



ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

PROPERTY FOR SALE

636 N. Burleson Blvd.
Burleson, TX 76028

\$1,700,000



3.88 +/- ACRES

I-35W FRONTAGE

PROPERTY INFORMATION

- 636 N Burleson Blvd, Burleson, TX 76028
- 3.88 +/- Acres
- Approx. 170' of I-35W Frontage
- 100,000+ vehicles per day N/S bound I-35W
- Zoned Commercial Retail & Industrial (Front parcel is retail, rear parcels are industrial.)
- All Utilities Available
- Easy access to I-35 W
- Close proximity to large retailers Sam's, Lowe's, Ihop, McDs and several major vehicle dealerships.
- Located just West of Spinks Airport
- Manageable floodplain w/ seller concessions
- \$1,700,000



Aaron Stalberger

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Office: (817) 469-6739

aaron@angmarcompanies.com

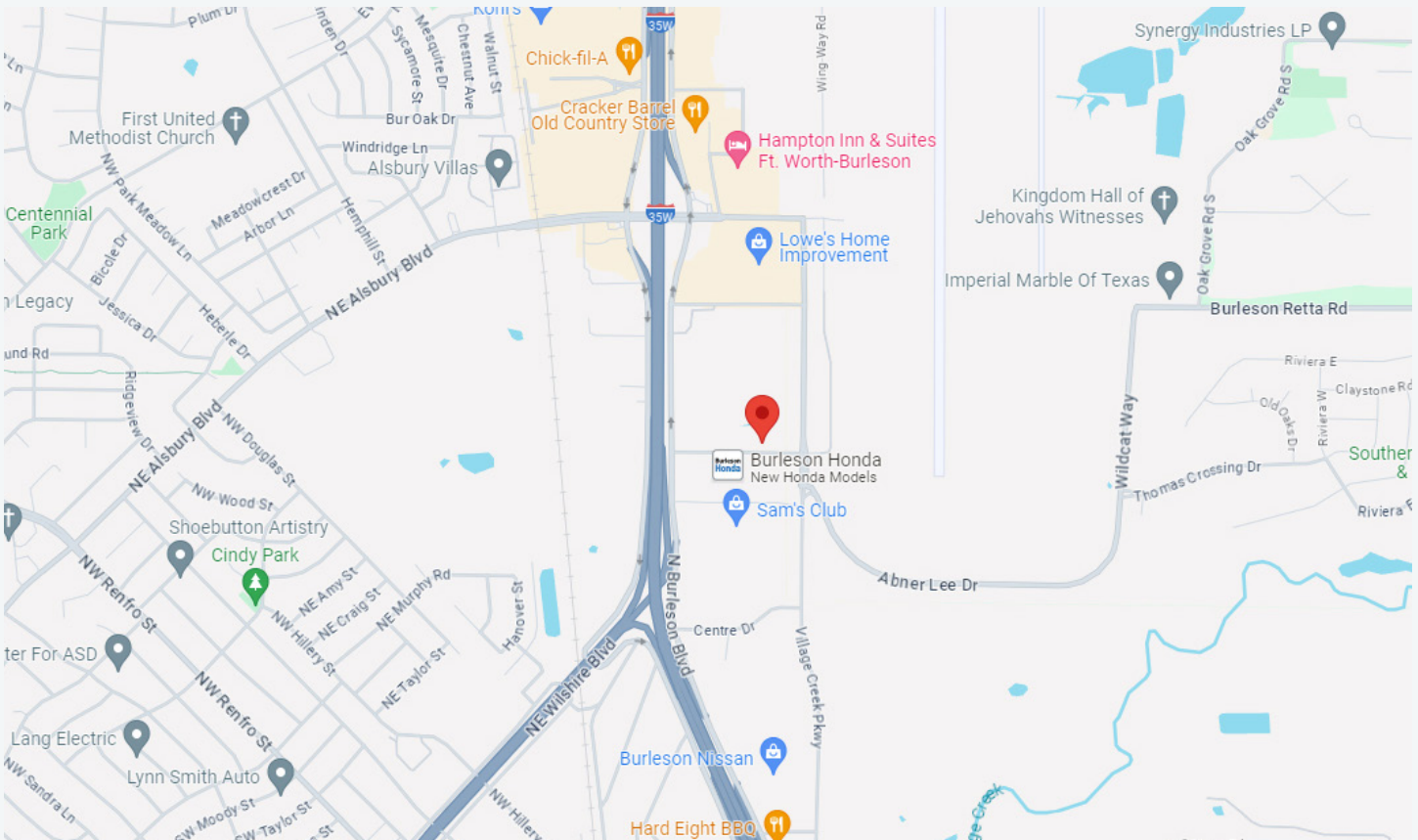
www.angmarrealty.com



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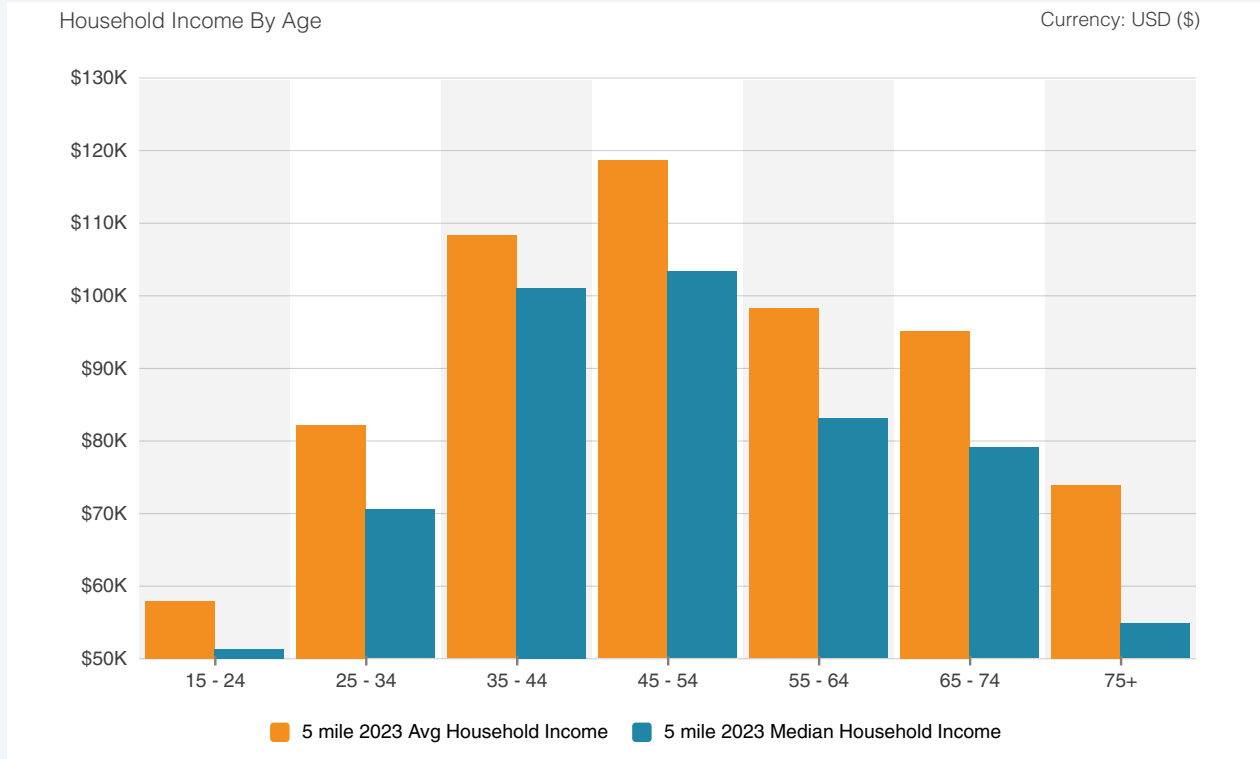


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INCOME/AGE DEMOGRAPHIC



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Burleson Blvd	McCall St S	2,427	2022	0.08 mi
N Burleson Blvd	McCall St SE	2,396	2022	0.12 mi
South Freeway	Hwy 174 SW	110,705	2022	0.13 mi
I- 35 W	State Hwy 174 S	113,698	2020	0.13 mi
I- 35 W	Hwy 174 S	102,176	2022	0.13 mi
I- 35 W	-	102,000	2017	0.14 mi
State Hwy 174	I- 35 W S	13,915	2022	0.19 mi
I- 35 W	State Hwy 174 SE	80,141	2020	0.29 mi
I- 35 W	Hwy 174 SE	74,327	2022	0.29 mi
State Hwy 174	I- 35 W SE	13,476	2022	0.29 mi



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11/2/2015



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.

AngMar Commercial Real Estate	591895	aaron@angmarcompanies.com	(817)469-6739
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Stalberger - Broker - VP of Operations	549000	aaron@angmarcompanies.com	(817)726-6454
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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