

1060 S. Burleson Blvd, Burleson TX 76028

OFFERING MEMORANDUM

Undisclosed | Please Contact Broker

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**LEAGUE** Commercial

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*Exclusively Marketed by:*



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**LEAGUE** Commercial

Brokerage License No.: 9005641  
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01

**Executive Summary**

Investment Summary

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## OFFERING SUMMARY

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ADDRESS

1060 S. Burleson Blvd  
Burleson TX 76028

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,102	41,199	102,764
2026 Median HH Income	\$114,455	\$90,671	\$99,581
2026 Average HH Income	\$143,766	\$114,511	\$118,115

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### Spacious Commercial Property for Sale

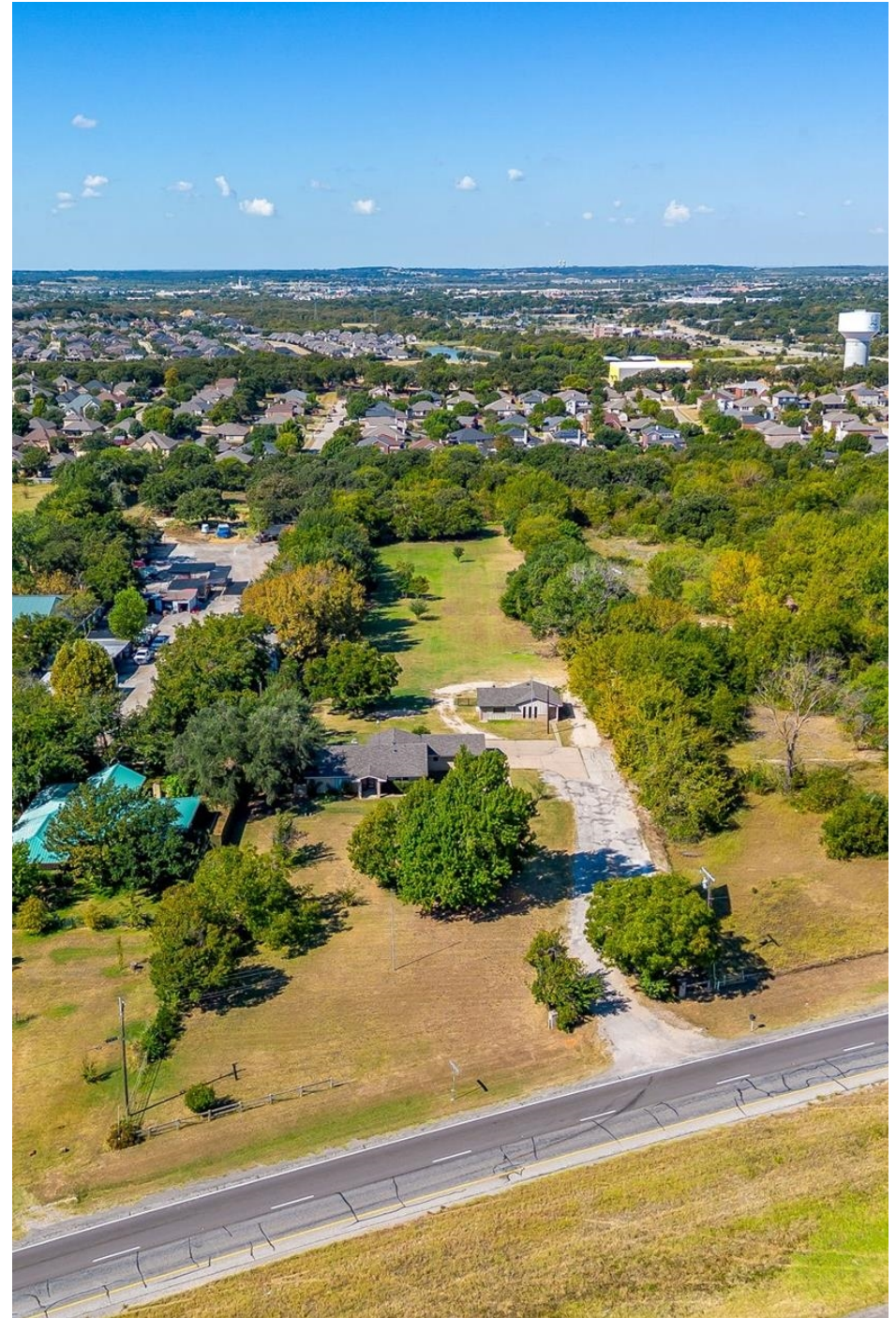
- Versatile 2,800 SF Professional Office Building located on a spacious 4 acres with 3 Bedrooms, 2 Bathrooms and a 2-Car Side Entry Garage | Equipped with City Water and Septic
- The building is suitable for a wide range of office and professional uses including counseling, legal, insurance, financial or general office.
- Perfect opportunity for owner-users seeking a well-located commercial property that offers ample space for expansion.

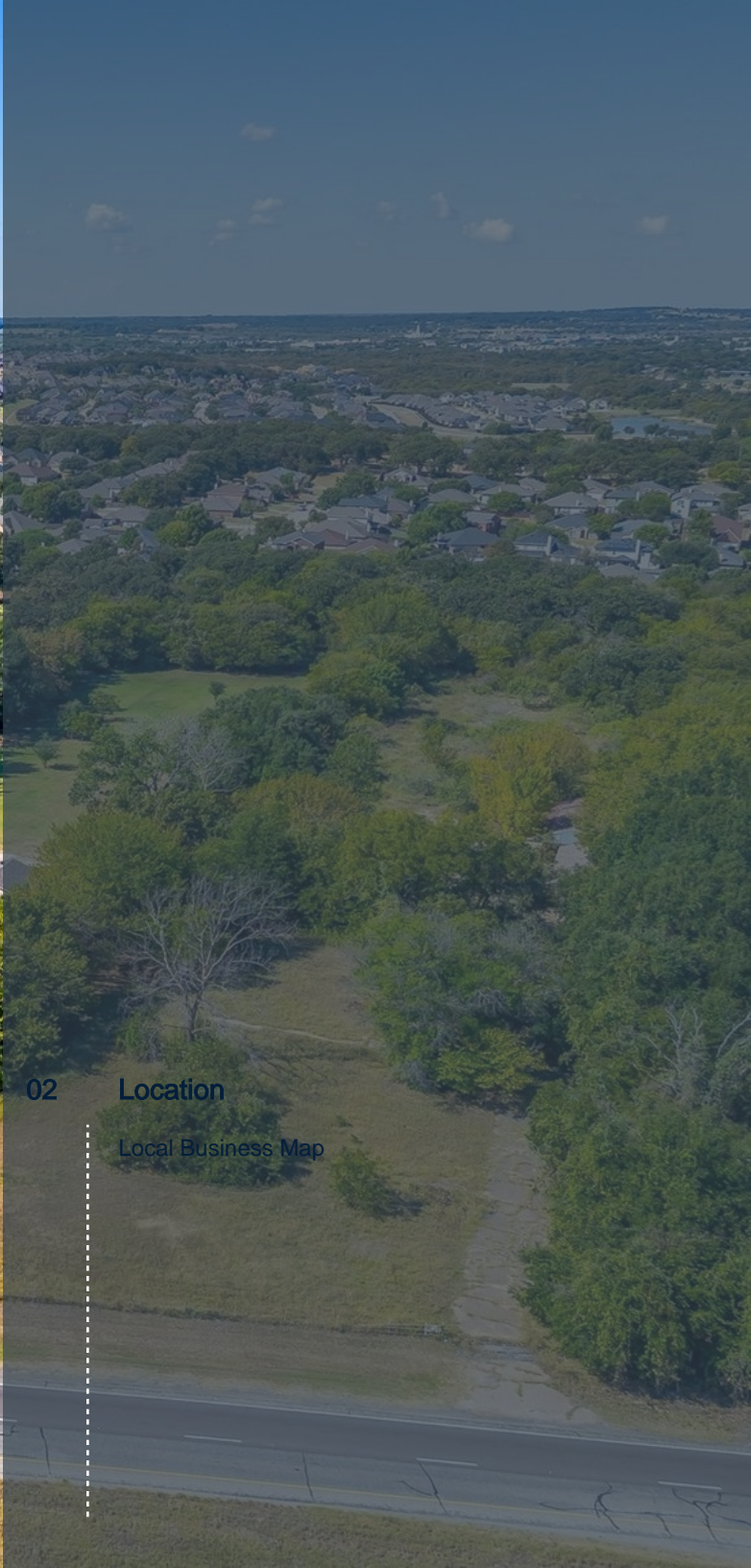
### Prime Location with Highway Visibility

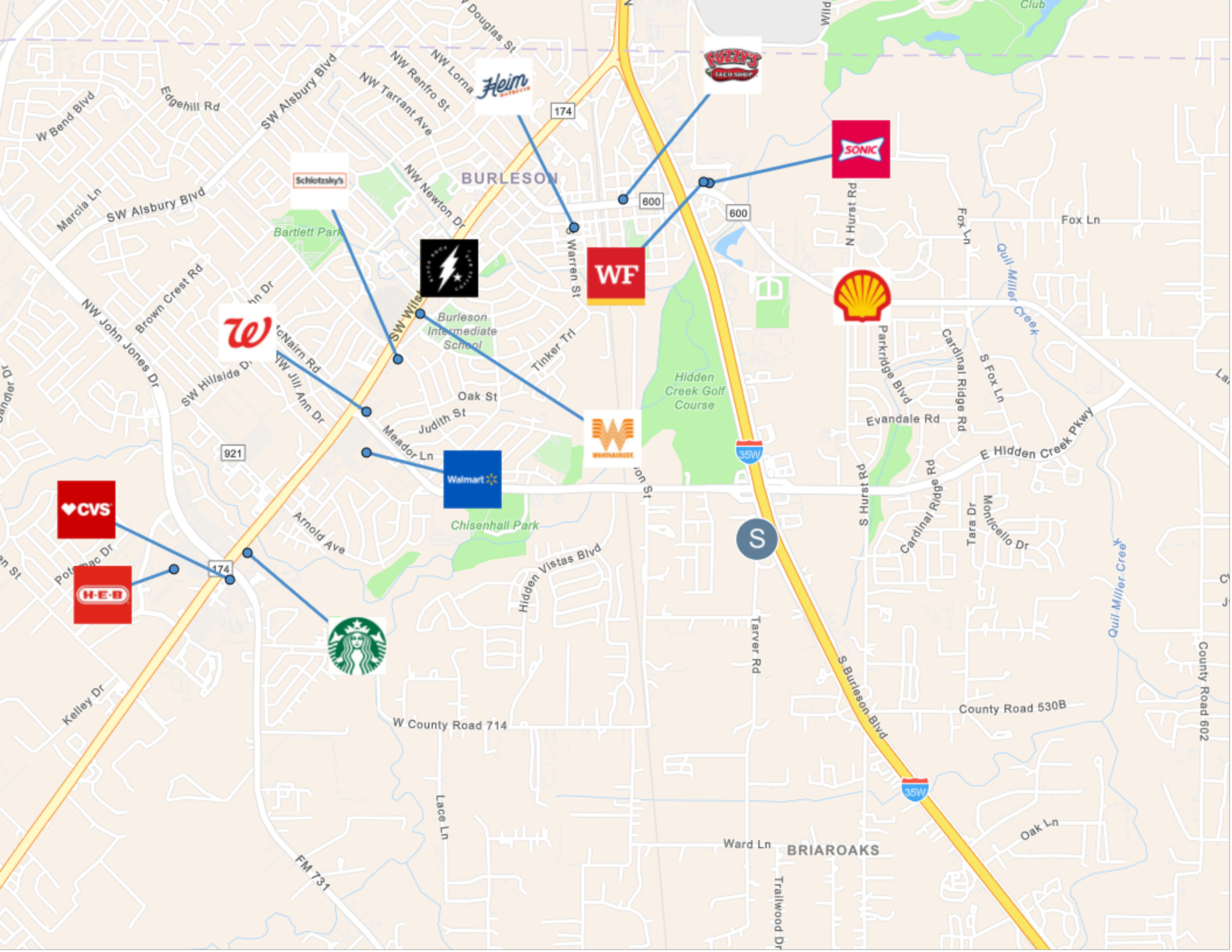
- Situated on S. Burleson Blvd, the property is located just past Hidden Creek Parkway -- minutes from downtown Burleson and several retail, dining and residential developments.

### Growing Market Area with Strong Household Income Levels

- Steady growth rate is projected from 2026 to 2031 (6.40% within 1 mile, 6.05% within 3 miles and 8.45% within 5 miles)
- Average household income levels exceed \$100,000 within 1-3 miles







BURLESON

BRIARROAKS



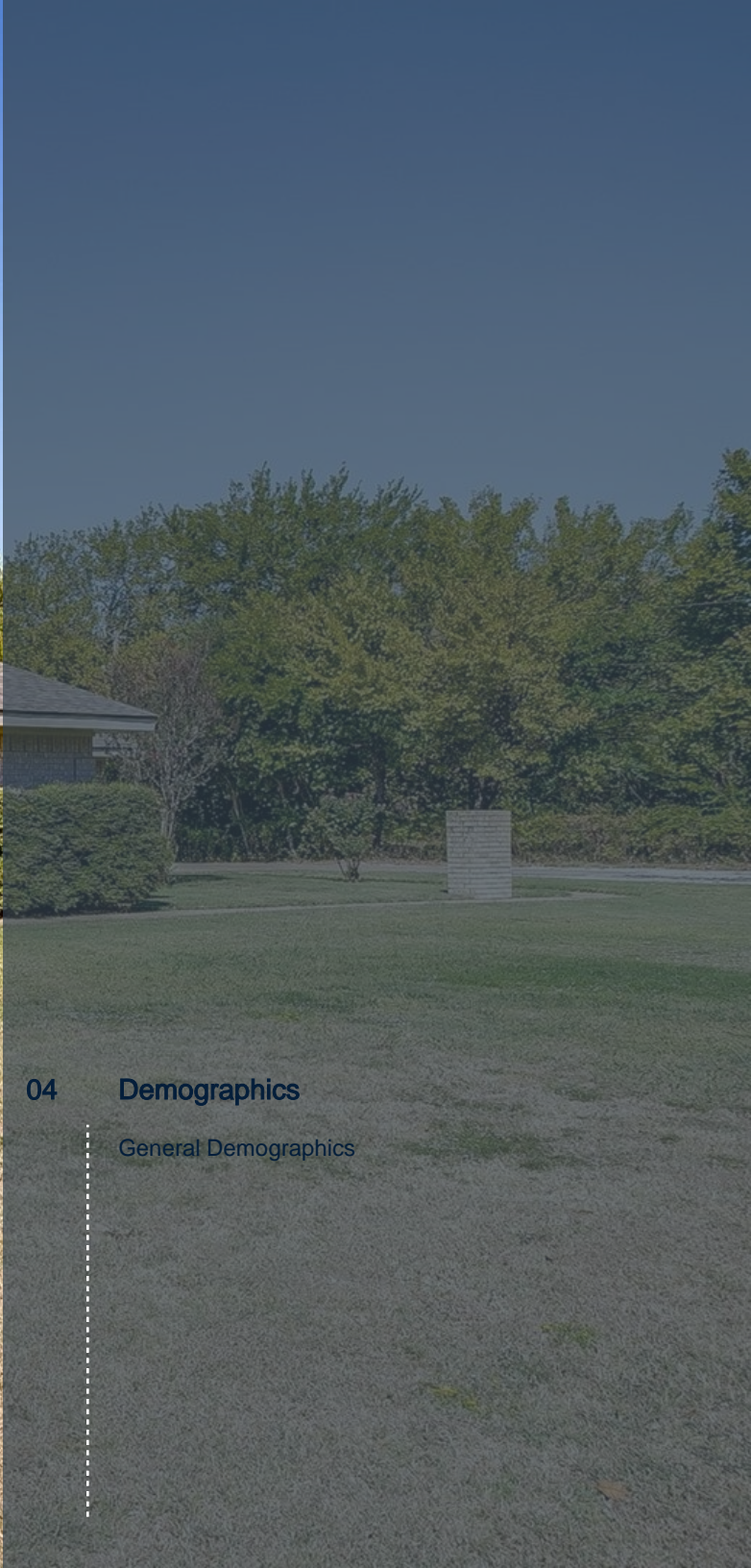
Map labels including street names (e.g., W Bend Blvd, SW Alsbury Blvd, NW Renfro St, NW Lorna, NW Tarrant Ave, NW Newton Dr, NW John Jones Dr, Brown Crest Rd, SW Hillside Dr, NW Jill Ann Dr, Arnold Ave, Hidden Vistas Blvd, Lace Ln, Ward Ln, Trailwood Dr, S Burleson Blvd, S Hurst Rd, Cardinal Ridge Rd, Parkridge Blvd, Evandale Rd, Fox Ln, E Hidden Creek Pkwy, Monticello Dr, Tara Dr, Oak Ln, W County Road 714, County Road 530B, County Road 602), highway markers (174, 921, 600, 35W, 35W), and landmarks (Bartlett Park, Chisenhall Park, Hidden Creek Golf Course, Burleson Intermediate School).



03 Property Description  
Property Images





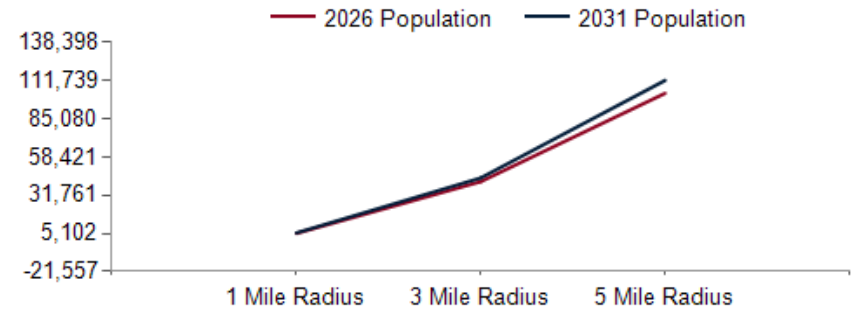


04 Demographics

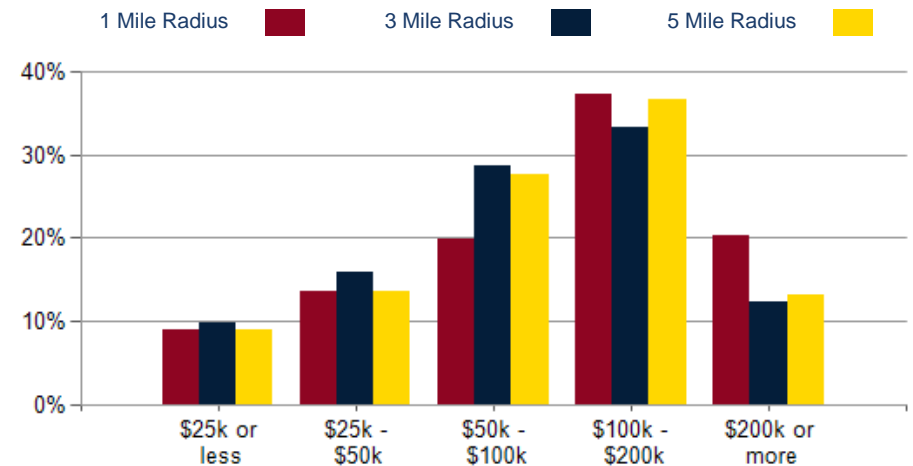
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,981	23,063	44,055
2010 Population	3,105	30,547	70,193
2026 Population	5,102	41,199	102,764
2031 Population	5,437	43,754	111,739
2026 African American	302	1,788	10,240
2026 American Indian	33	306	807
2026 Asian	66	523	1,765
2026 Hispanic	865	7,230	21,151
2026 Other Race	215	2,098	6,898
2026 White	3,901	31,704	70,305
2026 Multiracial	578	4,738	12,635
2026-2031: Population: Growth Rate	6.40%	6.05%	8.45%

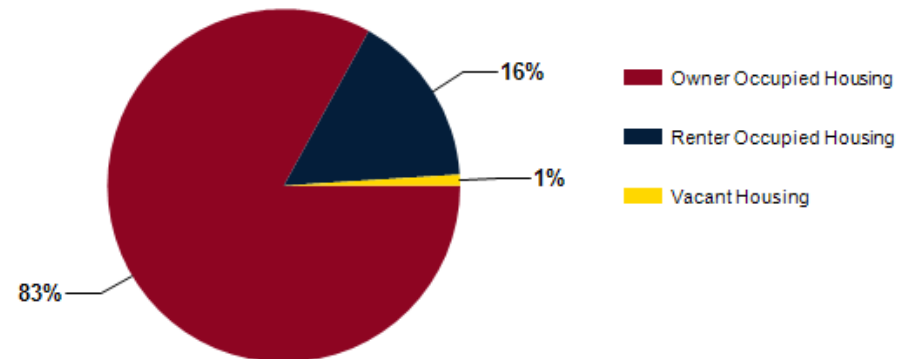
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	830	1,749
\$15,000-\$24,999	121	681	1,522
\$25,000-\$34,999	34	567	1,701
\$35,000-\$49,999	196	1,876	3,270
\$50,000-\$74,999	125	2,213	4,741
\$75,000-\$99,999	208	2,181	5,338
\$100,000-\$149,999	307	2,704	7,625
\$150,000-\$199,999	318	2,410	5,776
\$200,000 or greater	341	1,880	4,783
Median HH Income	\$114,455	\$90,671	\$99,581
Average HH Income	\$143,766	\$114,511	\$118,115



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

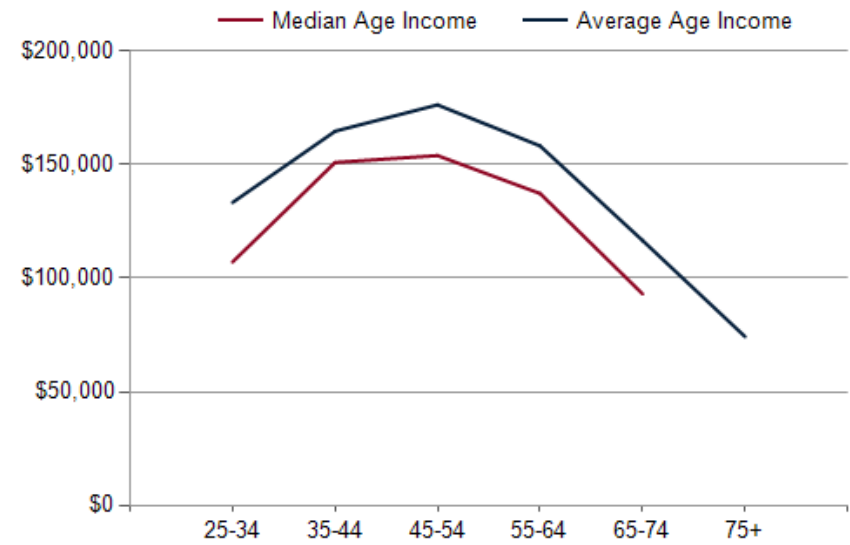
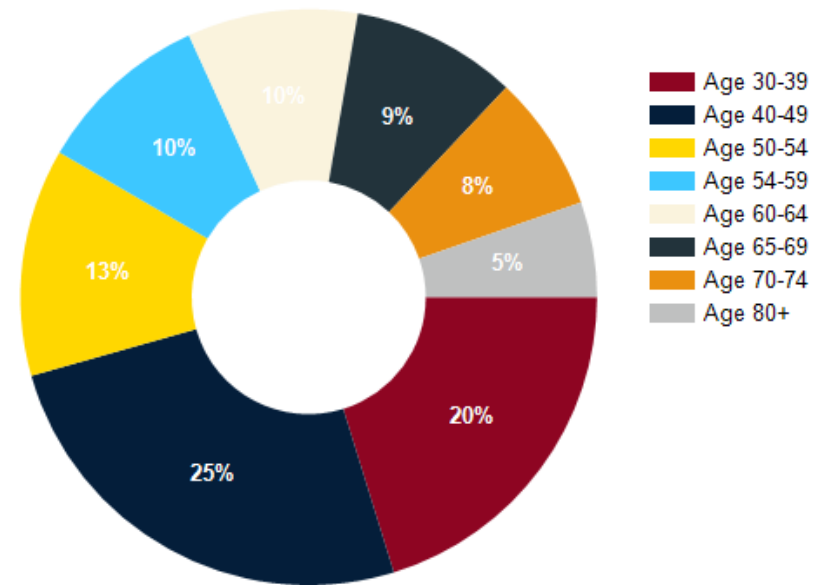


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	259	2,636	6,730
2026 Population Age 35-39	336	2,887	7,451
2026 Population Age 40-44	379	2,995	7,630
2026 Population Age 45-49	367	2,652	6,533
2026 Population Age 50-54	376	2,612	6,432
2026 Population Age 55-59	288	2,378	5,753
2026 Population Age 60-64	281	2,396	5,707
2026 Population Age 65-69	273	2,299	5,292
2026 Population Age 70-74	225	1,778	4,081
2026 Population Age 75-79	157	1,344	3,081
2026 Population Age 80-84	67	793	1,828
2026 Population Age 85+	53	634	1,483
2026 Population Age 18+	3,840	31,581	77,544
2026 Median Age	39	39	38
2031 Median Age	39	40	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,132	\$87,880	\$98,794
Average Household Income 25-34	\$133,341	\$108,235	\$114,082
Median Household Income 35-44	\$150,967	\$111,697	\$116,025
Average Household Income 35-44	\$164,725	\$132,134	\$134,089
Median Household Income 45-54	\$154,020	\$116,469	\$120,144
Average Household Income 45-54	\$176,339	\$140,169	\$140,917
Median Household Income 55-64	\$137,296	\$101,254	\$107,974
Average Household Income 55-64	\$158,266	\$123,651	\$127,719
Median Household Income 65-74	\$93,064	\$77,788	\$79,976
Average Household Income 65-74	\$116,621	\$99,901	\$101,456
Average Household Income 75+	\$74,254	\$70,228	\$70,602

Population By Age



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