

PACKAGE DEAL: BUSINESS, INVENTORY & REAL ESTATE

3456 S BURLESON BLVD



TRANSWORLD®
Commercial Real Estate



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Southern Star Tractor

3456 South Burleson Boulevard | Alvarado, TX 76009

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Highlights

Available SF:	4,880
Building Class:	C
Building SF:	4,880
Construction Type:	Steel
Zoning:	C - 1
Lot Size:	3.78 AC
Year Built:	1998
Clear Height	12 FT
Drive-Ins	4
Package Deal:	Business, Inventory & Real Estate

Property Overview

3456 South Burleson Boulevard offers a versatile 4,880 SF flex/industrial building situated on 3.78 acres within the Burleson city limits. The improvements include 1,200 SF of finished office space and 3,680 SF of warehouse with ample room for operations, storage, or expansion. The property provides convenient access to I-35, making it ideal for regional distribution or service-oriented businesses. Zoned General Commercial (C-1), the site allows for outdoor storage and sales, offering excellent flexibility for a wide range of commercial and light industrial uses.

Location Overview

Burleson & Alvarado, Texas are rapidly growing suburbs located along the highly traveled I-35 corridor, offering excellent connectivity to Fort Worth, Dallas, and the broader North Texas region. The cities benefit from strong commercial and industrial activity driven by its strategic position on I-35, which serves as a major north-south logistics and distribution route. The surrounding area features a robust and expanding industrial market, with a mix of manufacturing, service, flex, and warehouse users that capitalize on the highway's visibility, accessibility, and transportation efficiencies. Burleson and Alvarado's business-friendly environment and proximity to key workforce and consumer hubs continue to attract new commercial and industrial development along the corridor.

PROPERTY PHOTOS

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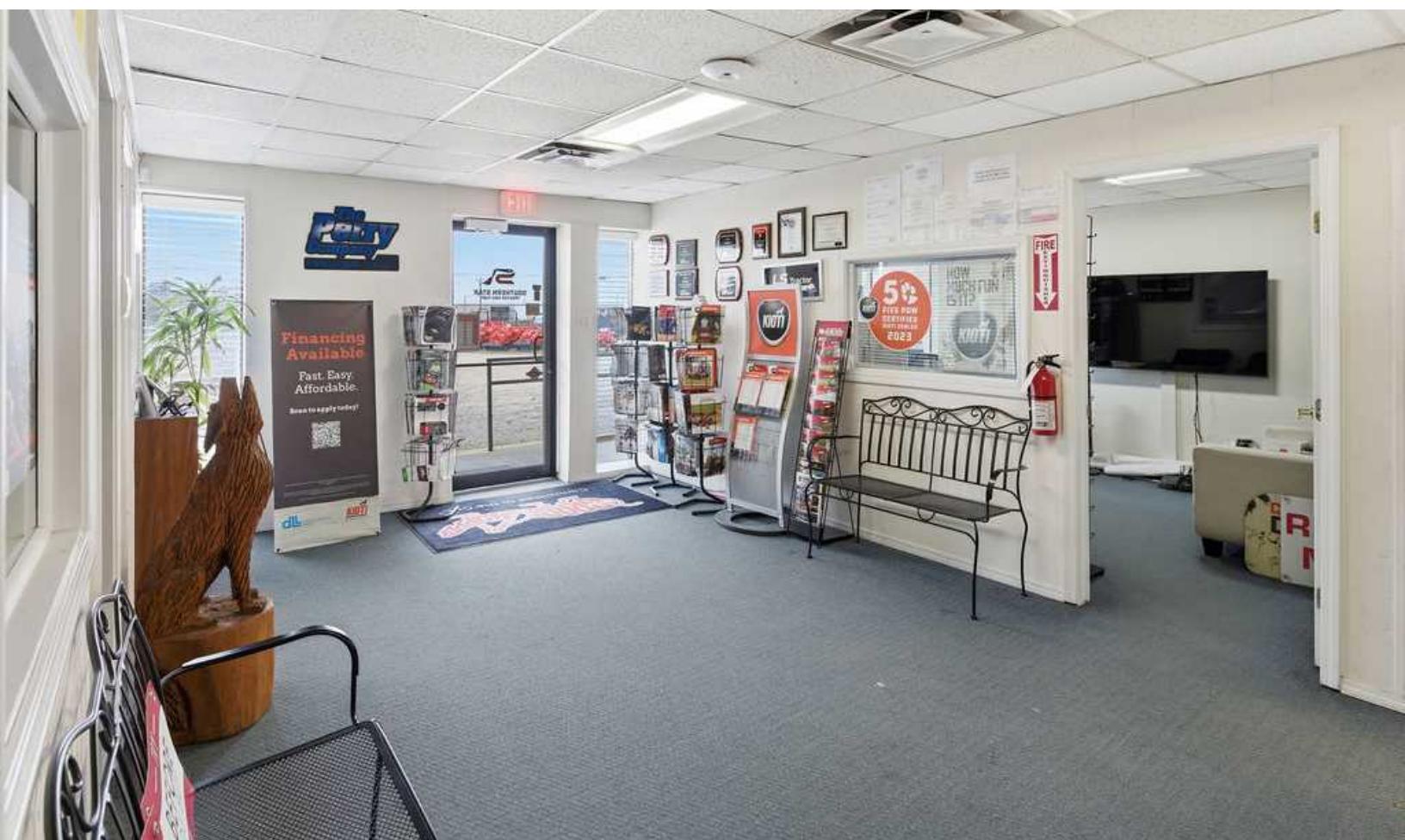
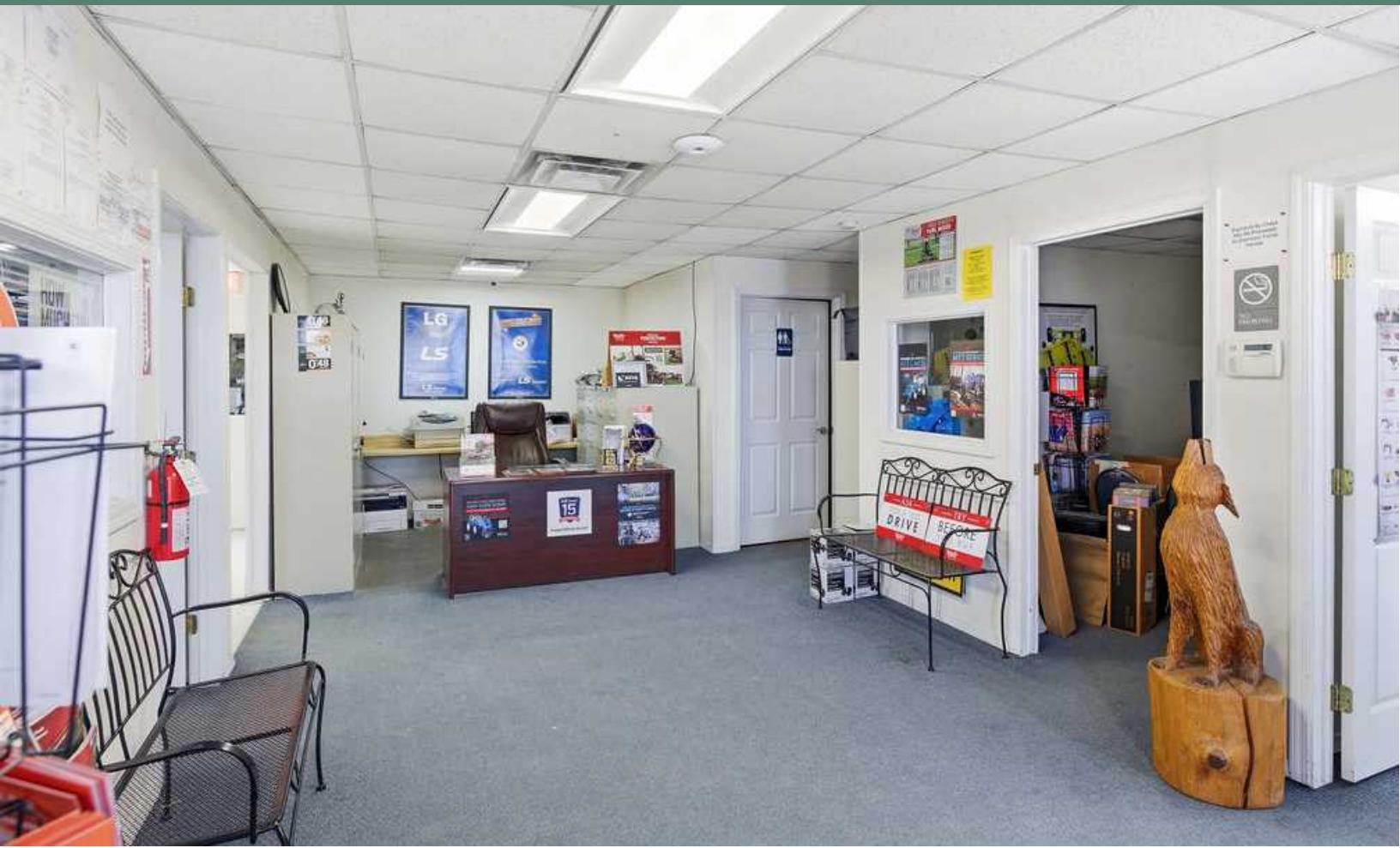


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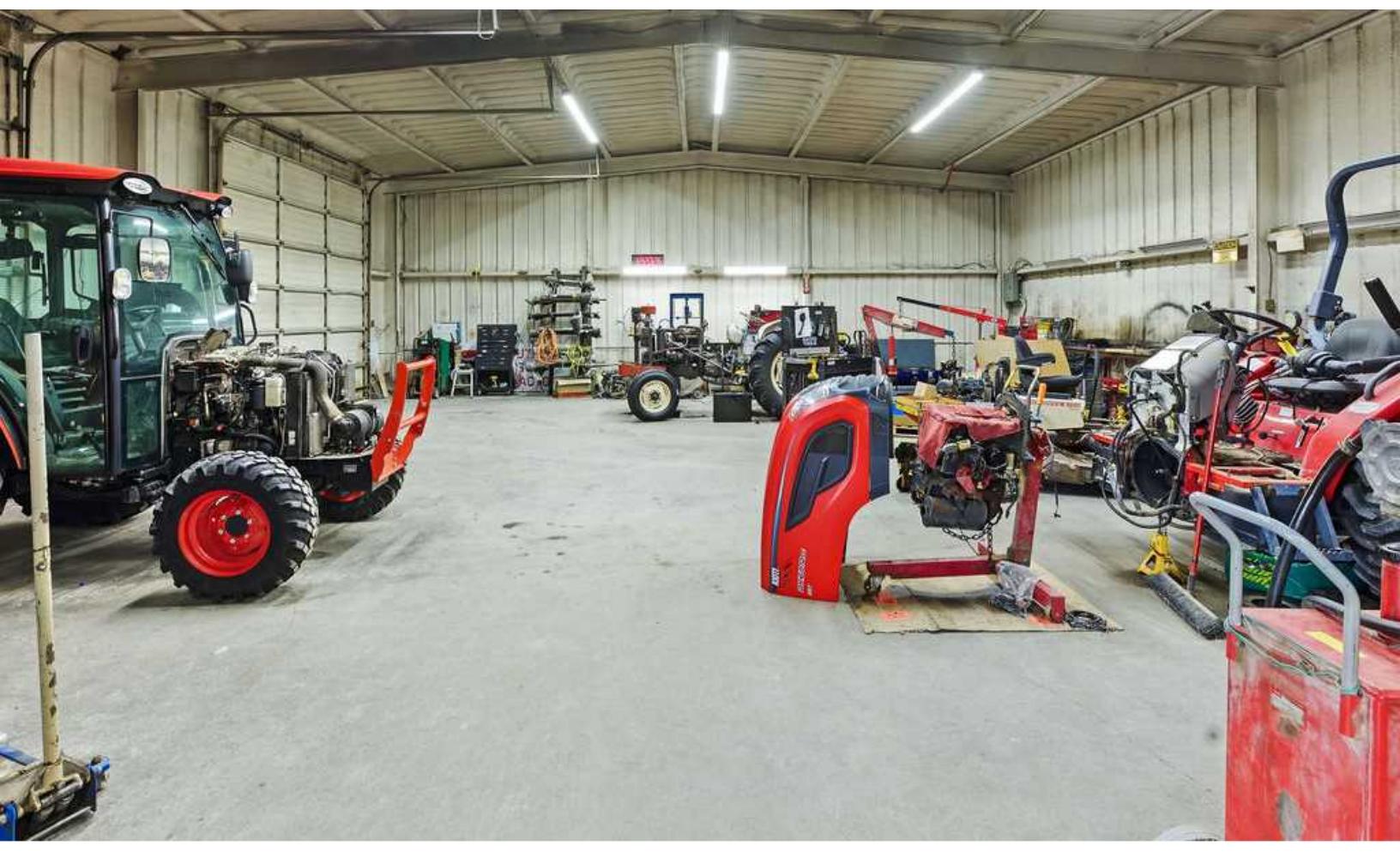


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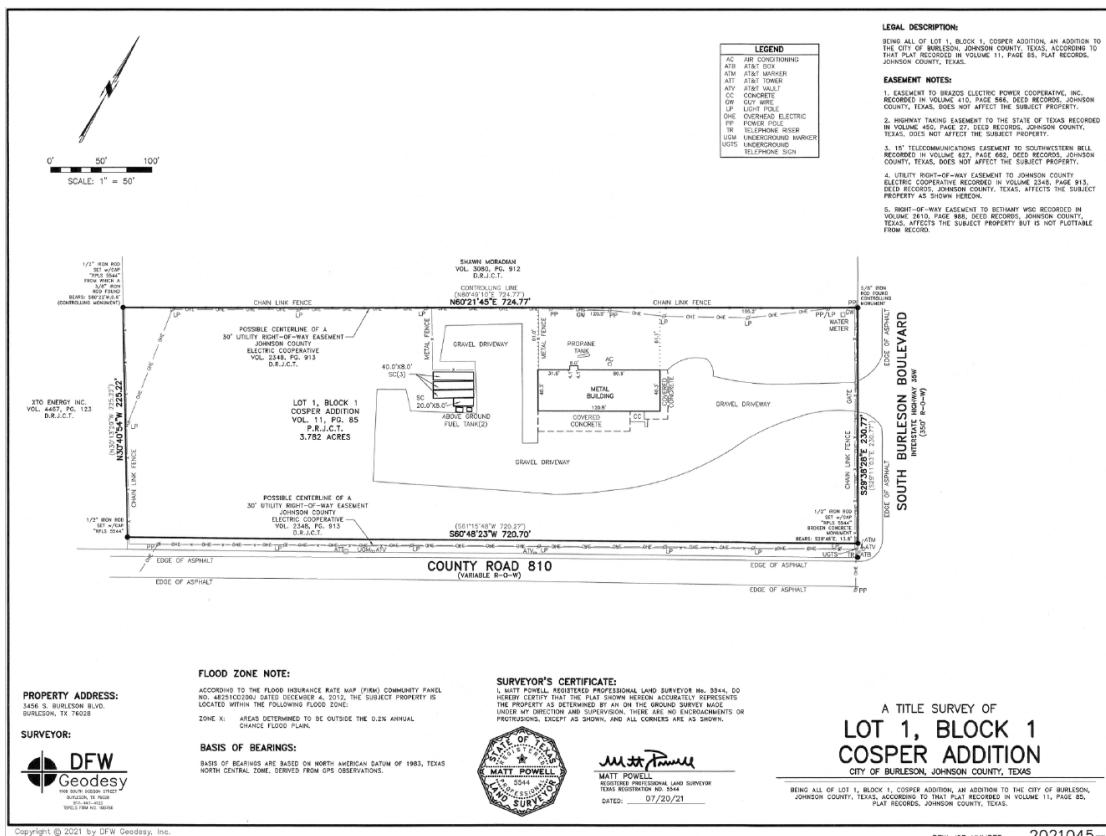
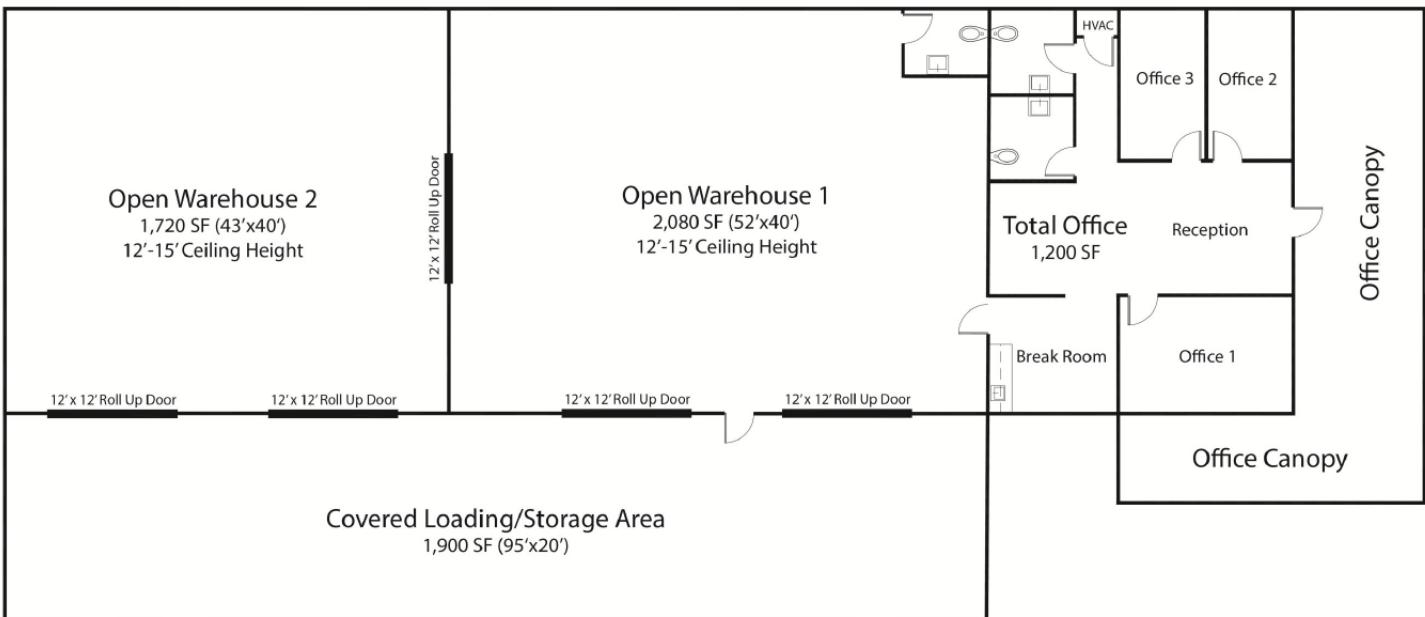


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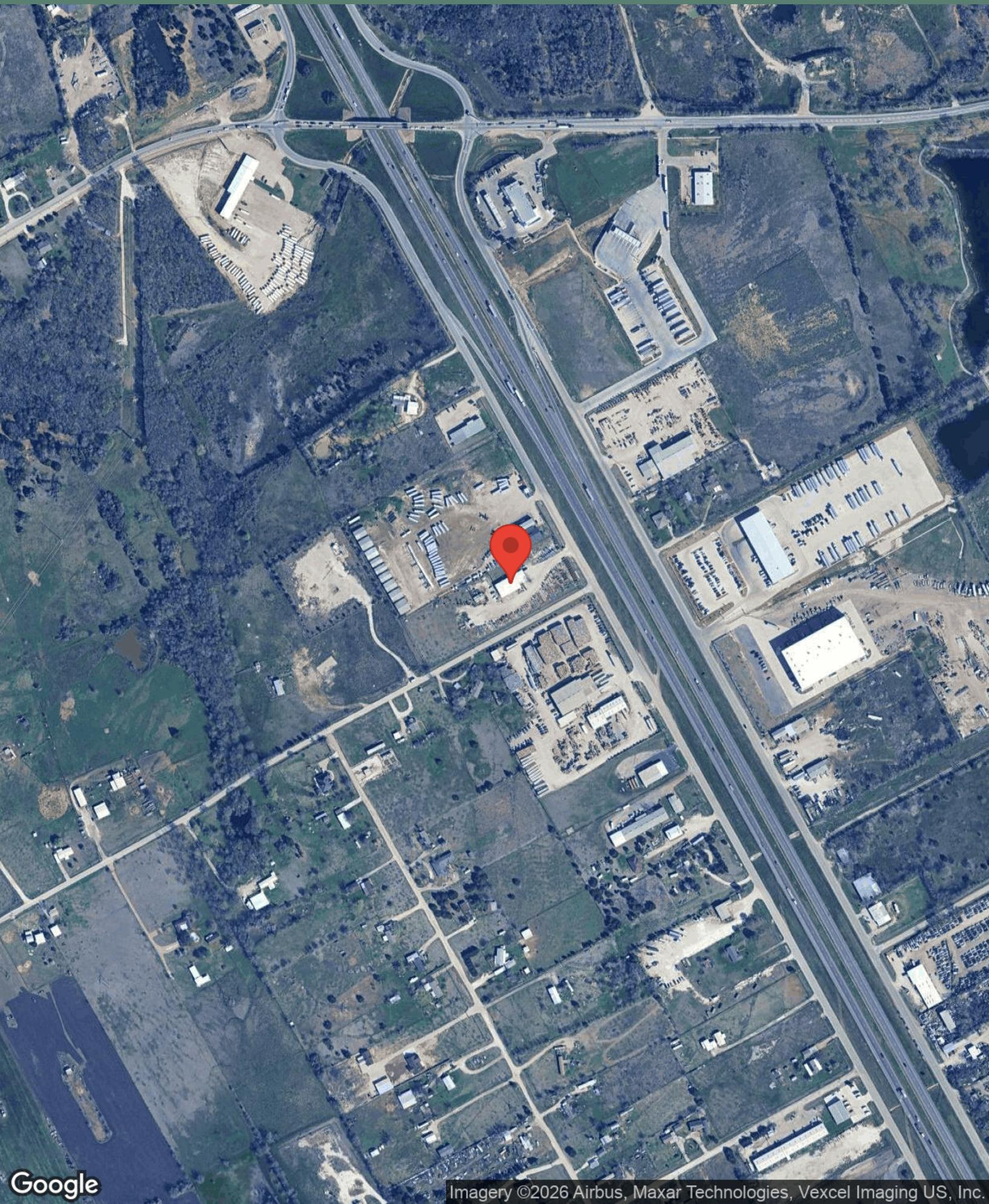
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AERIAL MAP

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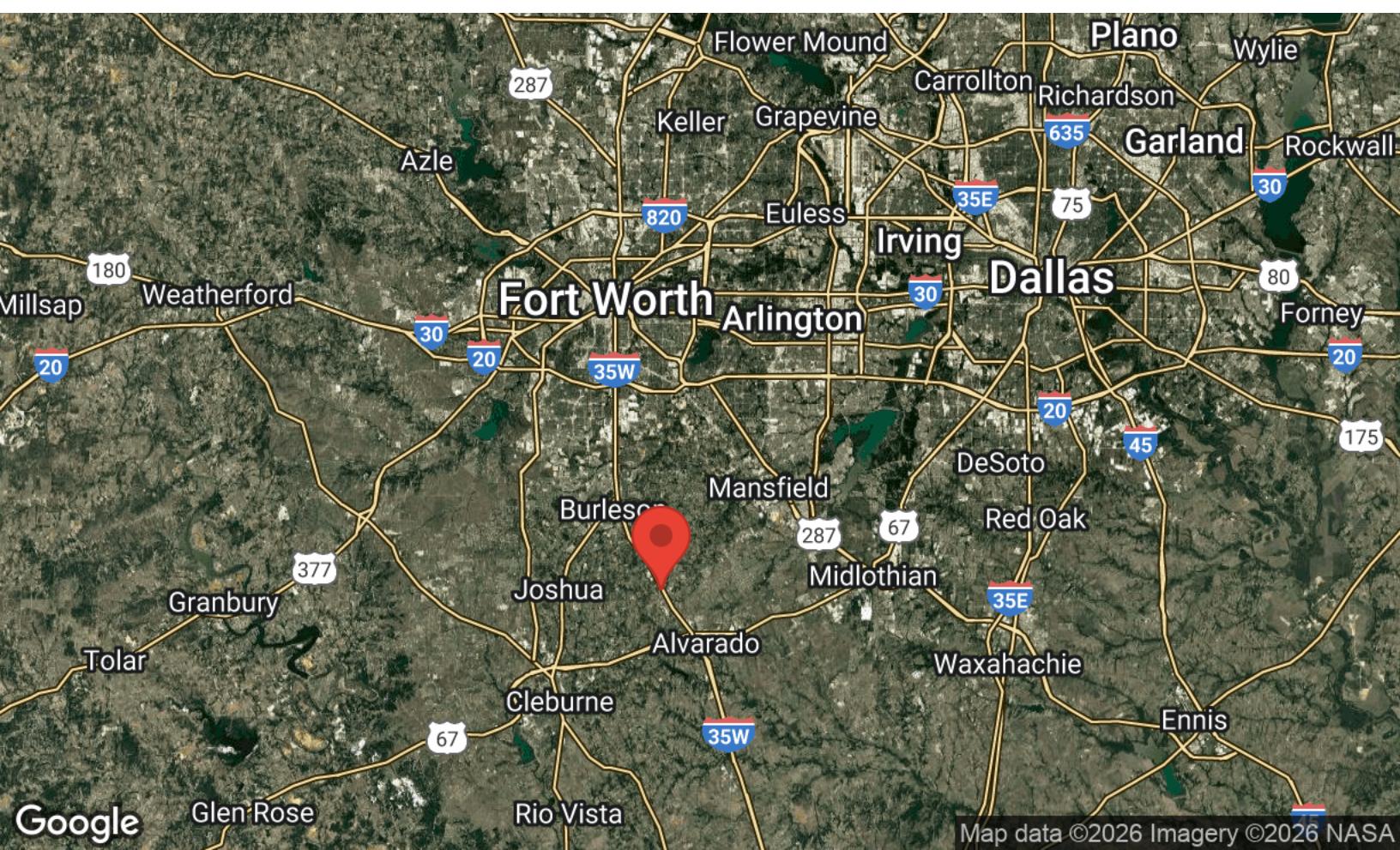


LOCATION MAPS

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BUSINESS MAP

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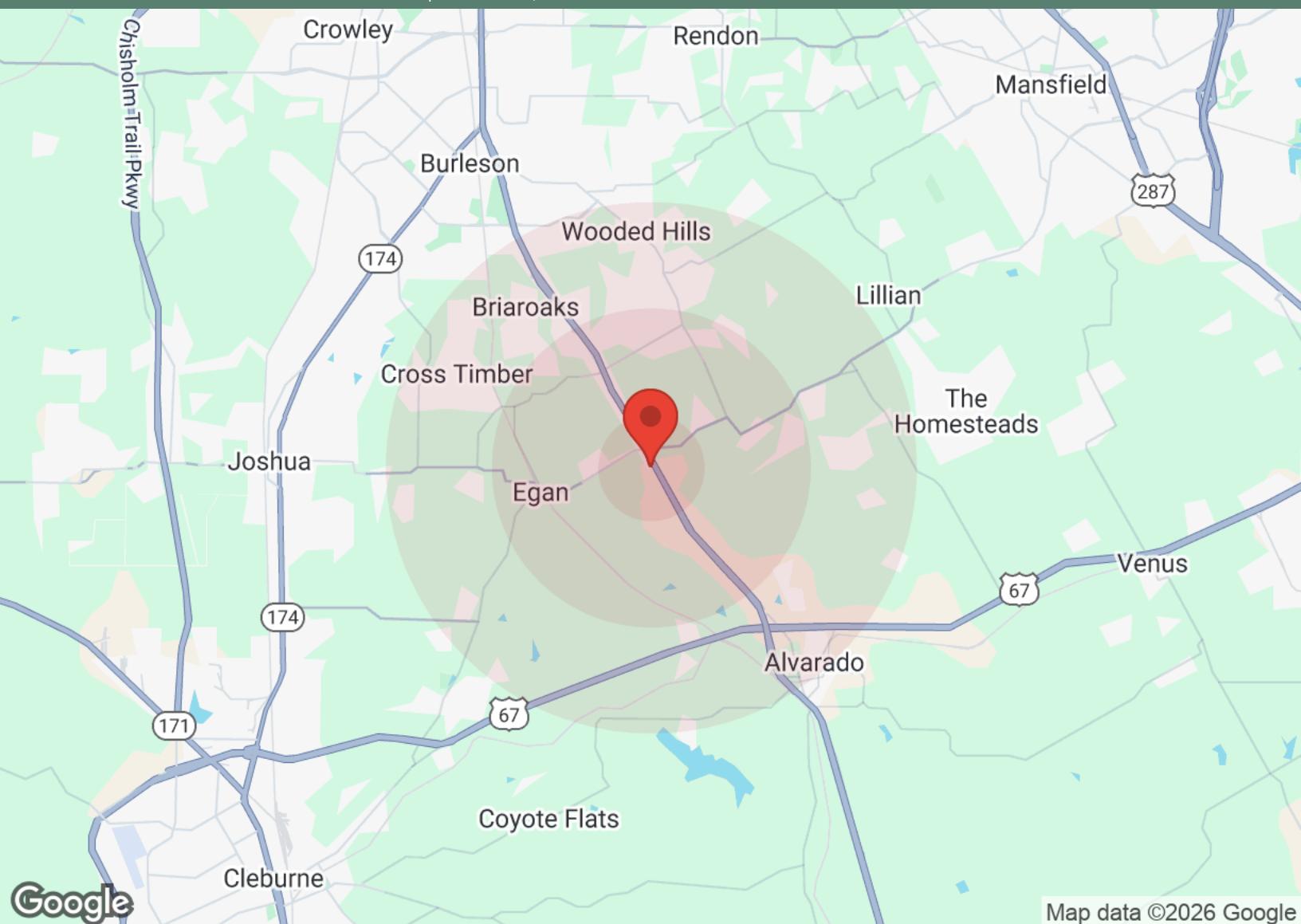
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DEMOGRAPHICS

3456 S Burleson Blvd

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A	Median	N/A	N/A	N/A
Female	N/A	N/A	N/A	< \$15,000	N/A	N/A	N/A
Total Population	N/A	N/A	N/A	\$15,000-\$24,999	N/A	N/A	N/A
				\$25,000-\$34,999	N/A	N/A	N/A
				\$35,000-\$49,999	N/A	N/A	N/A
				\$50,000-\$74,999	N/A	N/A	N/A
				\$75,000-\$99,999	N/A	N/A	N/A
				\$100,000-\$149,999	N/A	N/A	N/A
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	N/A	N/A
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	N/A	N/A	N/A				
Ages 15-24	N/A	N/A	N/A				
Ages 25-54	N/A	N/A	N/A				
Ages 55-64	N/A	N/A	N/A				
Ages 65+	N/A	N/A	N/A				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A	Total Units	N/A	N/A	N/A
Black	N/A	N/A	N/A	Occupied	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A	Owner Occupied	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A	Vacant	N/A	N/A	N/A
Asian	N/A	N/A	N/A				
Multi-Racial	N/A	N/A	N/A				
Other	N/A	N/A	N/A				

**Commercial Broker**

Stephen Coleman
Scoleman@transworldcre.com
(972) 684-0135

Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.


NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®
EXHIBIT "C"

11-2-2015


INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders 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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PHILIP KUBAT	759206	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
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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