

BURLESON COMMONS PLAZA

BURLESON, TX

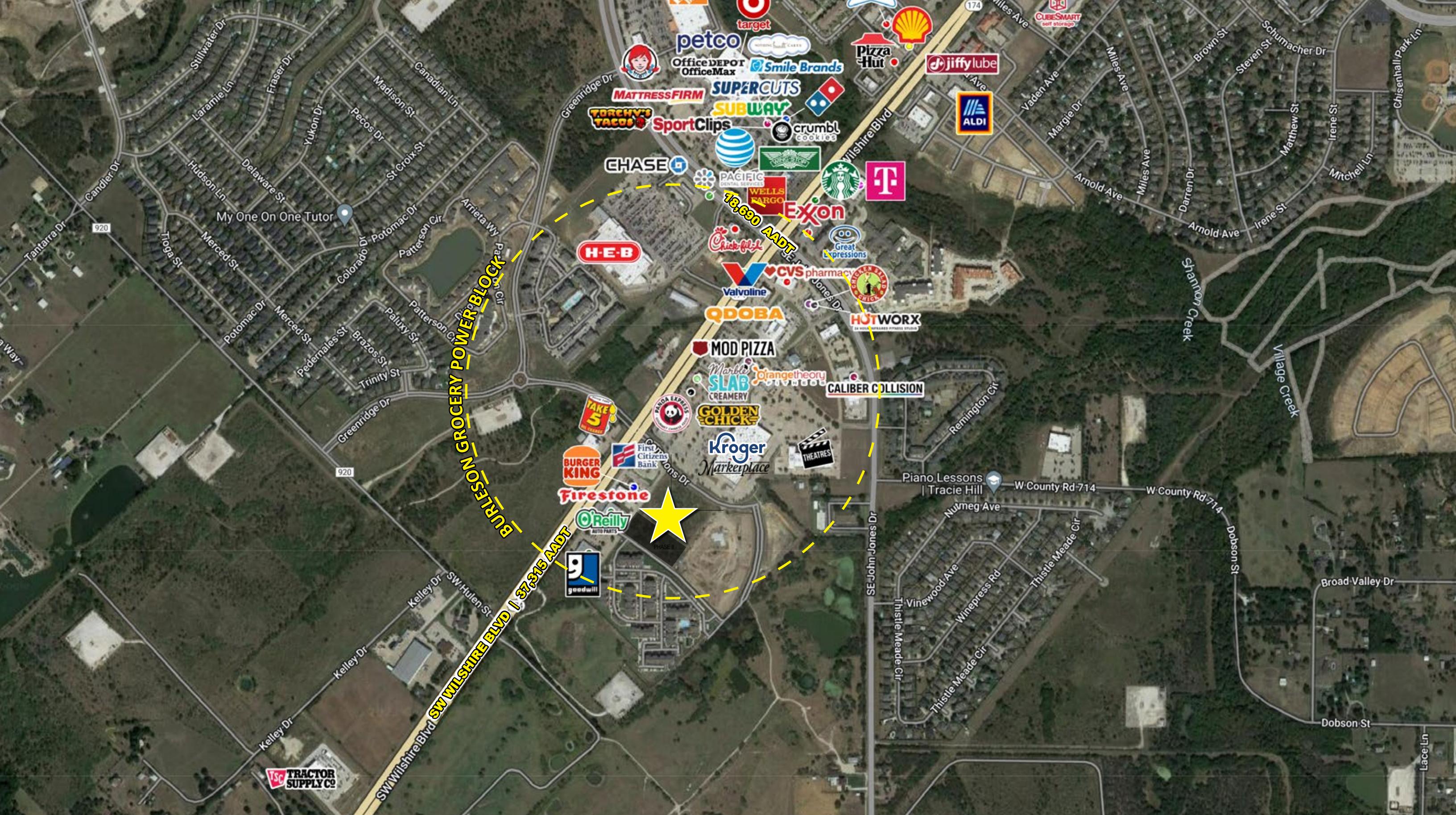


SITE DESCRIPTION

SW WILSHIRE BLVD. & COMMONS DRIVE
± 4.0 ACRES

37,315 AADT ON CW WILSHIRE BLVD.
18,690 AADT ON SE JOHN JONES DR.

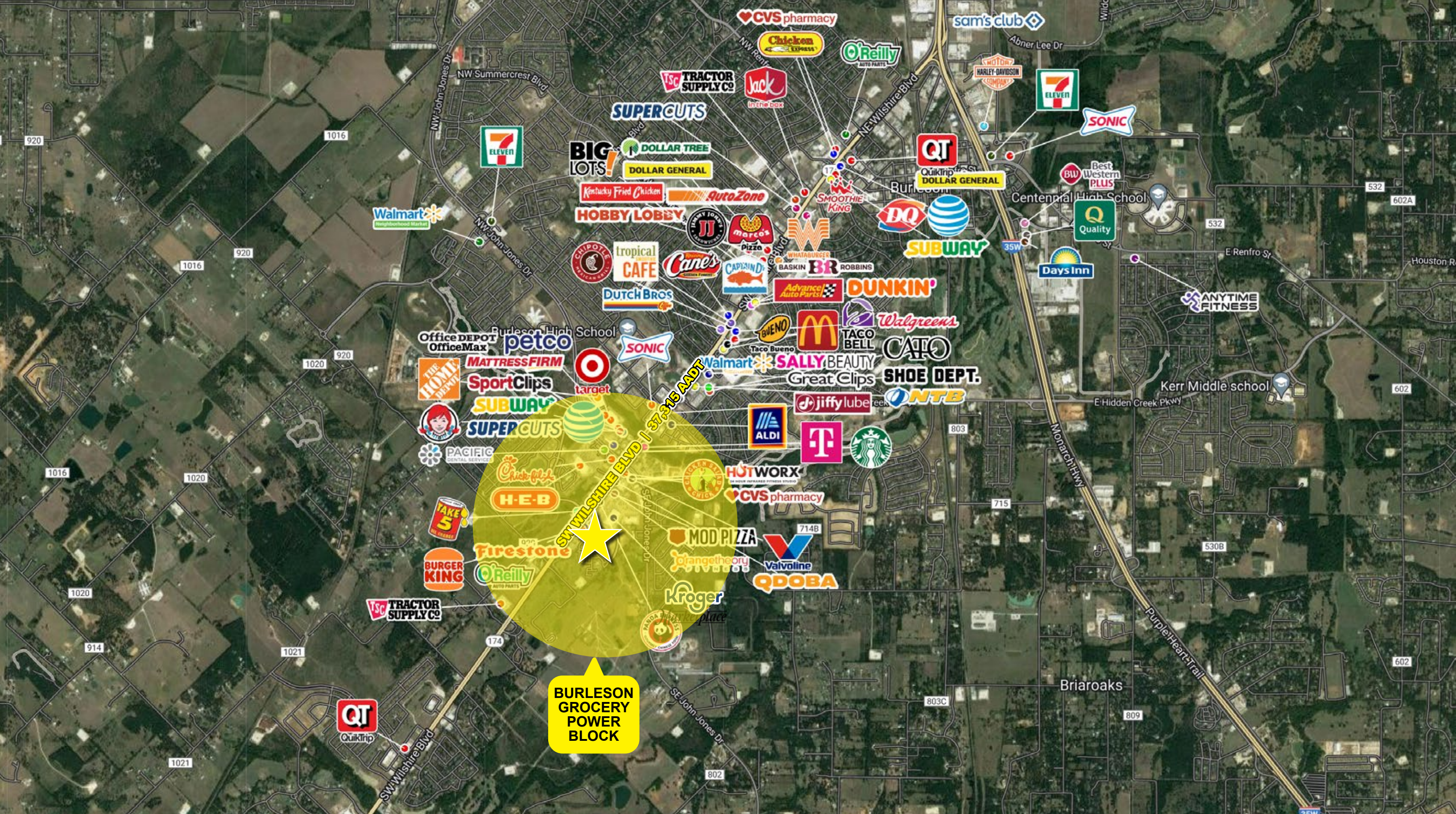
THE EPICENTER OF BURLESON GROWTH- positioned within Burleson's undisputed retail power-block. Anchored by Sprouts Farmers Market, this center is the crown jewel of the city's primary grocery row, benefiting from the massive, high-frequency foot traffic generated by direct adjacency to H-E-B Plus and Kroger Marketplace. This strategic main-on-main location on SW Wilshire Boulevard, commands significant traffic counts, capturing an audience of high-income super-suburb residents. As the core destination for a trade area that has seen a staggering 57% population surge, this center offers unrivaled visibility and a built-in trip-stacking synergy that ensures being at the heart of the daily shopping habits of the most affluent consumers in the DFW South-end.



Alan Lloyd
alloyd@gbtrealty.com
615.515.4069

Nick Carone
ncarone@gbtrealty.com
615.370.0670

MID AERIAL
BURLESON COMMONS PLAZA | BURLESON, TX



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MARKET AERIAL
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NUMBERS

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POPULATION	
1 MILE	4,919
3 MILE	42,779
5 MILE	93,961

HOUSEHOLDS	
1 MILE	1,672
3 MILE	15,473
5 MILE	33,286

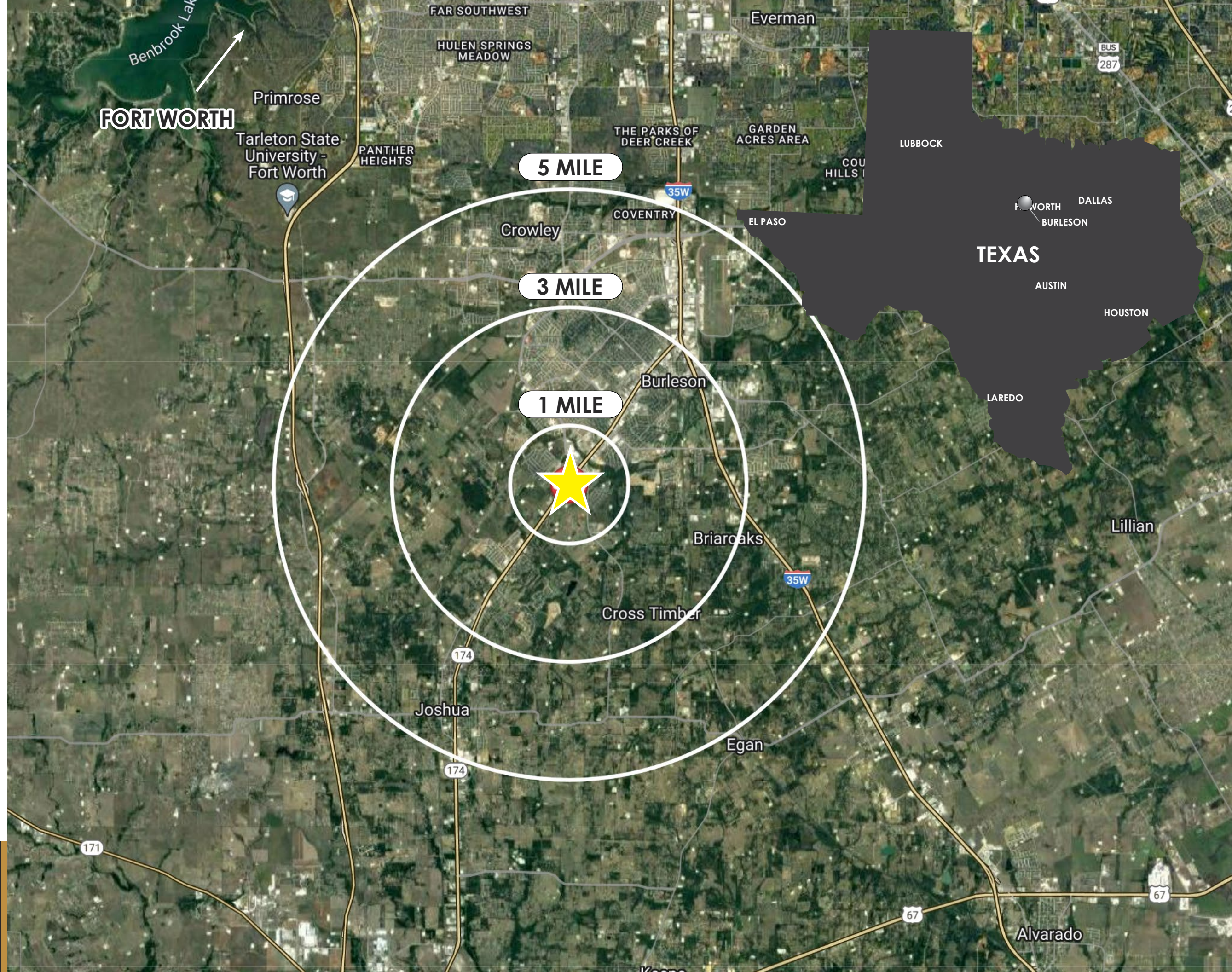
AVG. HH INCOME	
1 MILE	\$103,444
3 MILE	\$103,220
5 MILE	\$105,502

MED. HH INCOME	
1 MILE	\$ 97,696
3 MILE	\$ 86,511
5 MILE	\$ 88,119

1 MILE - OTHER	
Retail Exp/Yr	\$57.53M
College/Higher	70%
White Collar	69.9%
Median Age	32

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SW WILSHIRE BLVD | 37,315 AADT

COMMONS DR

SE JOHN JONES DR

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alloyd@gbtrealty.com
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LOW AERIAL
BURLESON COMMONS PLAZA | BURLESON, TX

SITE PLAN

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TOTALS	
LAND AREA:	± 4.0 AC
SPROUTS:	23,231 SF
SHOP SPACE:	27,042 SF
PARKING:	247 SPACES

TENANT ROSTER	
AVAILABLE:	1,600 SF
AVAILABLE:	2,900 SF
RESORT NAILS	3,500 SF
DOLLAR TREE	10,000 SF
FIVE BELOW	9,042 SF



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BURLESON

The Southern Gateway To DFW Resilience



Burleson is expanding at an annual rate of 3.54%, with the population surging over 25% since 2020 as it absorbs the outward migration from the Dallas-Fort Worth core.



Positioned on the I-35W NAFTA Corridor, the city provides direct logistics access to Mexico and Canada, supported by the Highpoint Business Park and proximity to major intermodal rail hubs.



Boasting a high median household income, the city’s affluent, young-professional base (median age 35.2) provides a stable, high-purchasing-power tax base.



Major 2026 milestones, including the 55-acre Community Park and the Chisholm Summit master-planned community, are set to add over 3,000 homes and a billion dollars in projected new revenue.

\$2B

PROJECTED INVESTMENT FROM
NEW MASTER-PLANNED HUBS

1M SF

NEW COMMERCIAL/EMPLOYMENT
SPACE APPROVED

CH. 380

AGRESSIVE MUNICIPAL SALES
TAX REBATE INCENTIVE FRAMEWORK

Burleson is transitioning into a mature economic center characterized by a robust Chapter 380 incentive framework that attracts high-quality industrial and retail tenants. The city’s fiscal health is anchored by a diverse revenue stream, moving away from residential reliance toward a balanced mix of sales tax and high-value commercial property assessments.

I-35W

PRIMARY NORTH AMERICAN
TRADE ARTERY

CTP

CHISHOLM TRAIL PKWY EXPANSION TO
4 LANES, CURRENTLY UNDERWAY

ATMS

AI-DRIVEN INTELLIGENT TRAFFIC
MANAGEMENT SYSTEM ROLLOUT

The city serves as the “Southern Gateway” to the DFW Metroplex, bisected by I-35W, which handles massive daily commerce volumes. This strategic positioning is bolstered by its proximity to the Fort Worth Spinks Airport (6 miles) and two major intermodal rail terminals (BNSF and Union Pacific). For developers, this ensures that Burleson is not just a destination but a critical node in the global supply chain, ideal for logistics, distribution, and advanced manufacturing.

25.8%

POPULATION SURGE SINCE 2020
DRIVING HOUSING DEMAND

\$111K+

AVERAGE HOUSEHOLD INCOME
REFLECTING HIGH CONSUMER POWER

72.1%

HIGH HOMEOWNERSHIP RATE
ENSURES LONG-TERM STABILITY

Burleson’s demographic profile is a primary driver for development. The city attracts a highly educated and family-oriented population, reflected in a 94.5% high school graduation rate and an owner-occupied housing rate of 72.1%. This high level of homeownership and community stability, paired with a poverty rate nearly 50% lower than the Texas state average, creates a low-risk environment for long-term commercial and infrastructure investments.