

7001 EAST FM 917

B U R L E S O N , T X 7 6 0 2 8

 TRANSWESTERN REAL ESTATE SERVICES



E FM 917

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LAND FOR SALE - 37.92 ACRES HEAVY INDUSTRIAL ZONING

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37.92 AC | Heavy Industrial | 7001 E FM 917 | Burleson, TX

PROPERTY DETAILS



- ASKING PRICE: \$2,000,000
- PRICE PER ACRE: \$52,750/AC
- PRICE PER SF: \$1.21/SF
- TOTAL LAND SIZE: 37.92 AC (2 PARCELS)
- ZONING: HEAVY INDUSTRIAL
- FRONTAGE: FM 917
- ACCESS: I-35W (0.4 MI)

ZONING & ENTITLEMENTS



- Heavy Industrial zoning already in place (no rezoning risk)
- Utilities expanding along the corridor (new lift station + force main planned along FM 917)
- FM 917 corridor slated for future arterial expansion (interim 4 lanes ultimate → 6 lanes)

ACCESS & CONNECTIVITY



- 0.4 miles to I-35W
- 7 minutes to US 287
- 10 minutes to Chisholm Trail Pkwy
- Fast access to Mansfield, Burleson, Fort Worth, Cleburne, Joshua & Alvarado
- Regional trucking routes with excellent north/south mobility

NEARBY AMENITIES

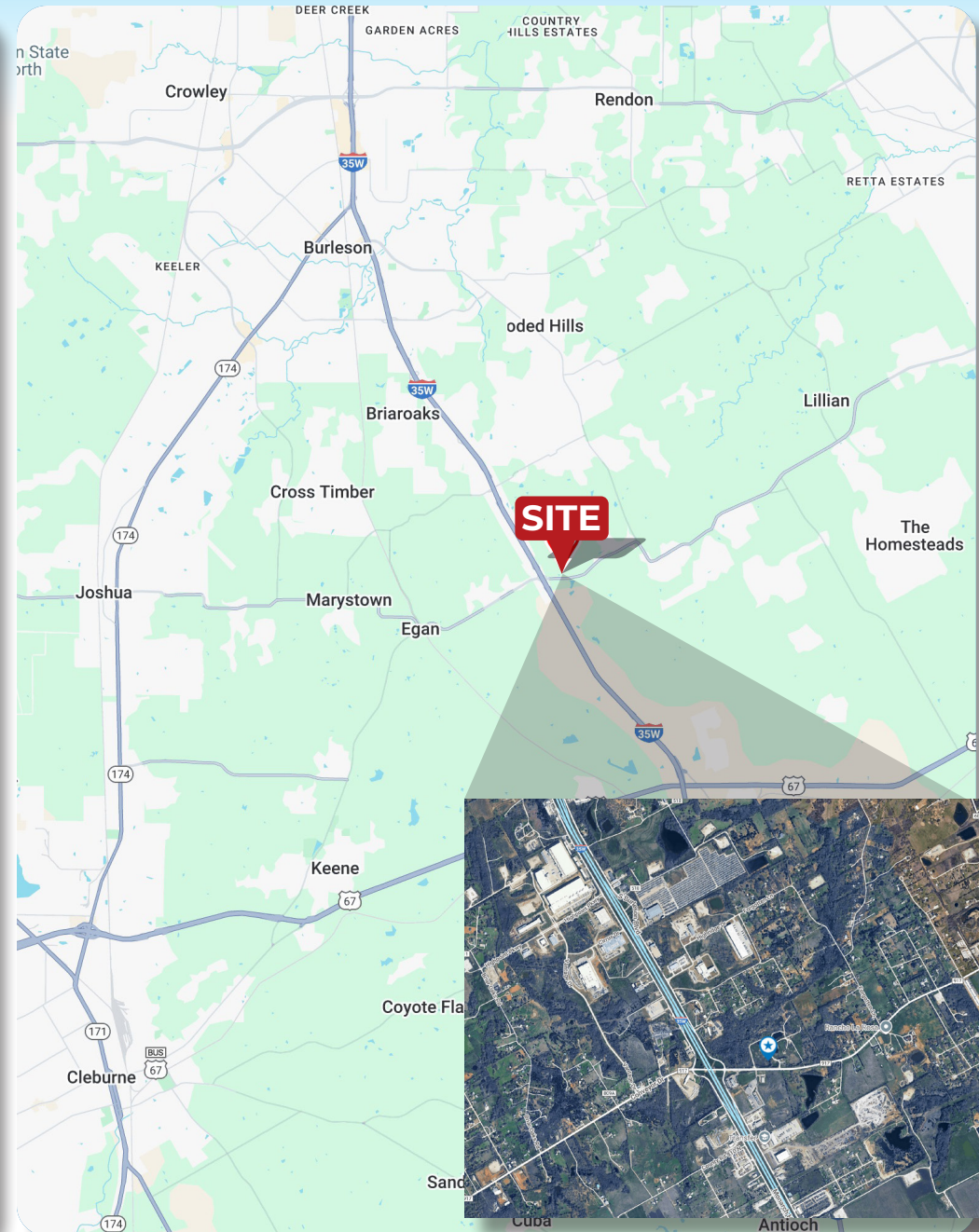


- Shell/Sonic at the hard corner of I-35W & FM 917
- Adjacent land purchased for a proposed QT
- Retail/services cluster emerging along FM 917 supporting daily employee needs

IDEAL USES

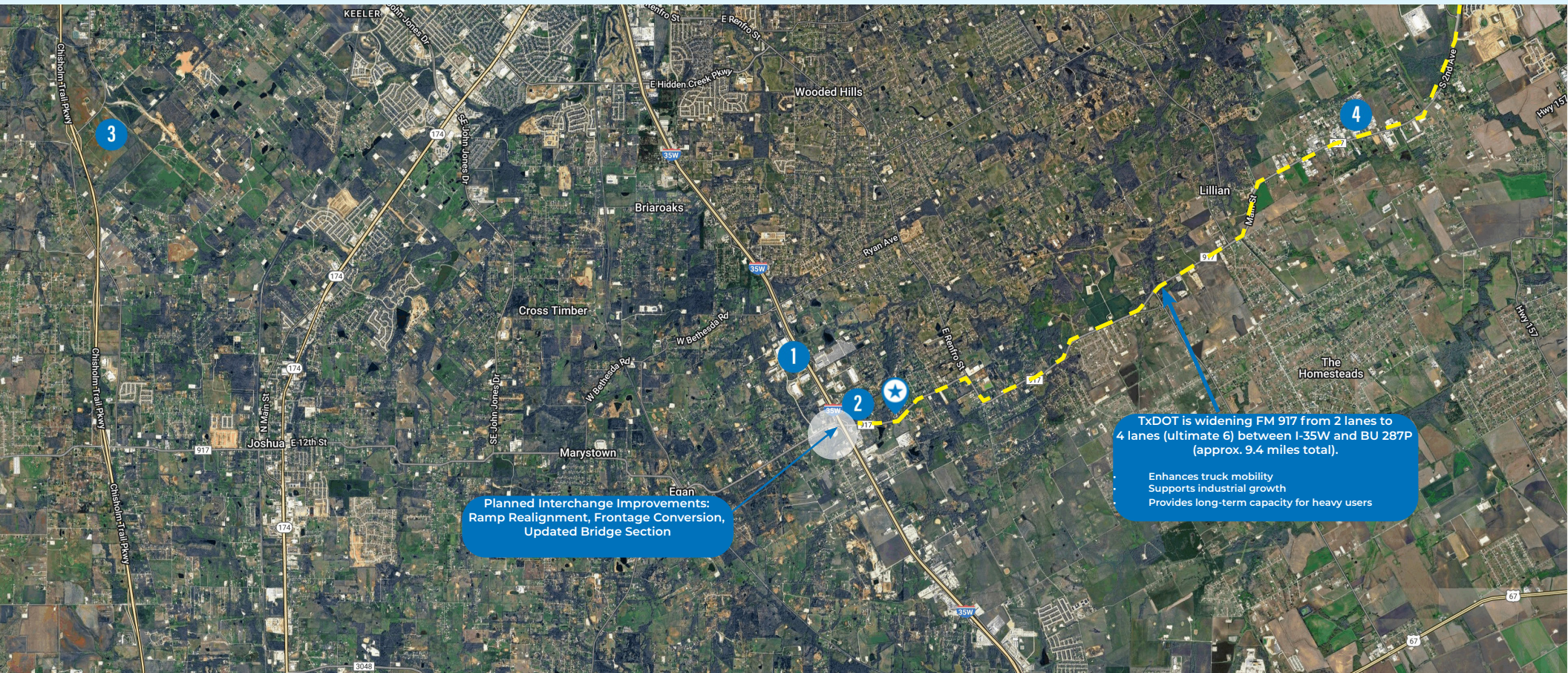


- Build-to-suit
- Manufacturing
- Outdoor storage/equipment yard
- Trucking/logistics
- Industrial park development



REGIONAL DEVELOPMENT SNAPSHOT

Industrial Expansion | Roadway Investment | Master-Planned Communities



Planned Interchange Improvements:
Ramp Realignment, Frontage Conversion,
Updated Bridge Section

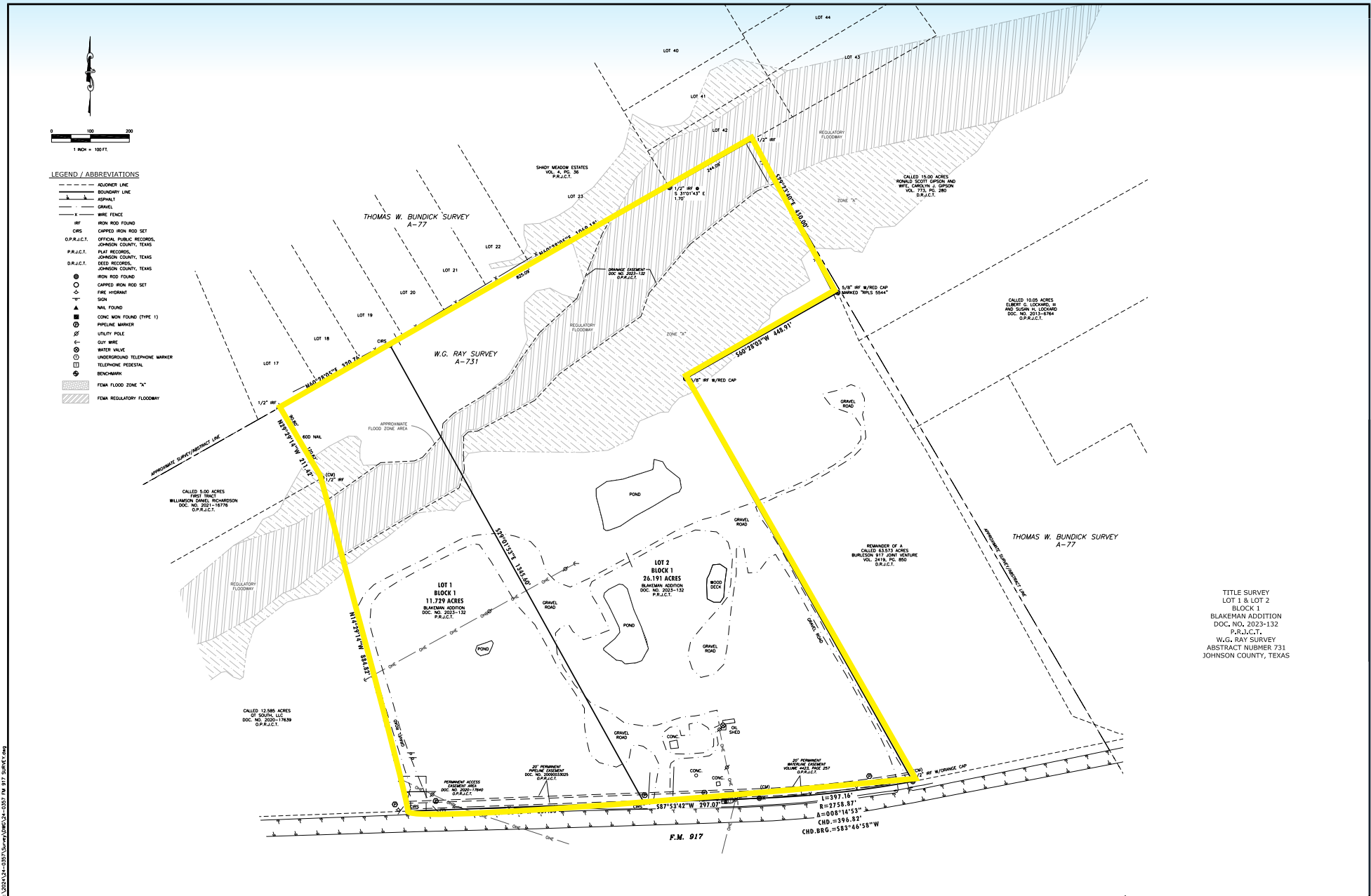
TxDOT is widening FM 917 from 2 lanes to 4 lanes (ultimate 6) between I-35W and BU 287P (approx. 9.4 miles total).

Enhances truck mobility
Supports industrial growth
Provides long-term capacity for heavy users

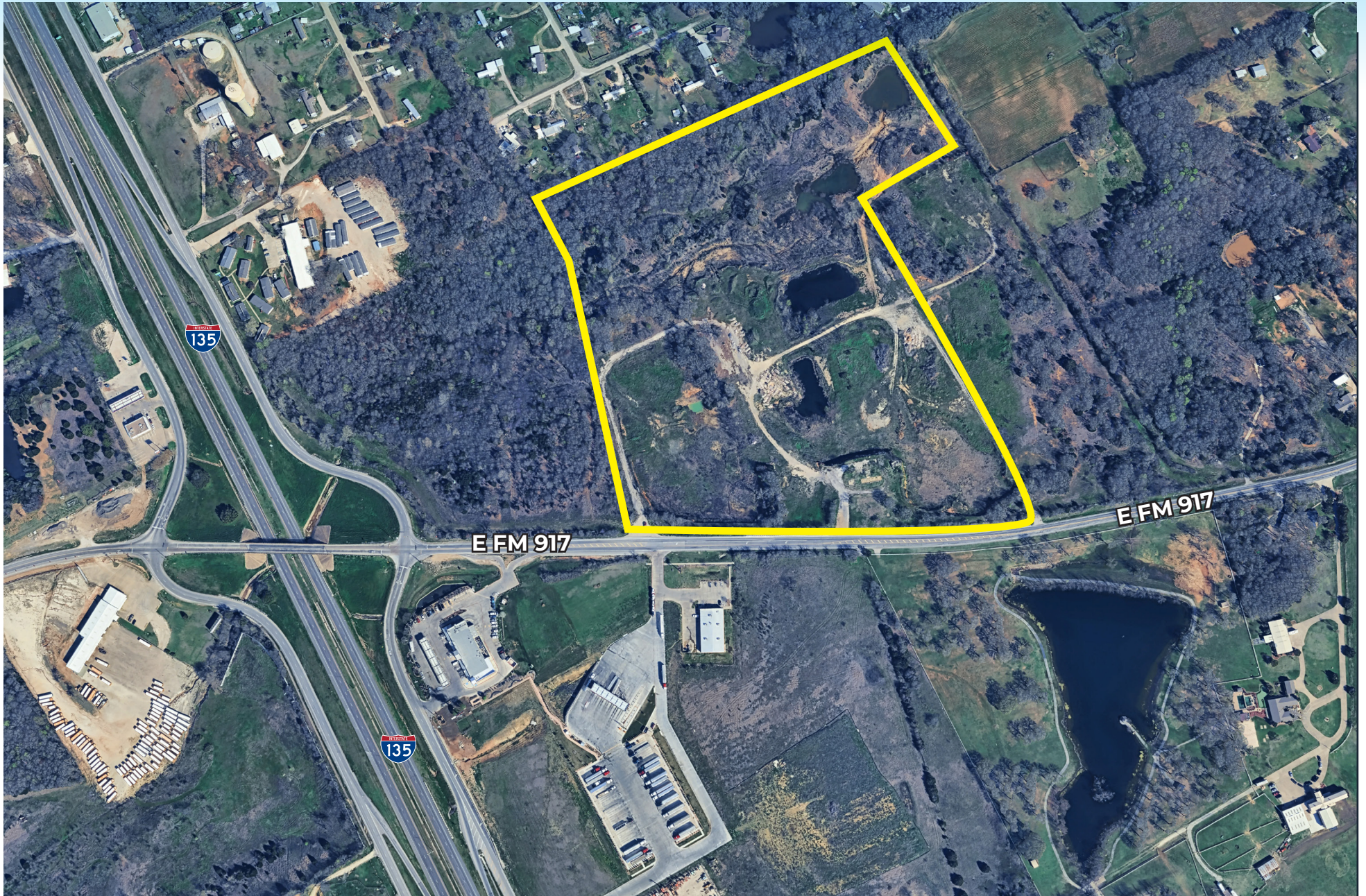
- 1 HIGHPOINT BUSINESS PARK**
A 230-acre, Class A industrial park with major manufacturing and food distribution users including: **Golden State Foods, Arcadia/Core X Cold Storage, McLane Classic Foods, Chicken E Food Service and Hayes & Stolz.** This park confirms the corridor's attractiveness to large-scale operators.
- 2 PLANNED QUIKTRIP**
A planned QuickTrip directly next door is a strong indicator of commercial momentum along FM 917. QT typically anchors high-growth nodes, and their presence increases site visibility, daily traffic counts, and long-term development value.

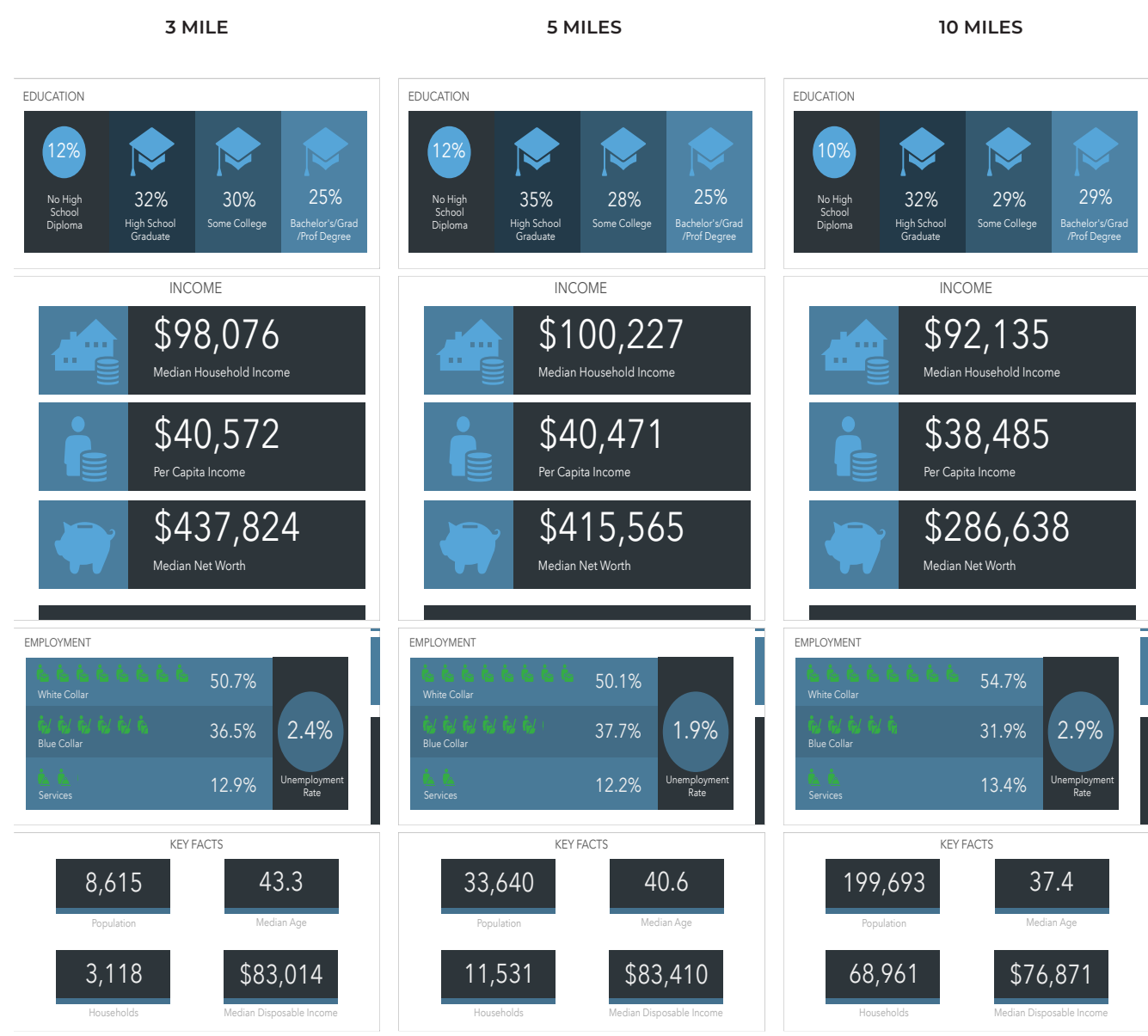
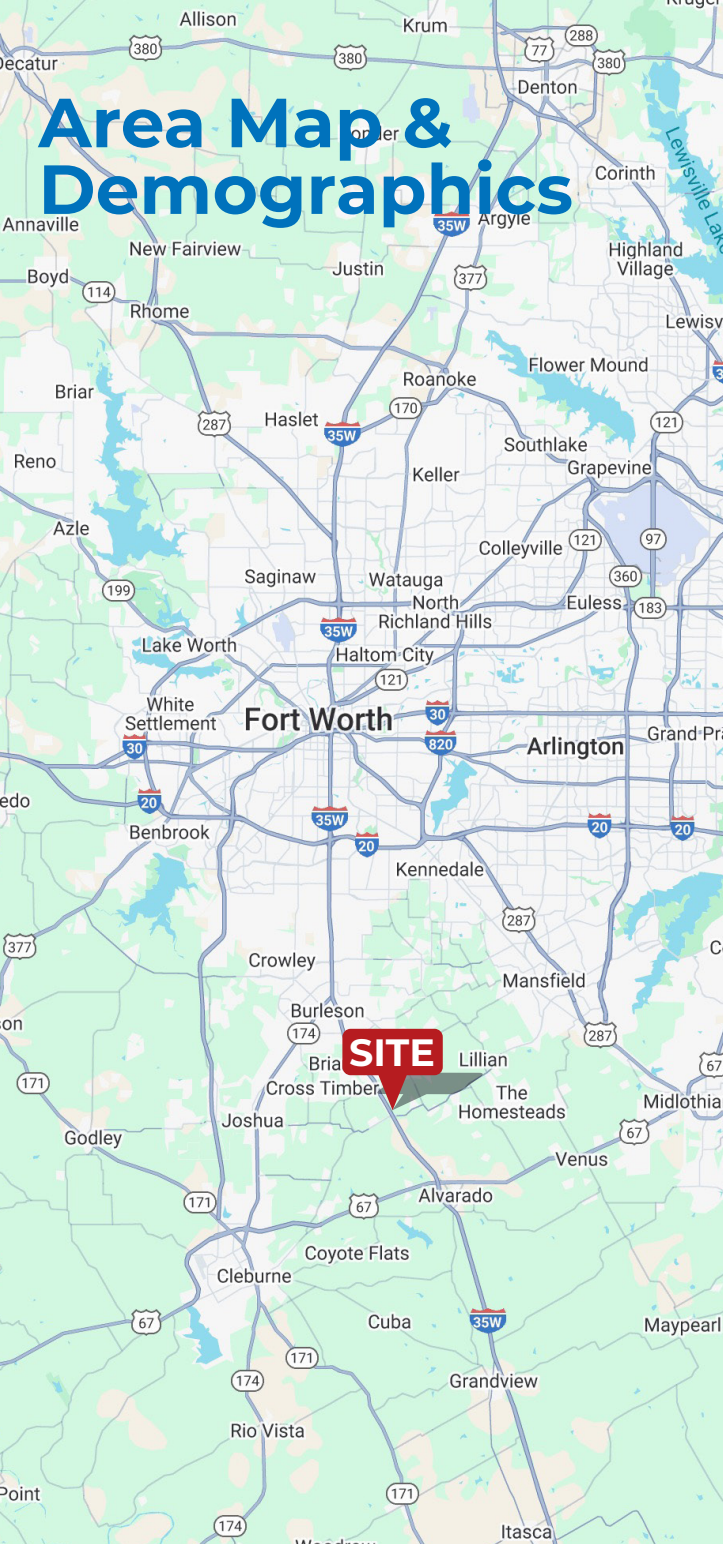
- 3 TALLGRASS + CHISHOLM SUMMIT**
Chisholm Summit and Tallgrass are two major master-planned communities along Chisholm Trail Parkway delivering 7,000+ new homes and significant commercial space within minutes of the site. These projects bring long-term population growth, a stronger labor pool, and expanded services to the FM 917 / I-35W corridor—directly supporting industrial users and increasing demand for nearby commercial and service retail.

- 4 917 INDUSTRIAL PARK**
A fast-growing industrial park off FM 917, recently expanded by +/-300,000 SF, with tenants and suites ranging from 1,250-26,400 SF, including office/warehouse, fabrication and shop spaces.



Aerial





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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.

2-10-2025



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.

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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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