TVCRE.com

898 N.E. Alsbury Blvd., Burleson, Texas 76028



Hard southwest corner of I-35 and
Alsbury Blvd.

Prepared by:



Dick Myers
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dmyers@tvcre.com

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
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Available Space

- 3,540 SF (+/-) (Per TAD)
- Land Size: 28,496 SF (+/-) or 0.6541 Acres (+/-)

Building Description

- Former 7-11 store - block and steel retail building with display windows and a large sign visible from I-35
- Abundant parking - over 24,000 SF (+/-) of paved area
- Built in 1988 (Per TAD)
- Billboard not included
- Tanks have been removed
- Property has been cleared for no further action being required by the Texas Commission on Environmental Quality

Property Features

- Freeway access and exposure!
- Former car wash attached to the building that possibly could be converted to a drive-thru
- Refrigerated walk-in display coolers
- Great signage

Sales Price

~~\$2,200,000~~

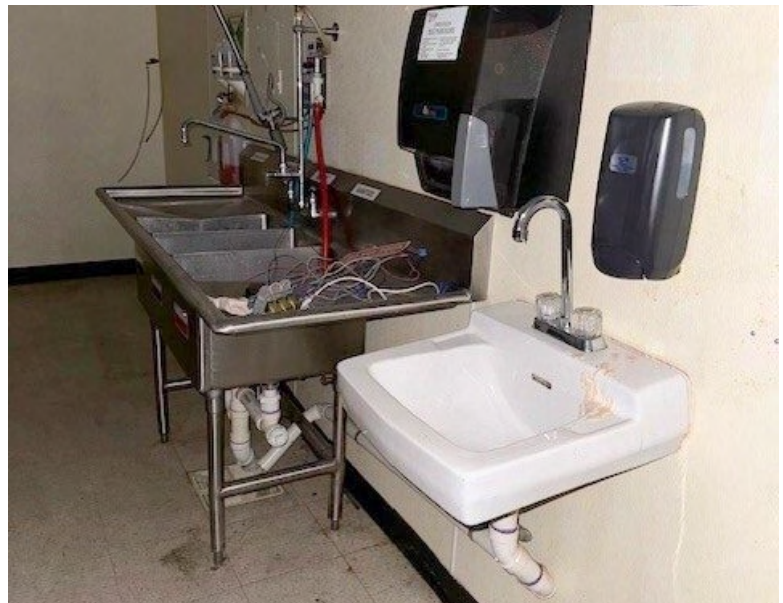
\$1,850,000 PRICE REDUCED!

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INTERIOR



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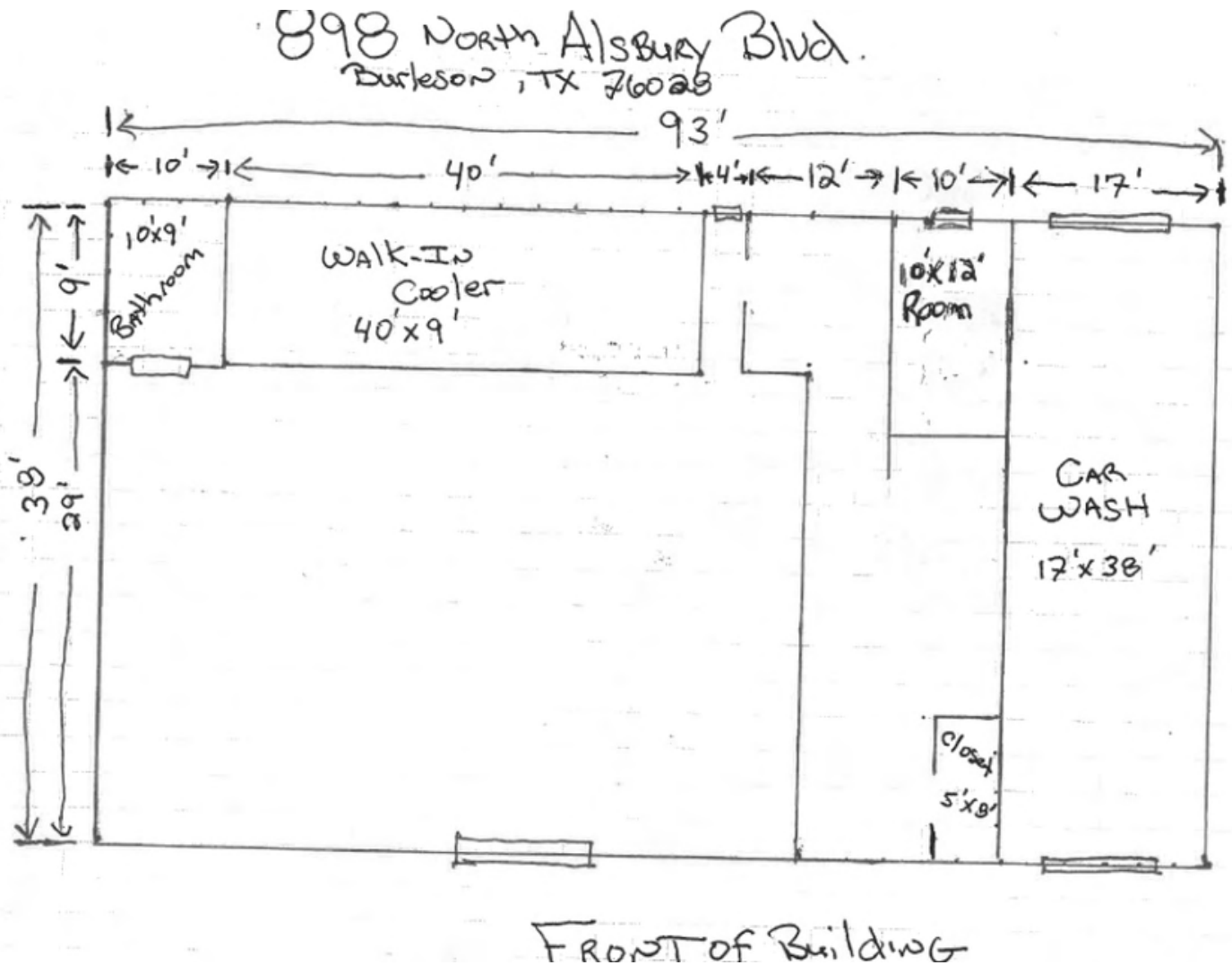
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INTERIOR/EXTERIOR



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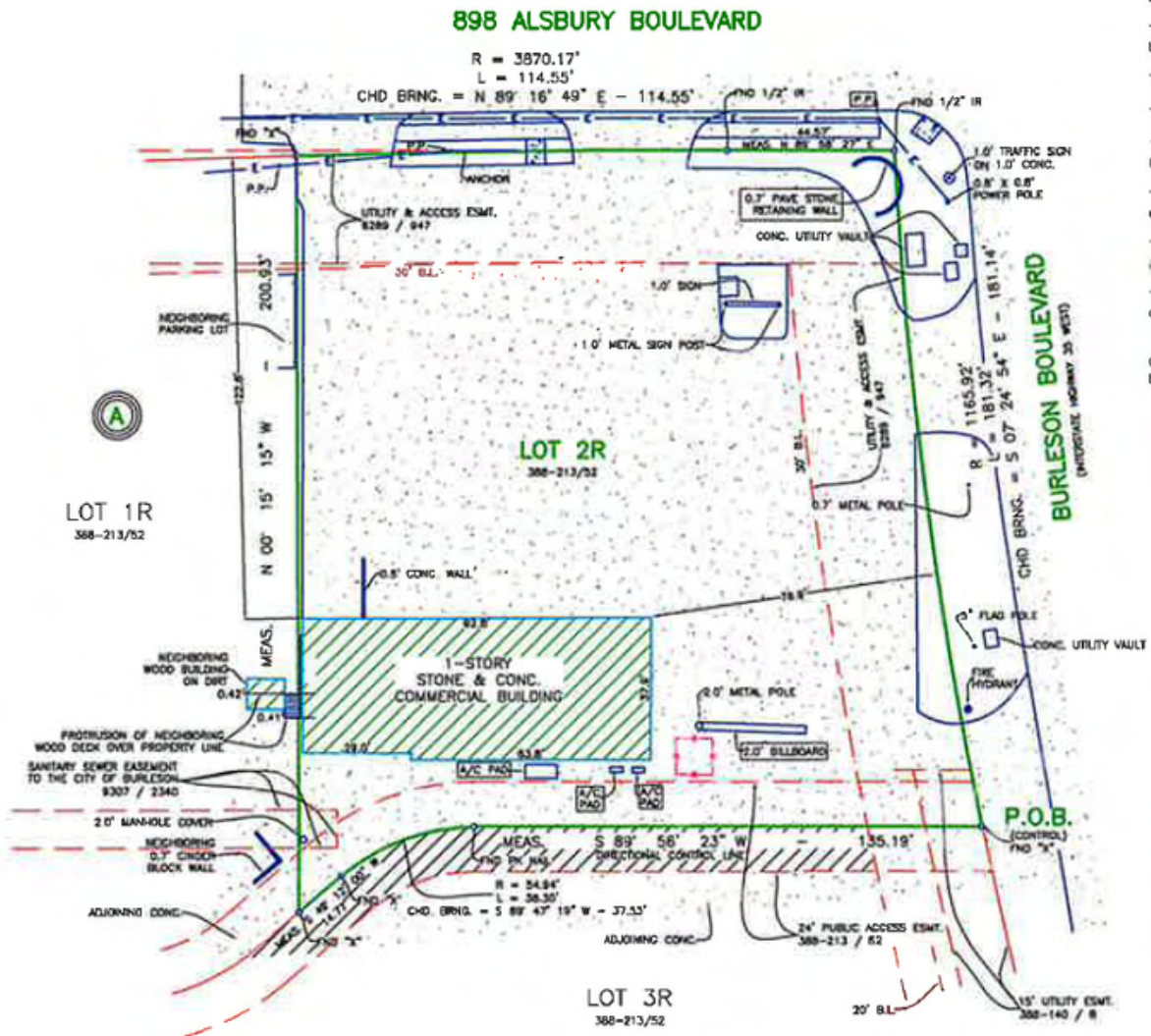
FLOOR PLAN



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SURVEY

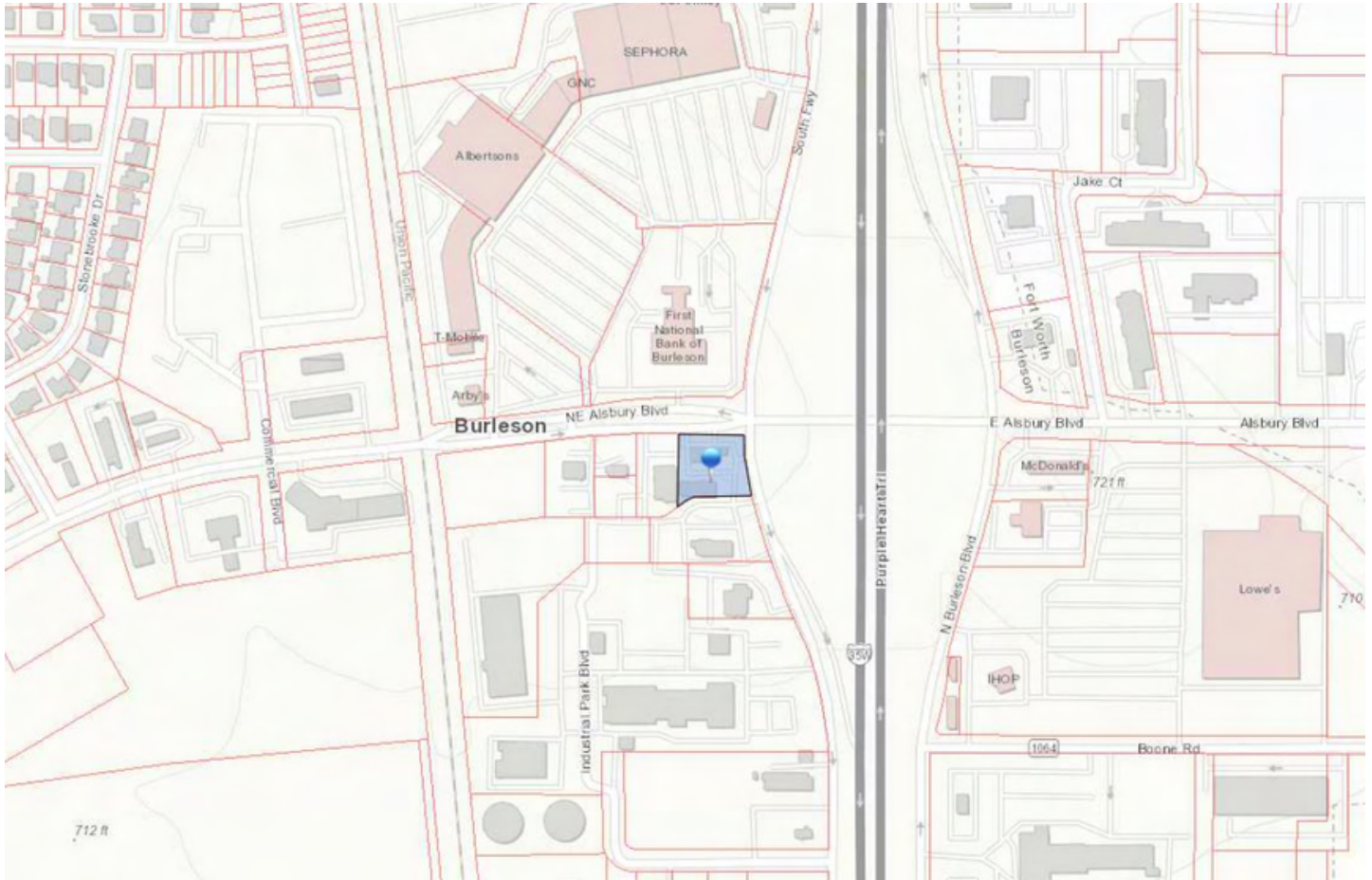


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PLAT MAP



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AERIAL

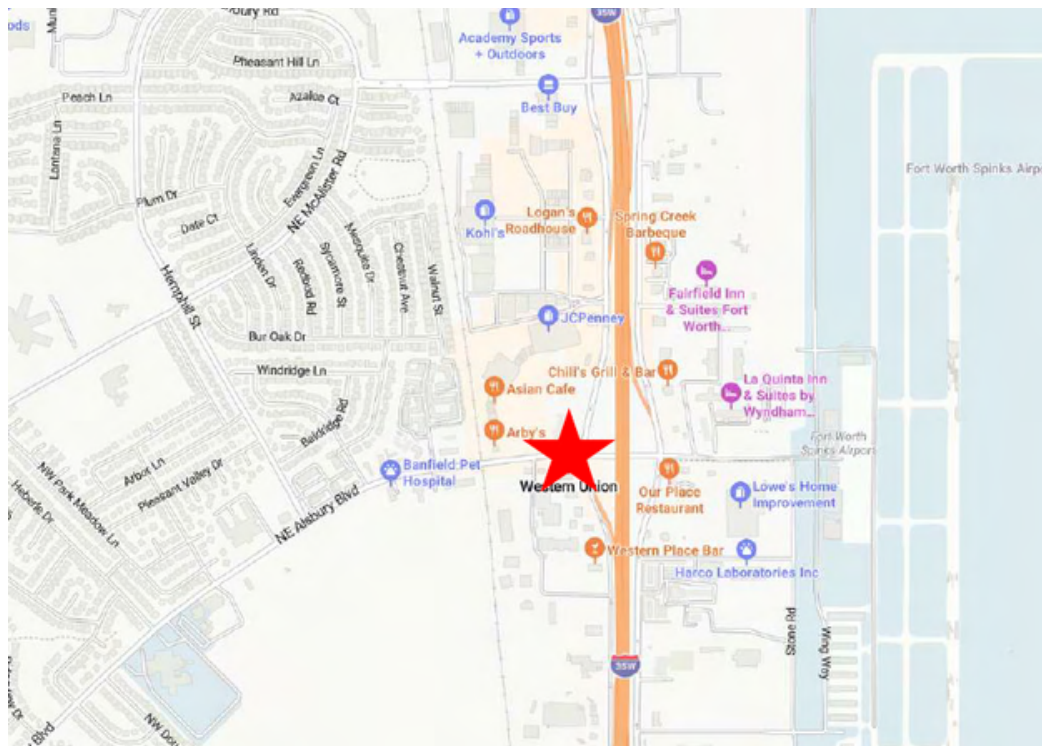
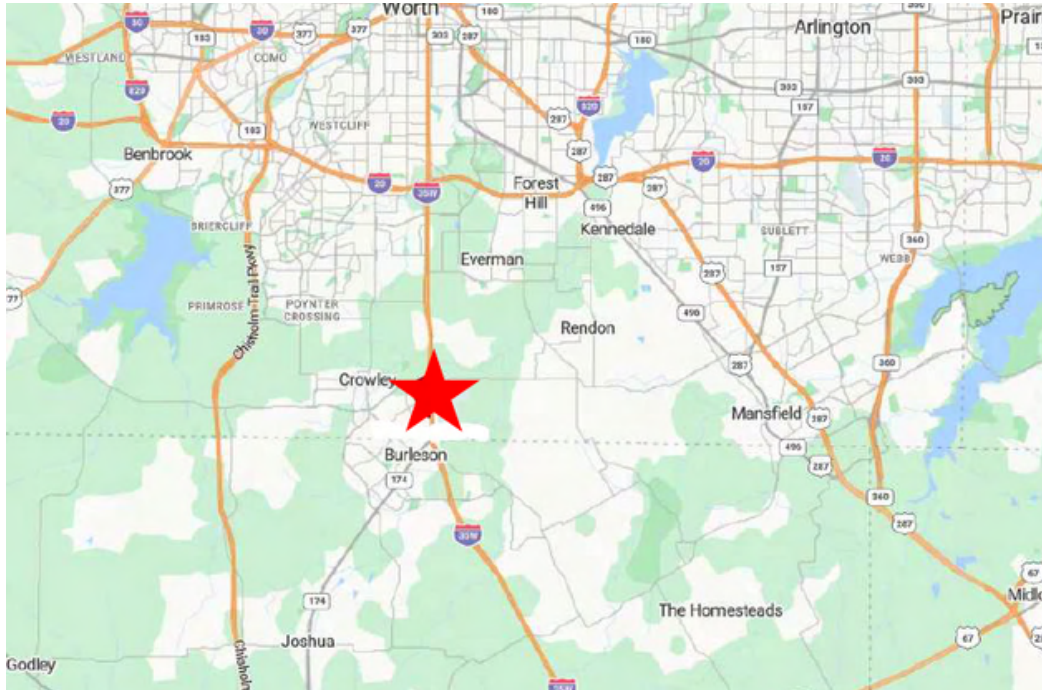


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LOCATION MAPS



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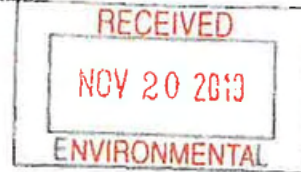
Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 8, 2019



Ms. Shellena Hussein
Manager, Environmental Services II
7-Eleven, Inc.
P.O. Box 711 (Loc 148)
Dallas, TX 75221

Re: Release Determination Activities at 7-Eleven, Inc. Store No. 35362,
898 NE Alsbury Boulevard, Burleson, Tarrant County, Texas
Reference Number 101540383; Customer Number 600240329
Facility ID No. 48872; RDR ID No. 27601; R - 4

Dear Ms. Hussein:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the release determination information dated October 7, 2019. The information provided does not appear to indicate that a release in excess of action levels has occurred from the storage tank system where the data were gathered. With the provision that the submitted information is correct and representative of actual site conditions, we concur that no further action is required relative to the above-referenced activity.

Please note that if underground or aboveground storage tanks remain or are installed at this site, they continue to be subject to TCEQ tank registration, self-certification, financial assurance, and technical standards provisions.

Should you have questions, please contact Ryan Kraft, the Project Manager, at (512) 239-2212. Your cooperation in this matter has been appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "SD".

Stacey J. Dunahoo, Team Leader
PST/DCRP Section
Remediation Division

SJD/RMK/hkl
RDR27601.RDR-NoLeaker.docx

cc: Ms. Shellena Hussein, 7-Eleven, Inc., via email;
Mr. Jose Rios, 7-Eleven, Inc., via email;
Ms. Jennifer Dart, APTIM, via email;
Ms. Kim Tapia, APTIM, via email;
Ms. Grace Gudger, APTIM, via email



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Designated Broker of Firm	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dick Myers	442810	dmyers@tvcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date