

Rendon Shopping Center | For Lease

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5166 E. FM 1187, Burleson, Texas 76028



Positioned along the high-visibility corridor of E FM 1187, this property at 5166 E FM 1187 in Burleson presents an exceptional opportunity for commercial development or investment. With strong traffic exposure and convenient access to major thoroughfares, the site is well-suited for a variety of uses including retail, service-based businesses, or mixed-use projects. Located in a rapidly expanding area of Burleson, this property benefits from ongoing growth, increasing demand, and proximity to established residential communities. Whether you're looking to develop now or secure a strategic hold for future appreciation, this site offers both flexibility and long-term upside.

Prepared by:



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TEAM & VASSEUR
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Available Space

- Suite 102: 1,350 SF (+/-) - end cap space with the option for drive-thru
- Suite 106: 1,343 SF (+/-) - former BBQ
- Suite 108: 1,343 SF (+/-) - former pizza shop
- Lease Term: 3-5 years

Property Features

- Excellent visibility and access with dedicated turn lane from the east (i.e. Mansfield)
- 24 hour access
- Less than 20 minutes from FW's Transportation Center
- Modern 2010 construction with 2019 renovations
- Pylon signage

Lease Price

\$16.00 PSF + \$5.42 NNN

DEMOGRAPHICS

5166-5220 E Fm 1187, Burleson, TX 76028

Building Type: **General Retail** Total Available: **1,343 SF**
 Secondary: **Storefront Retail/Office** % Leased: **87.84%**
 GLA: **11,040 SF** Rent/SF/Yr: **\$16.00**
 Year Built: **2010**

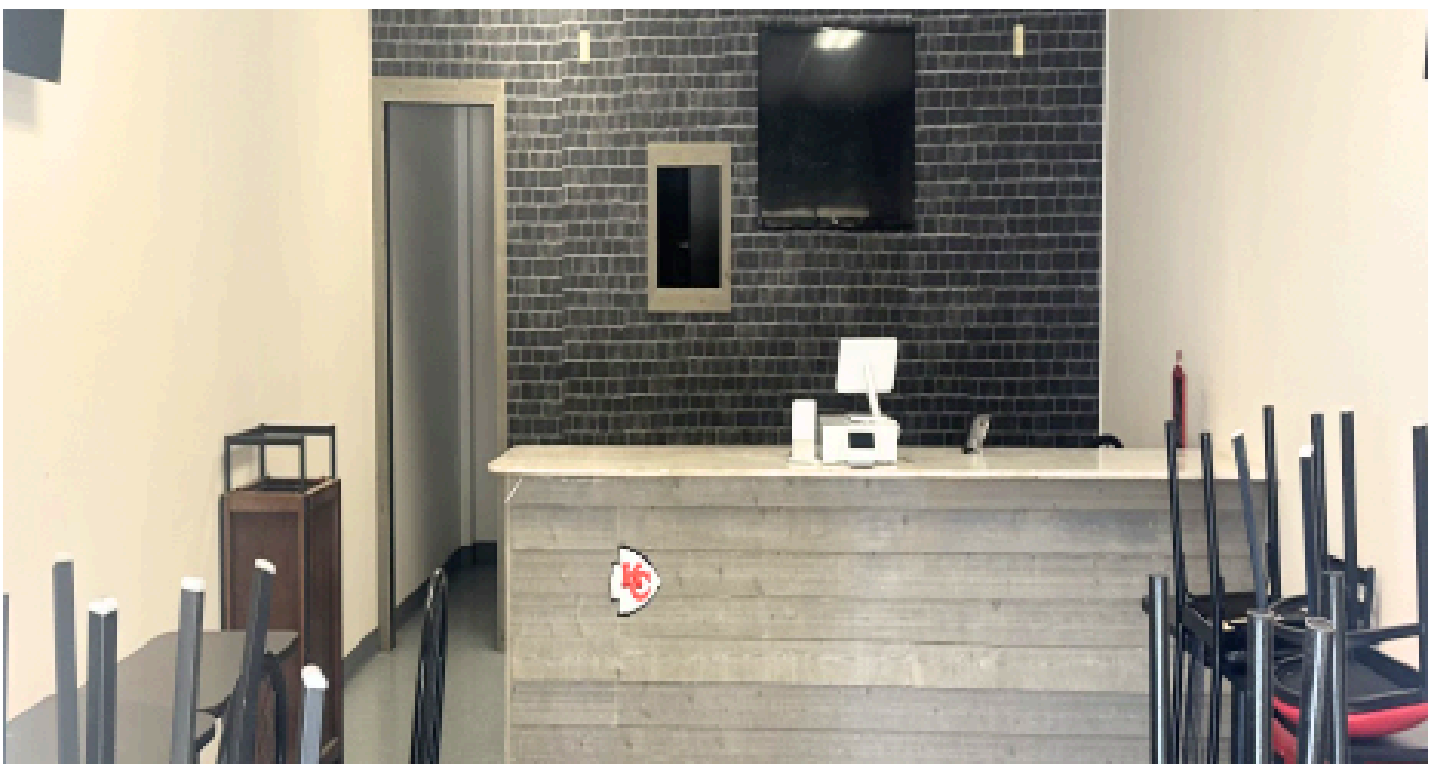


Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	2,832	21,045	85,226
2025 Estimate	2,653	19,651	79,307
2020 Census	2,343	17,733	72,195
Growth 2025 - 2030	6.75%	7.09%	7.46%
Growth 2020 - 2025	13.23%	10.82%	9.85%
2025 Population by Hispanic Origin	551	4,304	23,017
2025 Population	2,653	19,651	79,307
White	1,987 74.90%	13,639 69.41%	42,134 53.13%
Black	106 4.00%	1,517 7.72%	14,150 17.84%
Am. Indian & Alaskan	17 0.64%	119 0.61%	608 0.77%
Asian	23 0.87%	226 1.15%	1,398 1.76%
Hawaiian & Pacific Island	3 0.11%	22 0.11%	104 0.13%
Other	516 19.45%	4,128 21.01%	20,913 26.37%
U.S. Armed Forces	0	2	103
Households			
2030 Projection	983	7,224	28,334
2025 Estimate	919	6,740	26,330
2020 Census	811	6,088	23,937
Growth 2025 - 2030	6.96%	7.18%	7.61%
Growth 2020 - 2025	13.32%	10.71%	10.00%
Owner Occupied	761 82.81%	5,516 81.84%	19,467 73.93%
Renter Occupied	158 17.19%	1,224 18.16%	6,863 26.07%
2025 Households by HH Income			
Income: <\$25,000	68 7.42%	557 8.27%	2,835 10.77%
Income: \$25,000 - \$50,000	93 10.14%	803 11.92%	4,018 15.26%
Income: \$50,000 - \$75,000	114 12.43%	1,085 16.10%	4,150 15.76%
Income: \$75,000 - \$100,000	133 14.50%	707 10.49%	3,236 12.29%
Income: \$100,000 - \$125,000	85 9.27%	817 12.12%	3,521 13.37%
Income: \$125,000 - \$150,000	59 6.43%	604 8.96%	2,113 8.03%
Income: \$150,000 - \$200,000	188 20.50%	871 12.92%	2,989 11.35%
Income: \$200,000+	177 19.30%	1,295 19.22%	3,468 13.17%
2025 Avg Household Income	\$139,987	\$133,255	\$114,662
2025 Med Household Income	\$114,852	\$106,655	\$91,702

PROPERTY PHOTOS



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AERIAL





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Philip Samples</u>	<u>553590</u>	<u>psamples@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date