

MIXED-USE INVESTMENT

755 N Burleson Blvd, Burleson, TX



**15,706 Sq. Ft. on
7.28 Acres**

93.6% Leased Mixed-Use Property

EXCLUSIVE BROKERS:

FORMATION REAL ESTATE, LLC

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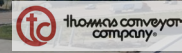
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755 N BURLESON BLVD

FOR SALE



SHEFFIELD
FENCE PRODUCTS



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PROPERTY DETAIL

FOR SALE



PROPERTY OVERVIEW

755 N BURLESON BLVD is **7.28 acres on the I-35W frontage in Burleson with 15,706 SF of existing improvements and rent from five tenants.**

Burleson Equine Hospital holds the main structure - stalls, operating rooms, offices, plus a standalone building. The metal flex building next to it runs five suites leased to a farrier, plumber, granite company, and contractor storage. Suite C3 is the only vacancy at 1,000 SF of office. 93.6% leased. Industrial zoning, outside storage, water and electric. West side of I-35W between Alsbury Blvd and SH 174, half a mile from Spinks Airport, 12 miles from downtown Fort Worth. SH 174 widens to six lanes starting 2026. Tallgrass is putting \$1B and 4,000 homes on the south side of town.

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DETAILS

Sale Price: \$5,245,000

Building Total: 15,706 SF

Land Area: 7.28 Acres

Occupancy: 93.6% Leased

Zoning: Industrial

Vacancy: 1,000 SF - Suite C3 Office

Features: I-35 Frontage
Outside Storage

PROPERTY PHOTOS

755 N BURLESON BLVD

FOR SALE



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PROPERTY PHOTOS

755 N BURLESON BLVD

FOR SALE



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PROPERTY MAP & AERIALS

755 N BURLESON BLVD

FOR LEASE



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