

# FOR SALE OR LEASE

OFFICE OR PROFESSIONAL BUILDING

130

N WILSON ST BURLESON, TX 76028



Situated in the heart of Burleson, Texas, this property offers unparalleled advantages for businesses seeking a prime location. Its central location provides easy access to major highways like I-35W, connecting you to the bustling Dallas-Fort Worth metroplex in minutes, ideal for a variety of uses available within the Commercial Zoning District. The vibrant Old Town Burleson area, just steps away, enhances visibility with its charming mix of shops, dining, and community events, drawing steady foot traffic. With Burleson's rapid growth, strong local economy, and proximity to key amenities, this property is perfectly poised for businesses aiming to thrive in a dynamic, well-connected community.

**6,400 SF**  
Building Size

**0.42 Acres**  
Land Parcel

**C-Commercial**  
Zoning

**5,350 SF**  
Warehouse  
Insulated and equipped with HVAC

**1,050 SF**  
Office  
(3) Privates with Large  
Showroom/Lobby

**3X**  
Loading  
(1) Dock, (1) Drive-In and  
(1) Semi-Dock

**GATED**  
Outside Storage  
Both North (+/- 3,000 SF) and South  
(+/-1,600 SF) Sides of building



**DONNIE ROHDE**  
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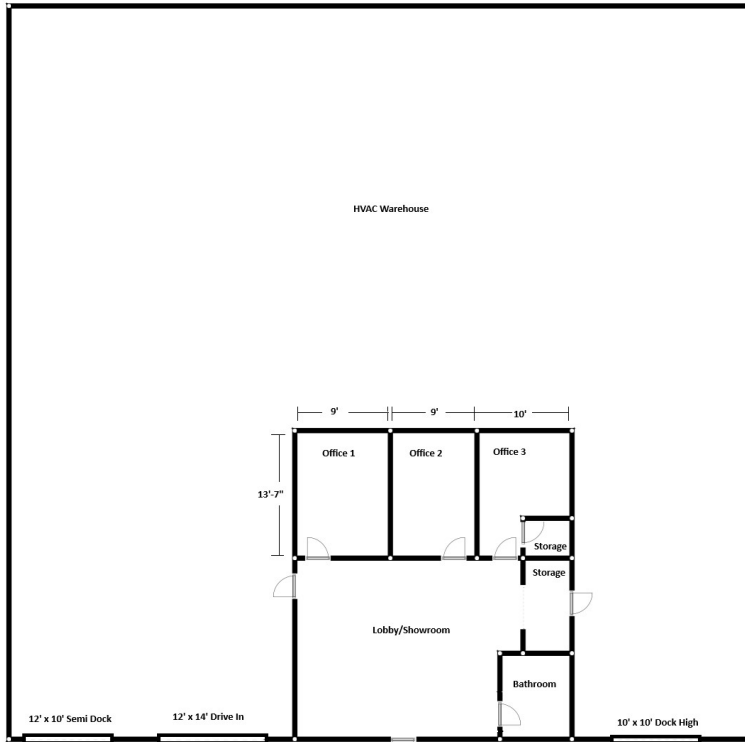
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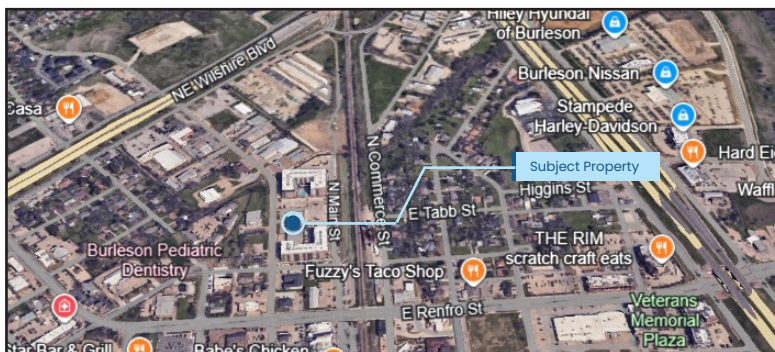
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Total SF: +/- 6,400  
Office SF: +/- 1,050  
Warehouse SF: +/- 5,350



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