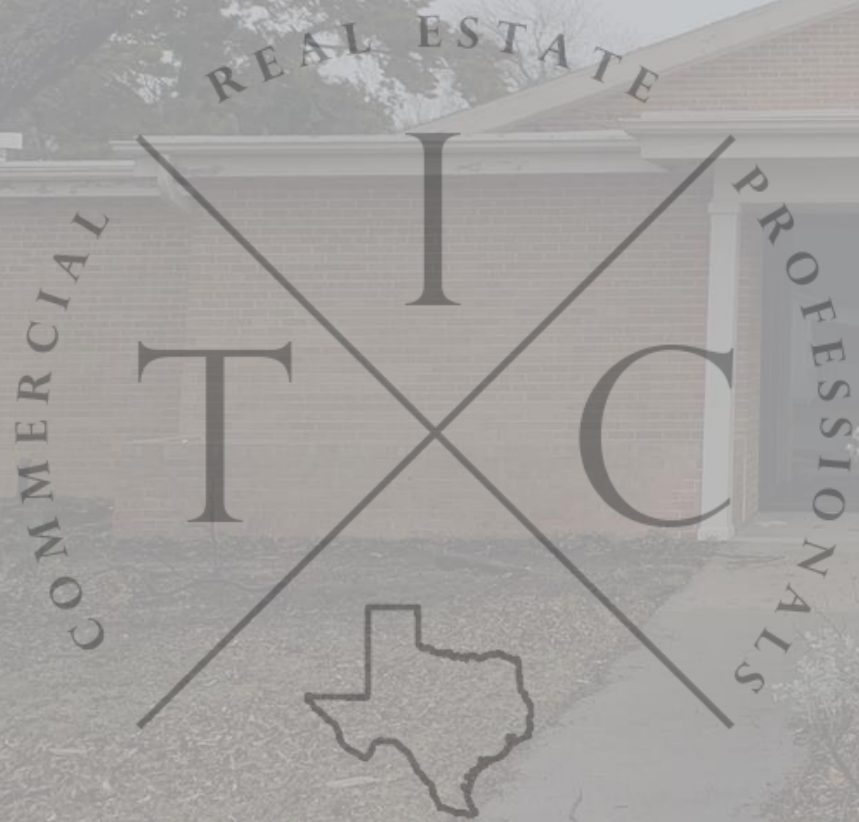


FOR LEASE – Clark's Corner (multi purpose building)

Burleson, TX



OFFERING MEMORANDUM

Texas Invest Co.
www.txinvestco.com

PRESENTED BY:

AARON WIMBERLY

Direct: 817.999.7348

Office: 747.NNN.RENT

Aaron@TxInvestCo.com
TX #614860



The Fitzroy - Village Creek 210 Units

The Reserve at Village Creek 191 Units

INTERSTATE 35W 117k VPD

~80k SF of Medical & Professional Office

Ol' SOUTH PANCAKE HOUSE
the RIM
kw KELLERWILLIAMS
FISH CITY GRILL
STONEHAVEN DENTAL
Rio Mambo MEX MEX Y MAS

citymarket



SITE

RENFRO STREET 20K VPD

Executive Summary – FOR LEASE



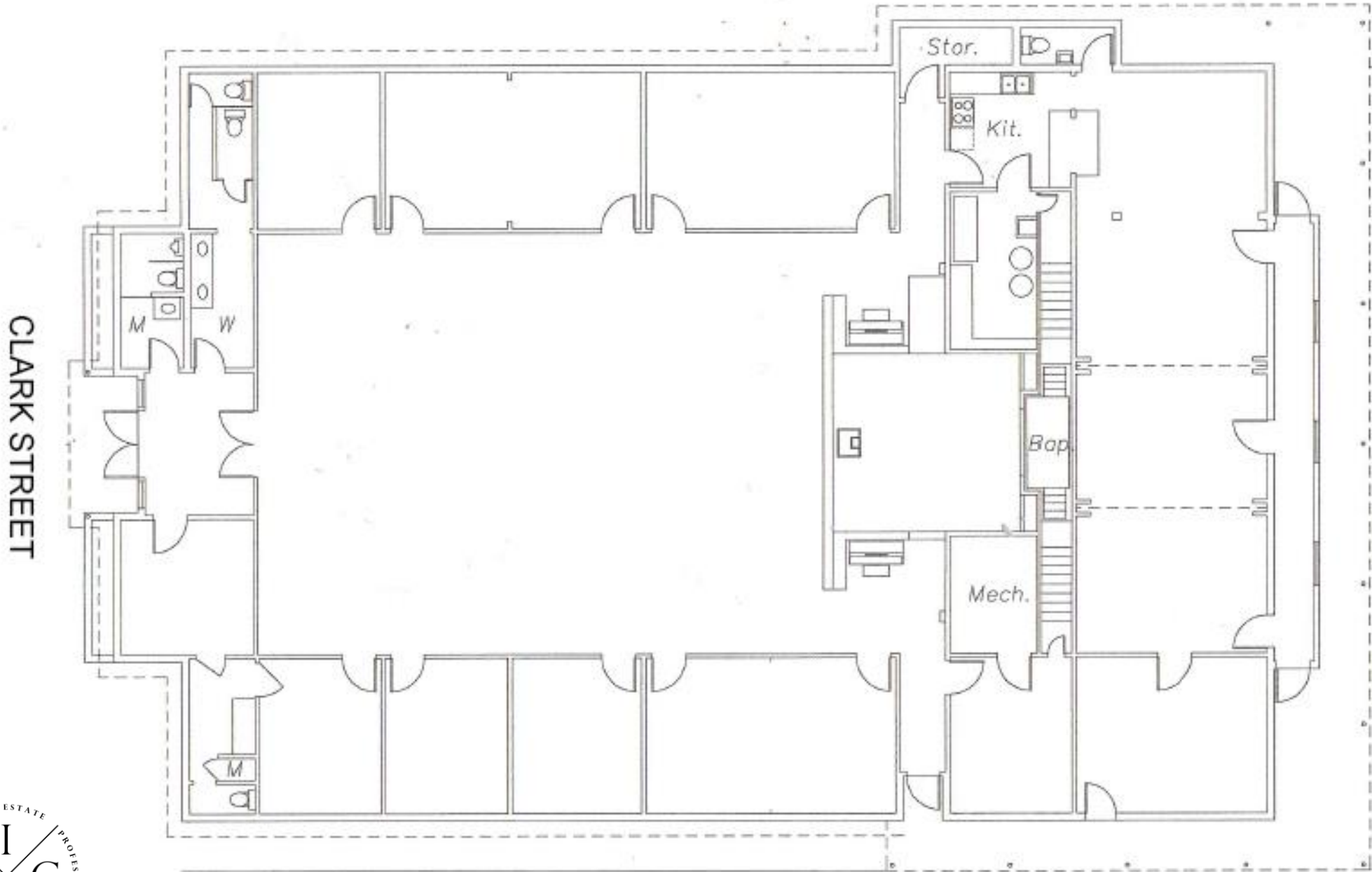
*windows are for design purposes

PROPERTY HIGHLIGHTS – CLARK'S CORNER

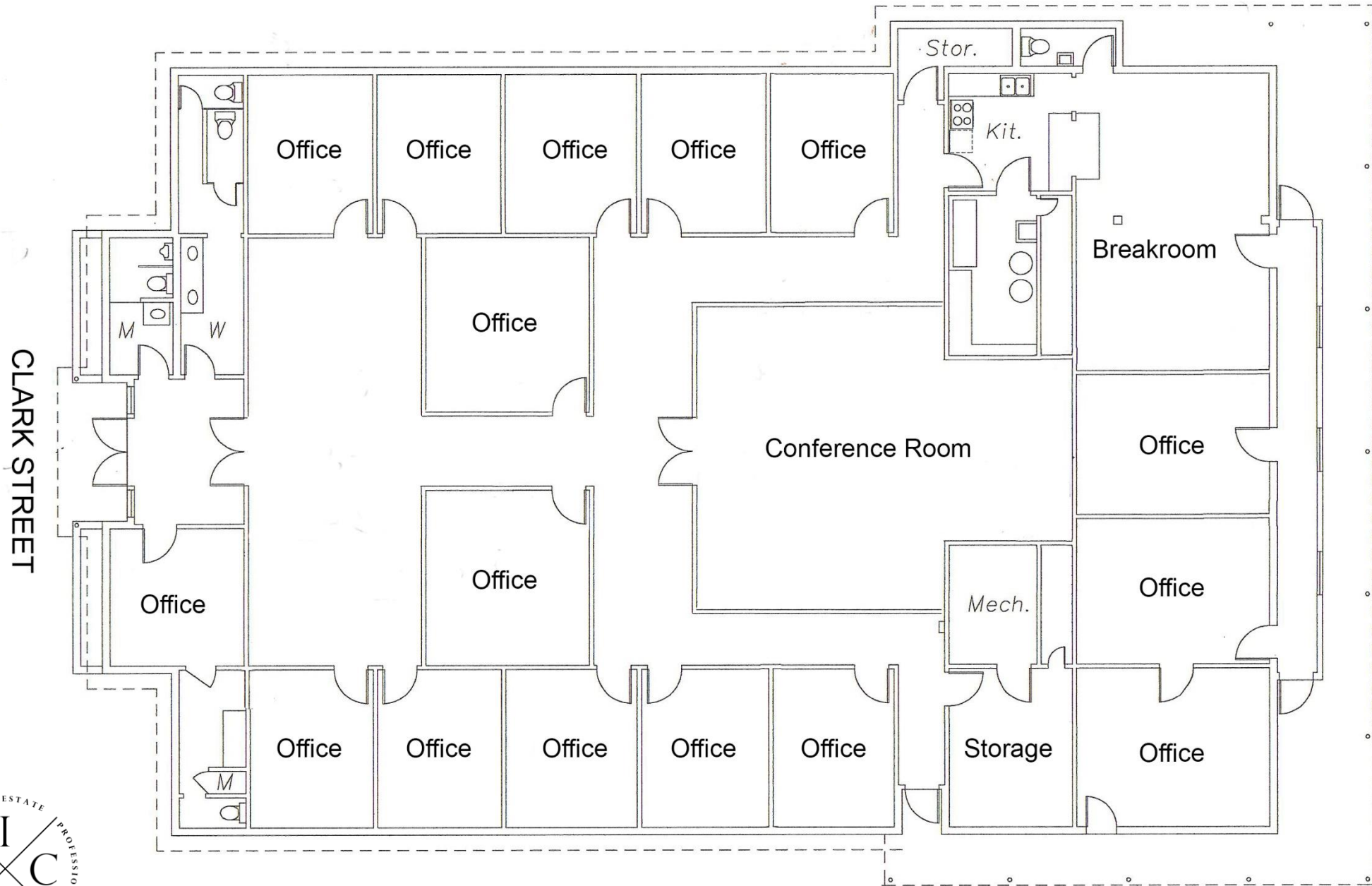
116 N Clark Street, Burleson, TX 76028

- ❖ Leasing - Up to 7,136 SF Available
- ❖ Possible Uses – Restaurant, Retail, Office, Church, Daycare
- ❖ Flexible Floorplan – Can be demised for specific use
- ❖ Currently has 9 offices (demising walls can bring this to 15 offices), large open space, full kitchen, breakroom
- ❖ 33 parking spaces with ability to add 10 more
- ❖ Adjoins mixed-use development with 325 parking spaces
- ❖ The Entertainment Retail Trade Area Population is 432,000 with 48% falling in the 18 – 54 year old target demographic
- ❖ Burleson has the lowest vacancy rate in the metroplex of cities over 10k at 1.9%
- ❖ Burleson outpaces the state and national average growth rate by 177% and 57% respectively
- ❖ Burleson's Population is just over 77k, including ETJ
- ❖ Zoning Allows for Multiple Uses
- ❖ Daytime population is 51k within 3 miles

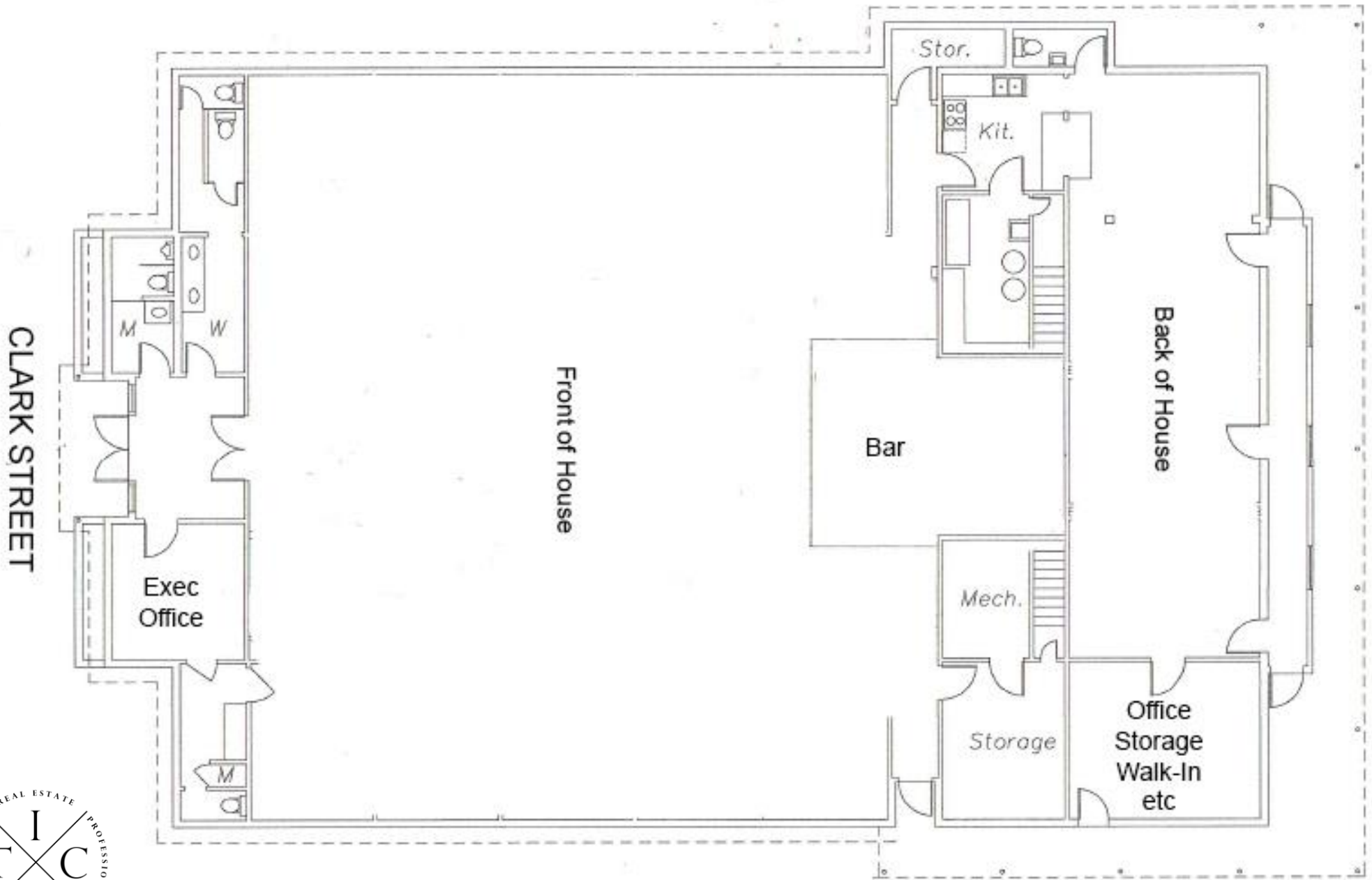
Current Floor Plan



Floor Plan Example



Floor Plan Example



Additional Photos



THE CITY OF
BURLESON
TEXAS

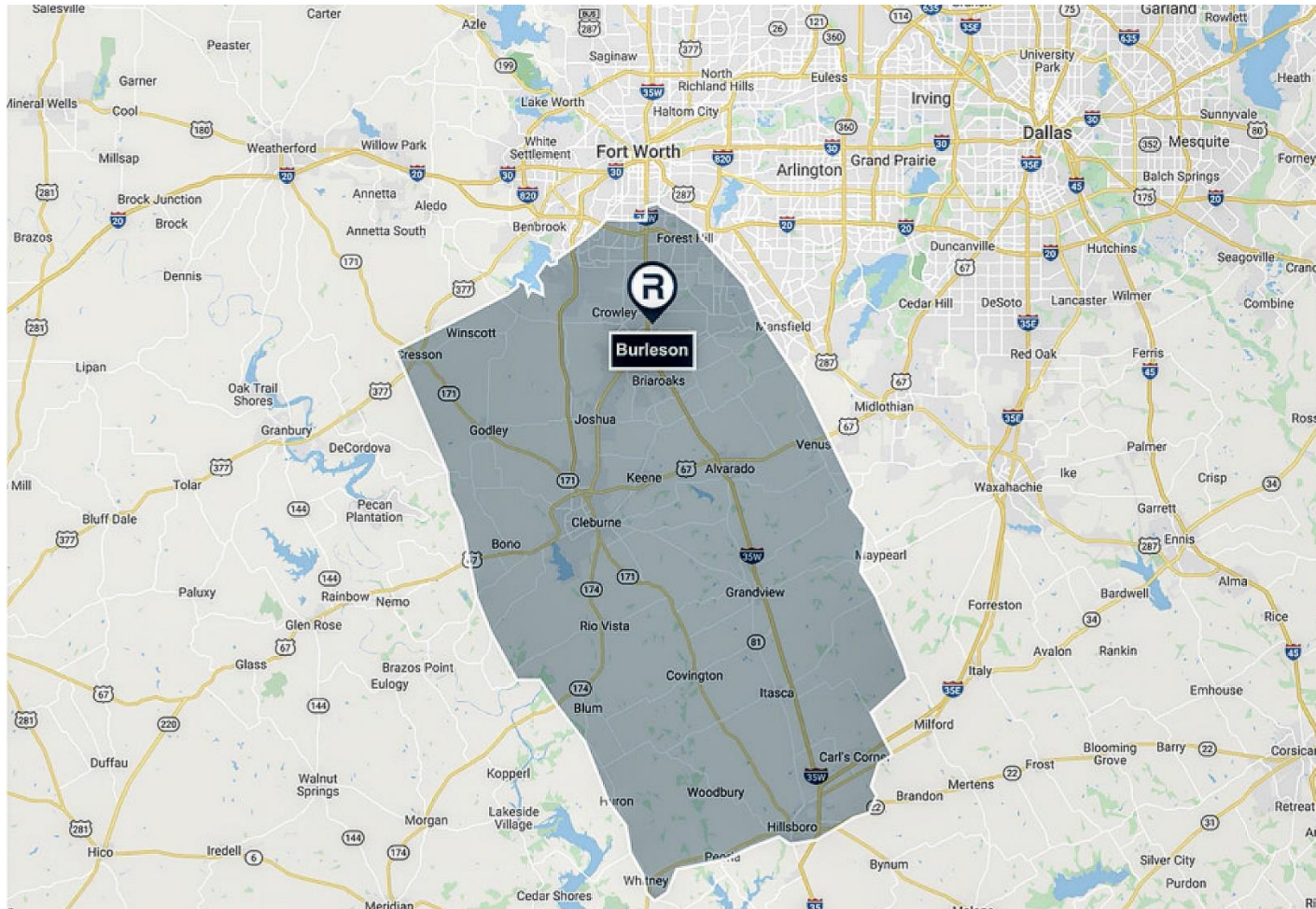
Texas Invest Co is pleased to present Clark Street, a unique retail/professional office building that is in a prime location surrounded by brand new developments. It is located in the highly sought-after City of Burleson, Texas. The project consists of 7,136 square foot of leasable space. The project is located in the heart of Downtown Burleson right off Interstate 35W.

Burleson is a suburb of the Dallas-Fort Worth Metropolitan area and has an estimated population of just over 77k including ETJ. It borders Fort Worth to the South and is still only 30 minutes away from DFW Airport or 45 minutes from Downtown Dallas. The 15-minute drivetime population is 252k. Burleson also has an average household income almost 1.5 times the national average. Burleson also boasts the lowest vacancy rate of the 23 metropolitan cities with populations over 25k.

The Burleson community earned kudos as one of the America's Promise Alliance's "100 Best Communities for Young People (100 Best). Burleson, and winners spanning 37 states, were recognized at a ceremony in front of the Washington Monument on the National Mall in Washington, D.C.. The 100 Best honors communities that make youth a priority with programs that help keep children in school and prepare them for college and the workforce.



Entertainment Retail Trade Area



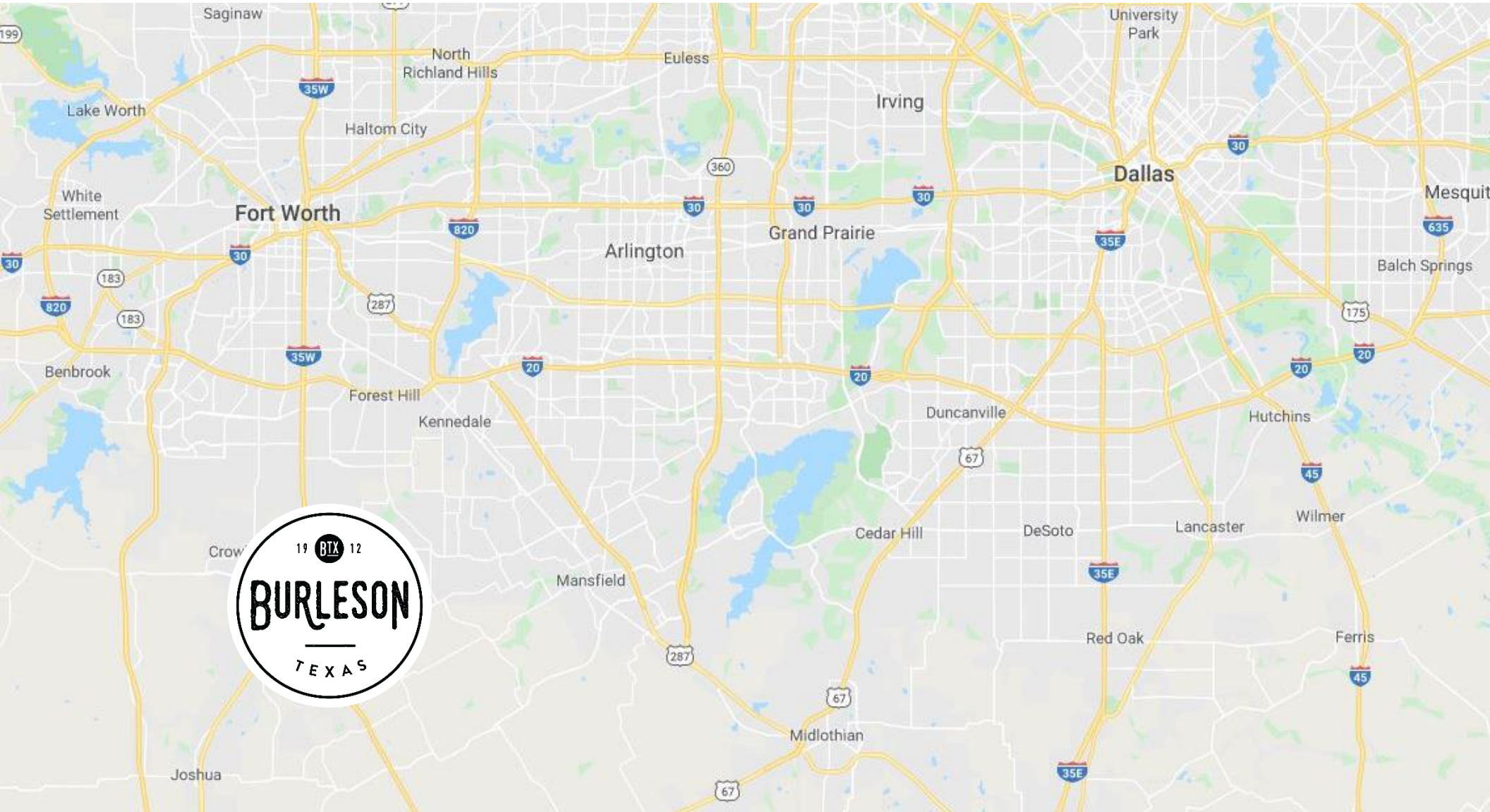
Entertainment Retail Trade Area | Demographic Profile

Burleson, Texas

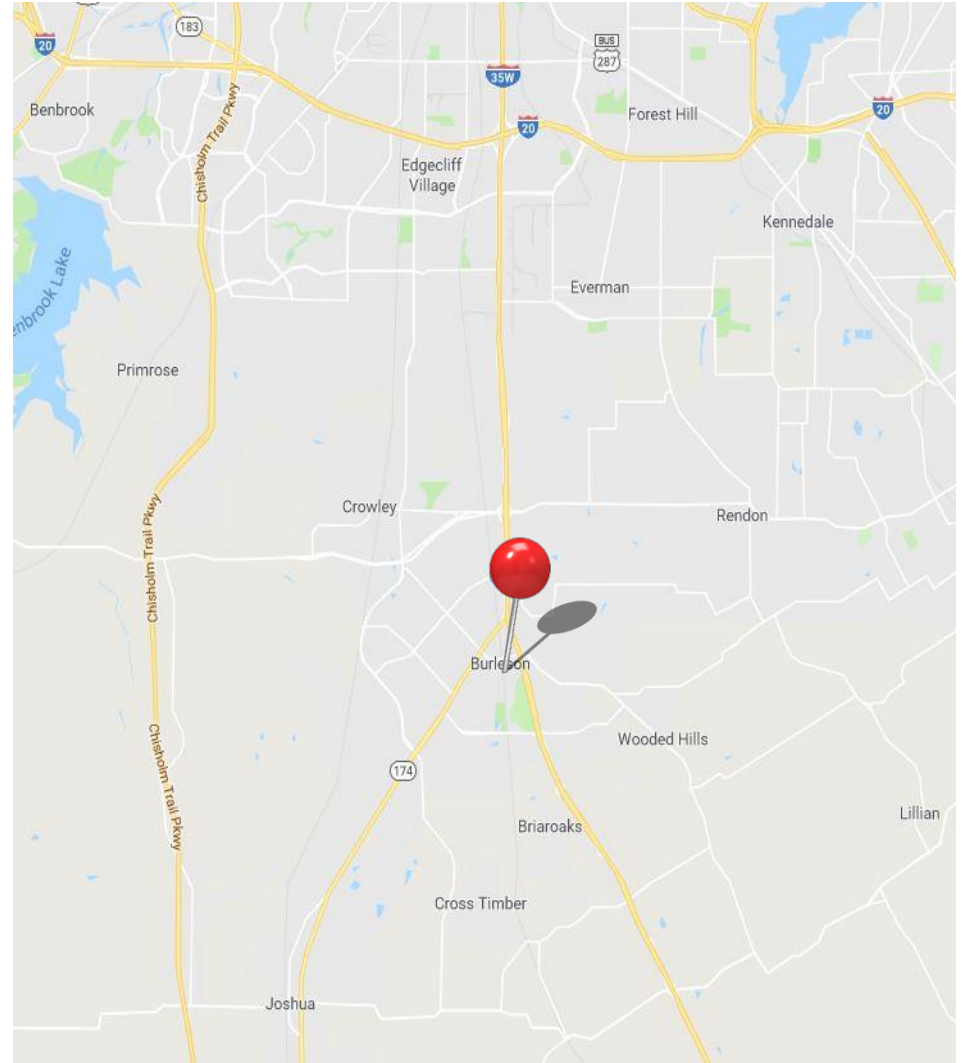
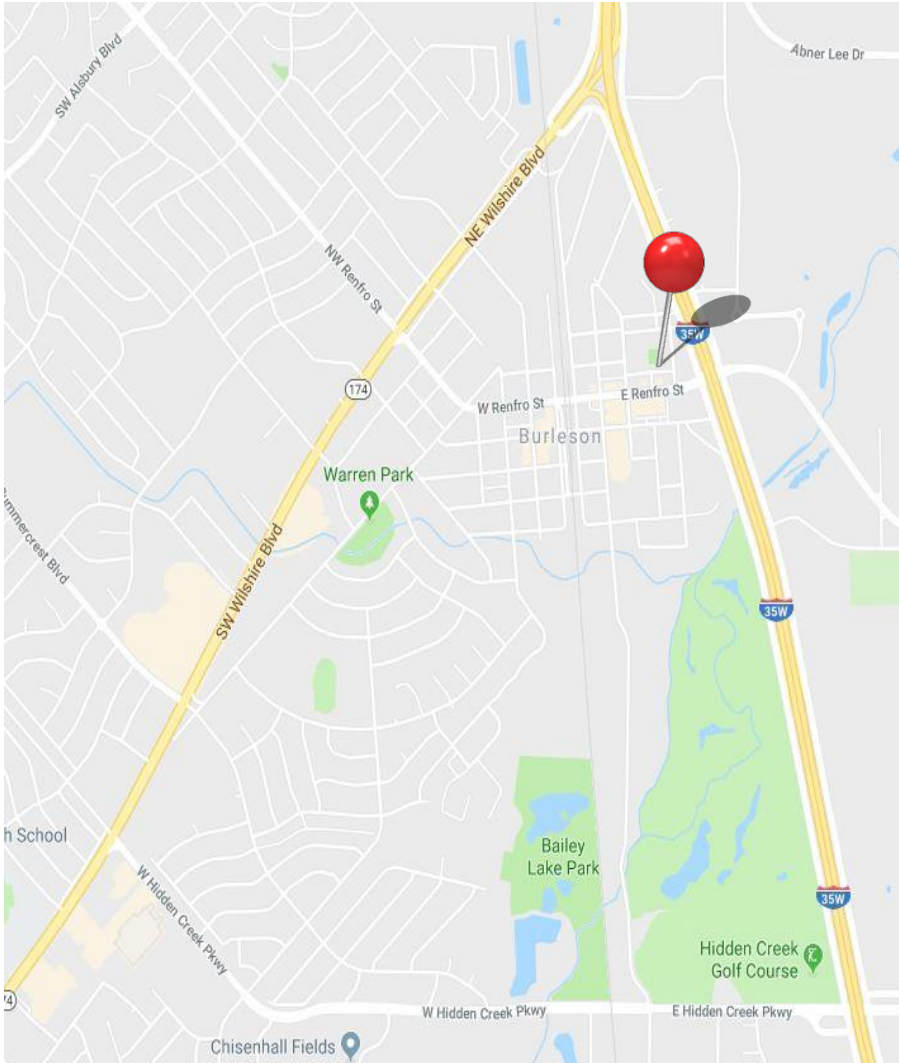
DESCRIPTION	DATA	%
2021 Est. Population	431,831	
Ages 18 - 54	207,485	48.05%



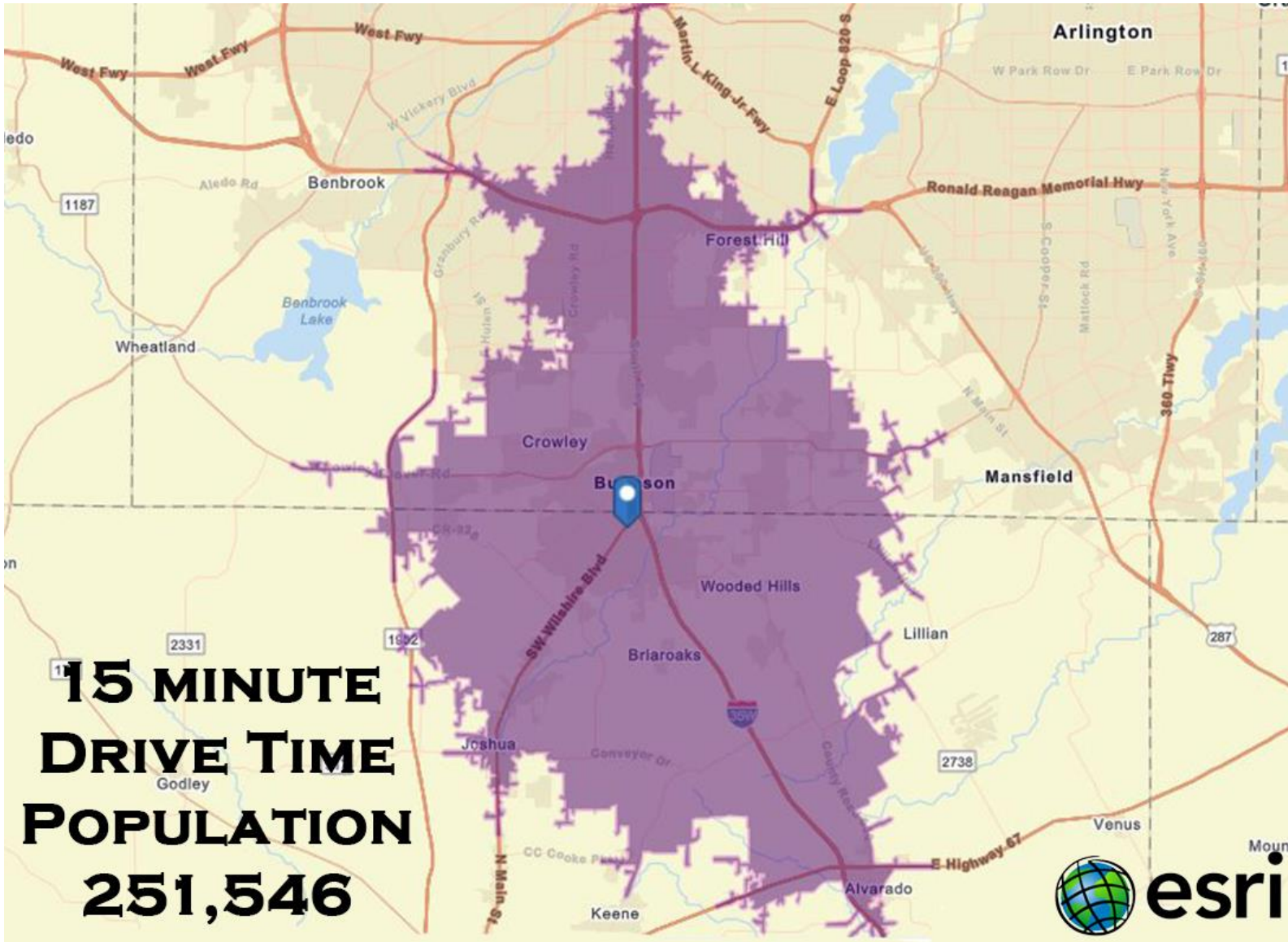
Regional Map



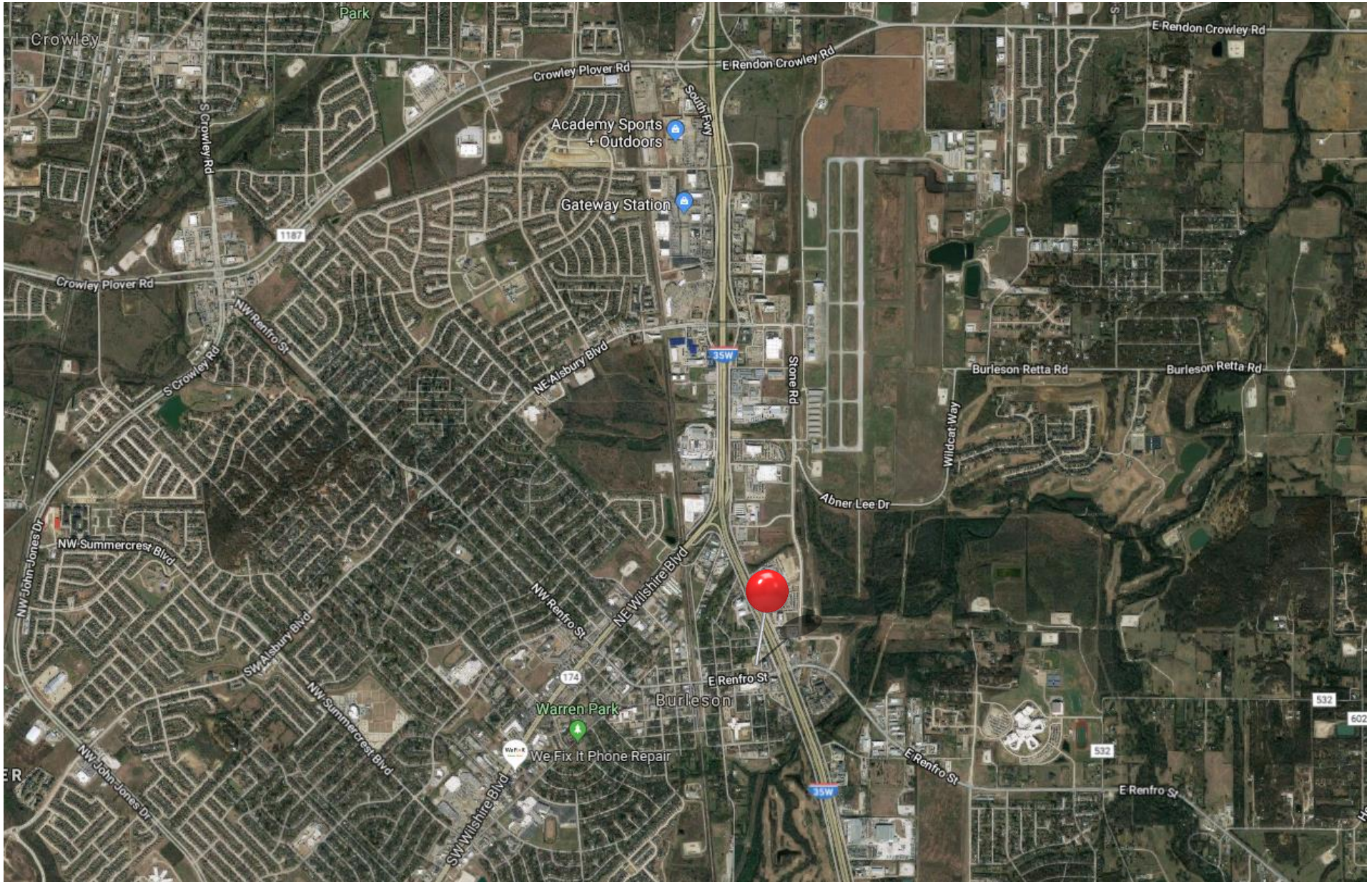
Location Maps



15 Minute Drive Time



Aerial Map



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Arlington in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

TEXAS INVEST CO.
701 Highlander
Blvd., Ste 400
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O 747-NNN-RENT C 817-999-7348
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TX #614860

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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 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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Anne Lakusta</u>	<u>452271</u>	<u>klrw163@kw.com</u>	<u>(817)795-2500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mike Serben</u>	<u>673306</u>	<u>klrw163@kw.com</u>	<u>(817)795-2500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Aaron Wimberly</u>	<u>614860</u>	<u>Aaron@TxInvestCo.com</u>	<u>(817)999-7348</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date