

PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE

1318 & 1320 NW John Jones | Burleson, TX
OFFERING MEMORANDUM



UNDISCLOSED | PLEASE CONTACT BROKER

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LEAGUE Commercial

Professional Office Space Available For Sale

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General Demographics

Exclusively Marketed by:



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LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS 1318 & 1320 NW John Jones
Burleson TX 76108

FINANCIAL SUMMARY

OCCUPANCY 100%
NOI (CURRENT) \$45,490

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	8,695	66,904	124,783
2026 Median HH Income	\$104,936	\$94,631	\$97,686
2026 Average HH Income	\$116,504	\$111,197	\$115,596

Professional Office Building For Sale

- 100% Leased through August 2029, this 2,997 SF Professional Office Building is Now Available for Sale.
- Built in 2008, the building has been well-maintained with a new metal roof installed in July 2024.

Prime Location in Established Market Area

- Centrally located in Burleson, Texas, the property is surrounded by national retailers and restaurants, as well as several residential developments.
- The office is located in an established market area that expects steady growth from 2026-2031 at 10.20% within 3 miles and 15.50% within 5 miles.
- Average Household Incomes also support strong retail demand at just over \$110,000 within a 1-5 mile radius of the property.

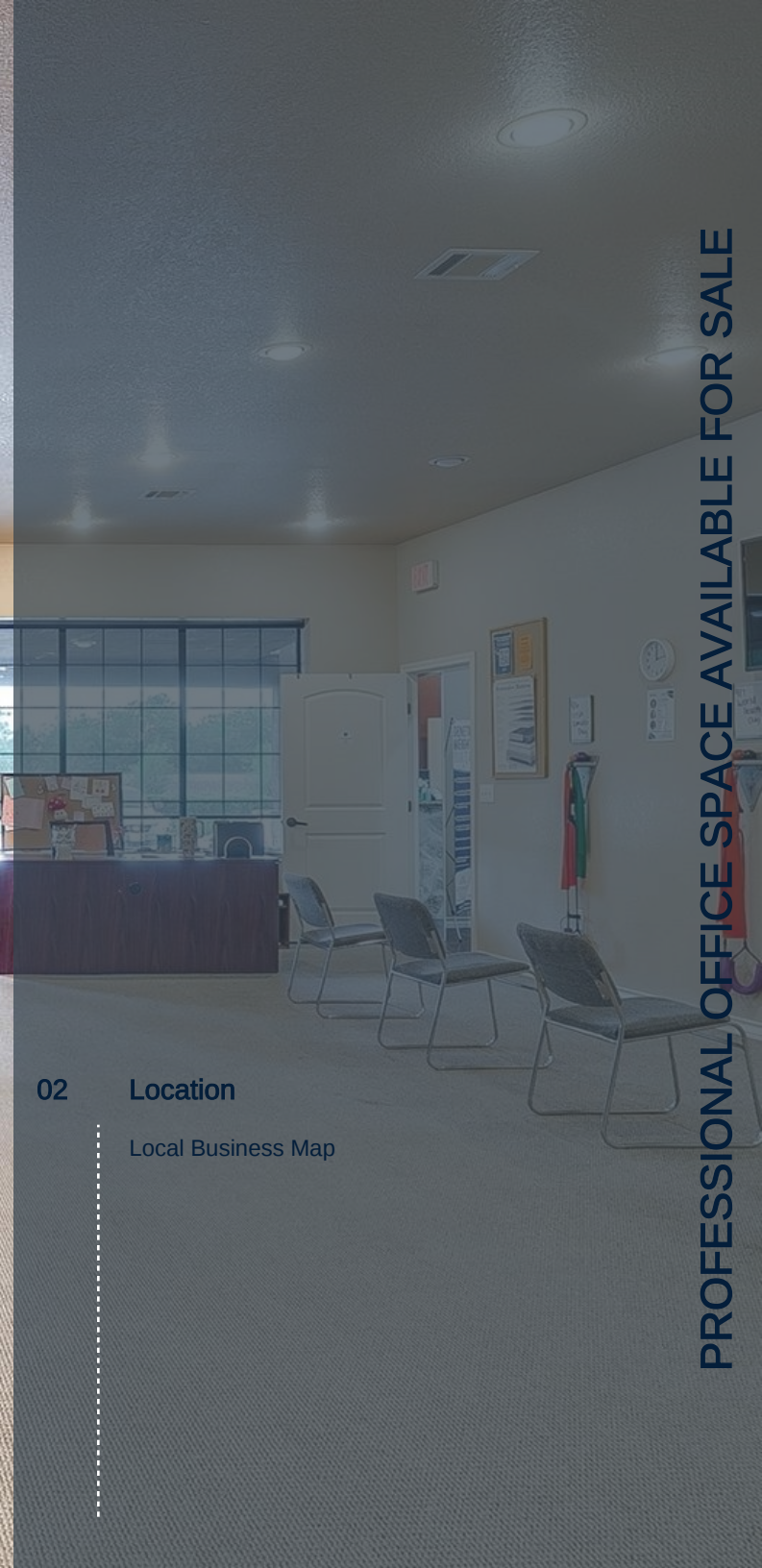


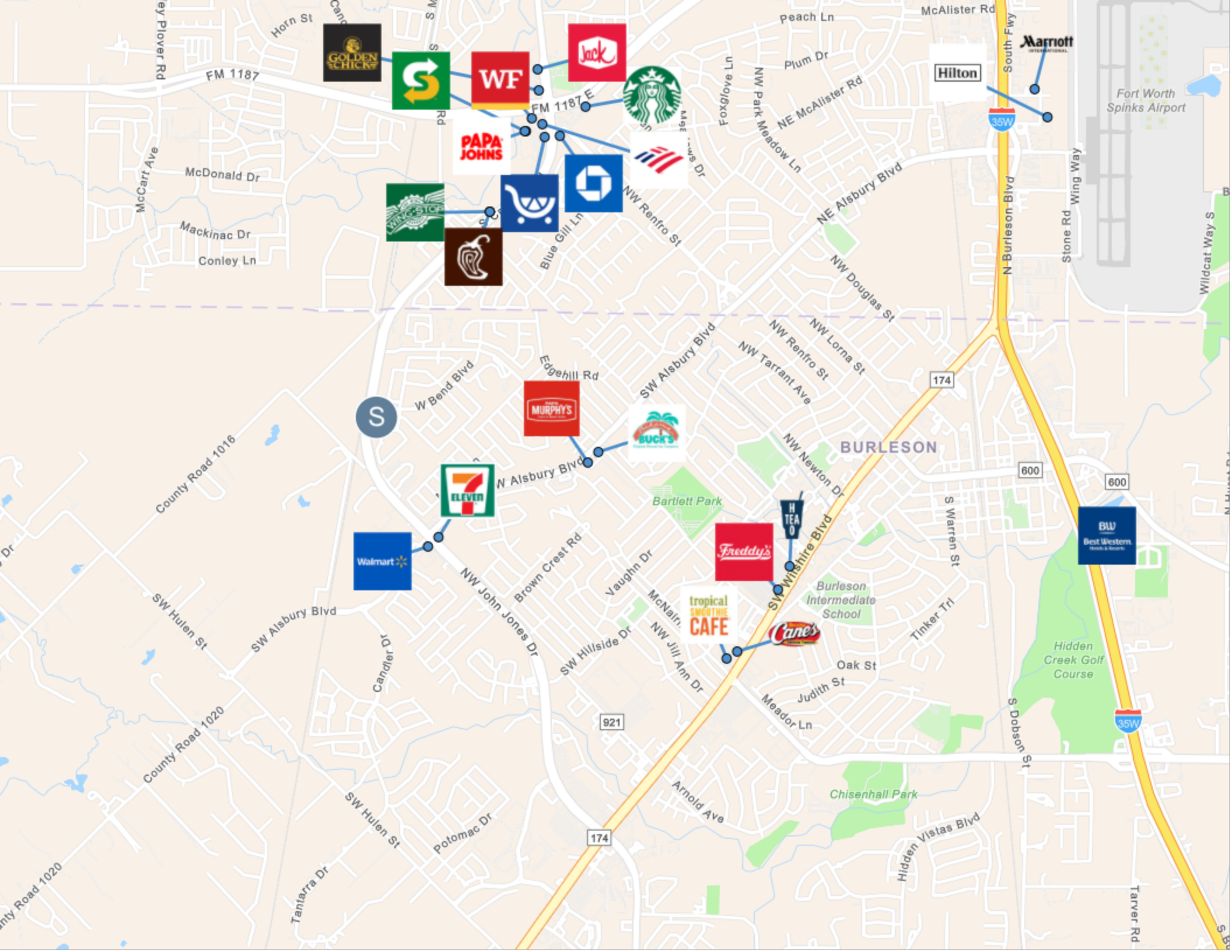


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Location

Local Business Map







03

Property Description

Property Images







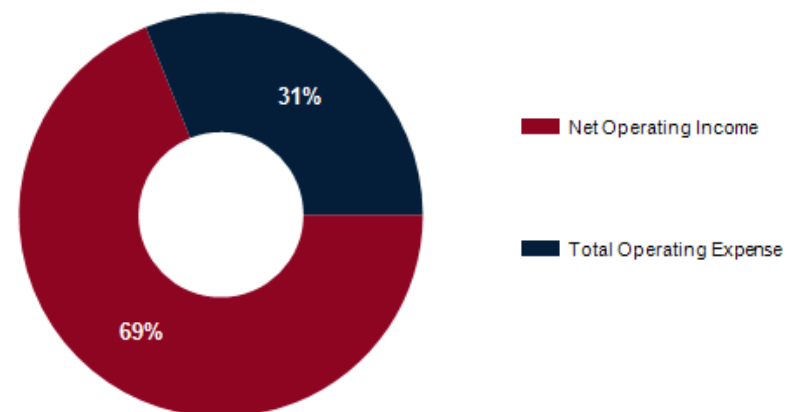
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Financial Analysis

Income & Expense Analysis

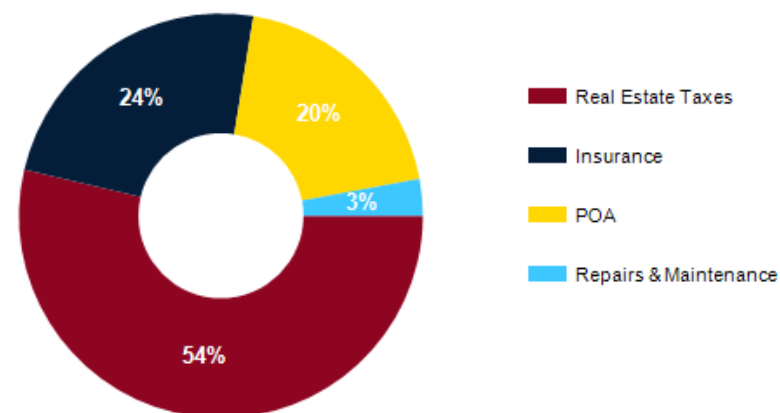
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$66,000
Effective Gross Income	\$66,000
Less Expenses	\$20,510
Net Operating Income	\$45,490



EXPENSES	CURRENT
Real Estate Taxes	\$11,007
Insurance	\$4,903
Repairs & Maintenance	\$600
POA	\$4,000
Total Operating Expense	\$20,510
% of EGI	31.07%

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



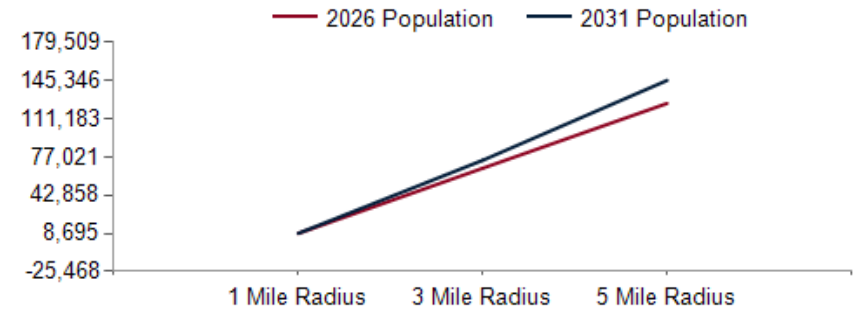
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Demographics

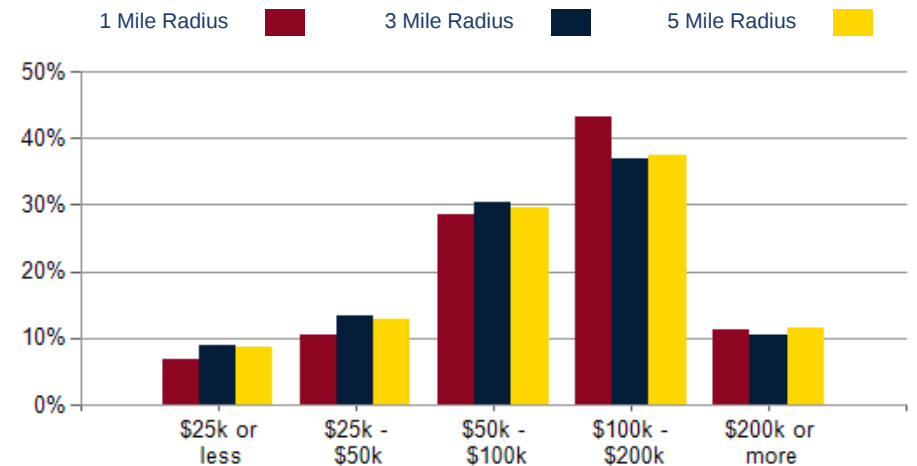
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,617	26,160	39,560
2010 Population	5,457	43,610	76,888
2026 Population	8,695	66,904	124,783
2031 Population	8,758	74,009	145,346
2026 African American	1,040	7,873	22,012
2026 American Indian	64	543	1,011
2026 Asian	210	1,284	3,335
2026 Hispanic	1,861	14,541	29,474
2026 Other Race	529	4,592	10,211
2026 White	5,701	43,772	71,680
2026 Multiracial	1,147	8,755	16,380

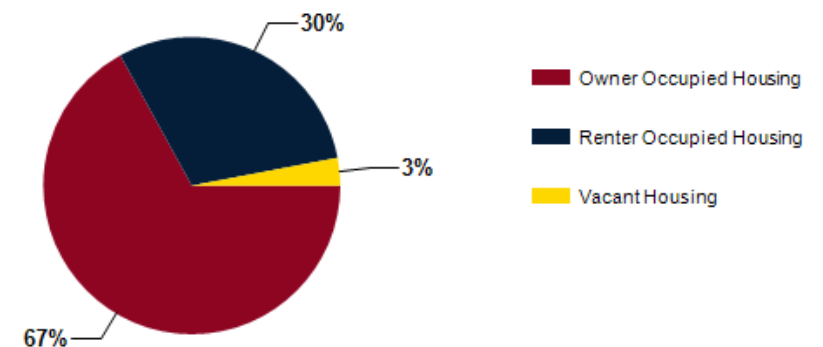
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	145	1,151	2,081
\$15,000-\$24,999	47	977	1,639
\$25,000-\$34,999	89	955	1,847
\$35,000-\$49,999	212	2,248	3,731
\$50,000-\$74,999	335	3,525	5,914
\$75,000-\$99,999	479	3,745	6,877
\$100,000-\$149,999	747	5,101	9,573
\$150,000-\$199,999	487	3,738	6,583
\$200,000 or greater	320	2,482	4,954
Median HH Income	\$104,936	\$94,631	\$97,686
Average HH Income	\$116,504	\$111,197	\$115,596



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

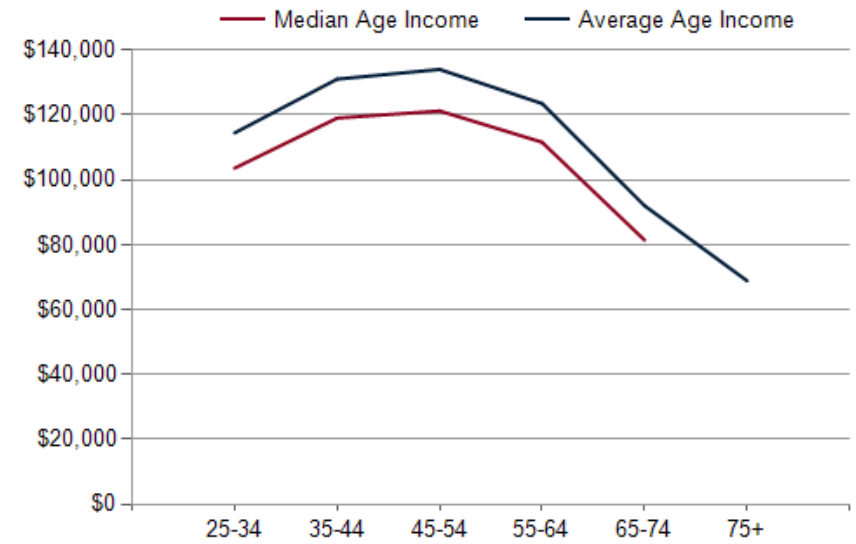
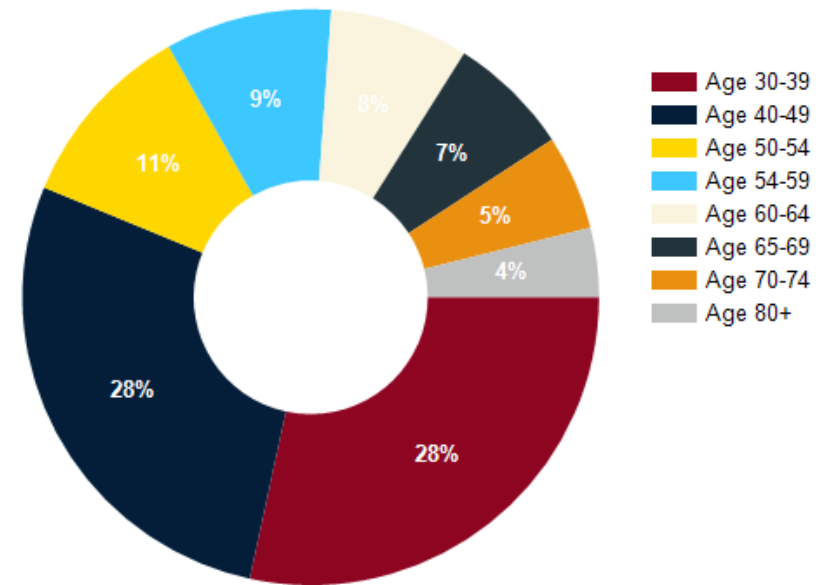


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	662	4,739	8,694
2026 Population Age 35-39	697	5,109	9,268
2026 Population Age 40-44	720	5,161	9,384
2026 Population Age 45-49	611	4,232	8,043
2026 Population Age 50-54	506	3,959	7,794
2026 Population Age 55-59	447	3,645	6,921
2026 Population Age 60-64	373	3,420	6,441
2026 Population Age 65-69	328	3,146	5,784
2026 Population Age 70-74	255	2,432	4,374
2026 Population Age 75-79	186	1,824	3,184
2026 Population Age 80-84	111	1,121	1,857
2026 Population Age 85+	77	912	1,489
2026 Population Age 18+	6,404	50,045	93,078
2026 Median Age	35	37	36
2031 Median Age	36	38	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,598	\$96,815	\$98,277
Average Household Income 25-34	\$114,463	\$109,624	\$112,297
Median Household Income 35-44	\$119,046	\$112,320	\$112,090
Average Household Income 35-44	\$131,072	\$128,067	\$130,689
Median Household Income 45-54	\$121,260	\$113,288	\$114,164
Average Household Income 45-54	\$134,067	\$131,015	\$134,482
Median Household Income 55-64	\$111,611	\$101,695	\$104,804
Average Household Income 55-64	\$123,543	\$118,653	\$123,556
Median Household Income 65-74	\$81,433	\$71,603	\$77,205
Average Household Income 65-74	\$92,045	\$91,055	\$96,509
Average Household Income 75+	\$68,873	\$65,844	\$68,619

Population By Age



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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:
 - 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.

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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Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date