

LAND FOR SALE

± 2.17 ACRES

LAND SITE DEVELOPMENT OPPORTUNITY

BURLESON, TEXAS



TRANSWESTERN

REAL ESTATE SERVICES

1245 NW JOHN JONES DRIVE

Burleson, Texas 76028



Broker Information:

BEN MCBROOM

817.259.3538

Ben.McBroom@transwestern.com

LYNDON TODD

817.259.3538

Lyndon.Todd@transwestern.com

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PROPERTY INFORMATION

- Located on the westside of John Jones Drive in a rapidly growing area of Burleson, Texas
- Area retail and traffic drivers include: HEB, Kroger, Aldi, Target, Home Depot, Walmart, Walmart Neighborhood Market, Chick-Fil-A, Starbucks, Rosa Café, Torchy's Taco, Chase Bank, Wells Fargo Bank, CVS and Alley Cats Entertainment.

Burleson High School, Clinkscale Elementary School, and Steam Middle School are nearby.

- ± 2.17 Acres
- Zoning: "A" - Agriculture. Per Burleson, Texas, Code of Ordinance; It is anticipated all "A" agricultural districts will be changed to urban uses and other zoning categories as the area within the corporate limits become fully developed.
- Utilities available
- Approximately 833 ± feet of frontage on John Jones Drive

SALES INFORMATION

- Contact Broker for Pricing

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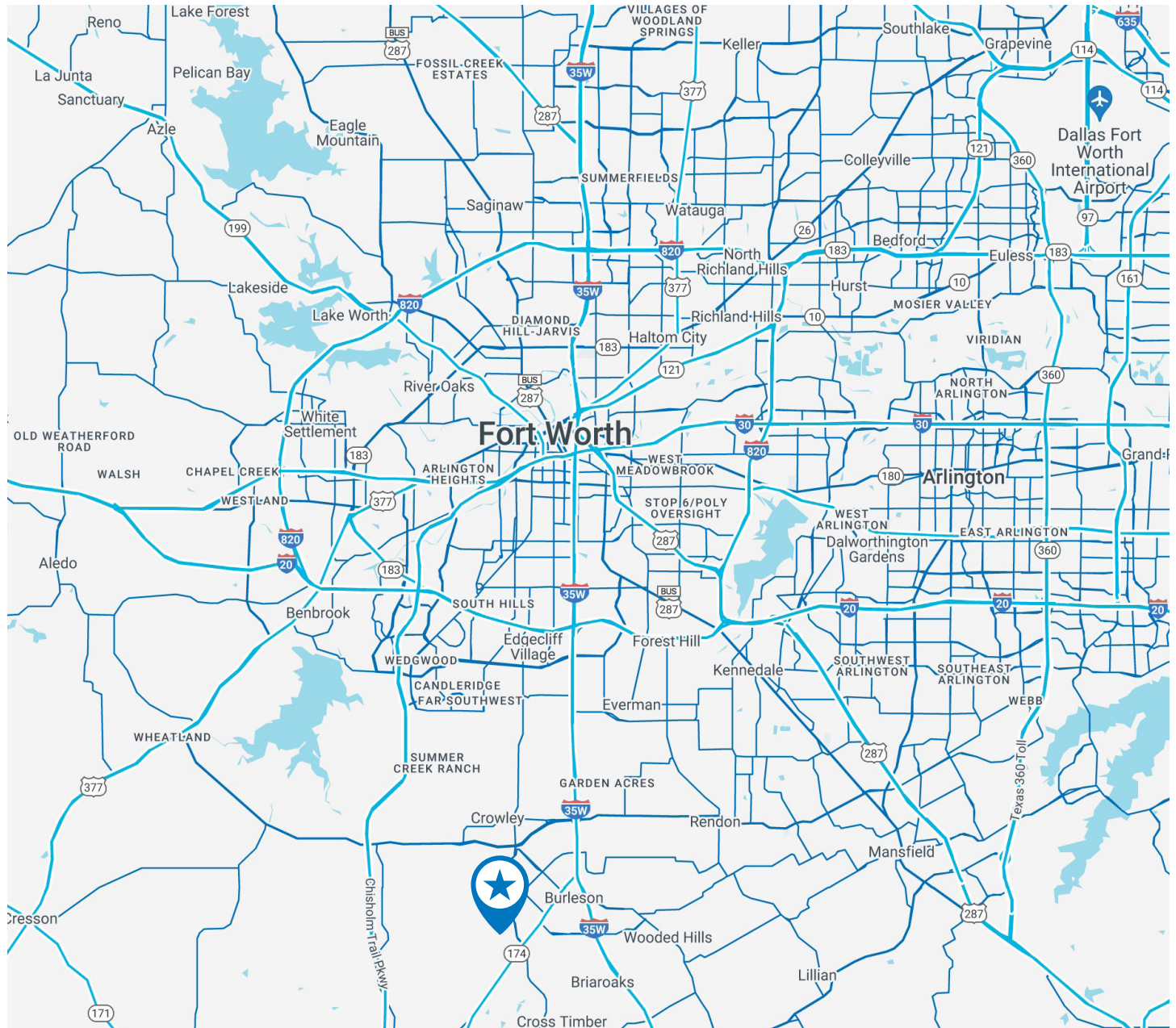
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TRAFFIC COUNT	2022	DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
NW John Jones Dr & Tarpon Dr SE	21,082 VPD	2023 Population	32,142	107,990	344,553
Crowley Rd & S Hampton Rd NE	17,346 VPD	2023 Households	11,162	37,020	122,002
Co Rd 920 & Co Rd 1016 SE	1,686 VPD	Avg HH Income	\$101,237	\$97,159	\$89,064

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246		(817) 877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ben Richard McBroom	564388	ben.mcbroom@transwestern.com	(817) 877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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