



TEXAS INVESTMENTS

WILLOW CREEK PLAZA

2850 SW Wilshire Blvd,
Burleson, TX 76028

PRIME COMMERCIAL OPPORTUNITY IN BURLESON, TX

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PROPERTY OVERVIEW

2850 SW WILSHIRE BLVD

The extraordinary growth the City of Burleson has experienced has made it one of the fastest-growing communities in the DFW Metroplex. The city has truly seen a population explosion in recent years, growing by more than 58% since the year 2000.

The Metroplex alone generates 33% of Texas' gross domestic product, 29% of all retail sales, and 28% of Texas jobs. Another key element to the economic development of the Burleson area is the IH-35 Corridor Plan. IH-35W traverses through Burleson for more than 10 miles. IH-35W is the NAFTA Superhighway, beginning in Laredo and traveling north to Minnesota.

Hawks Ridge Trail Commercial pads sits adjacent to Texas Health Resources Outpatient Facility and across from the new Joshua Elementary School. Each commercial pad is highly visible with highway frontage.

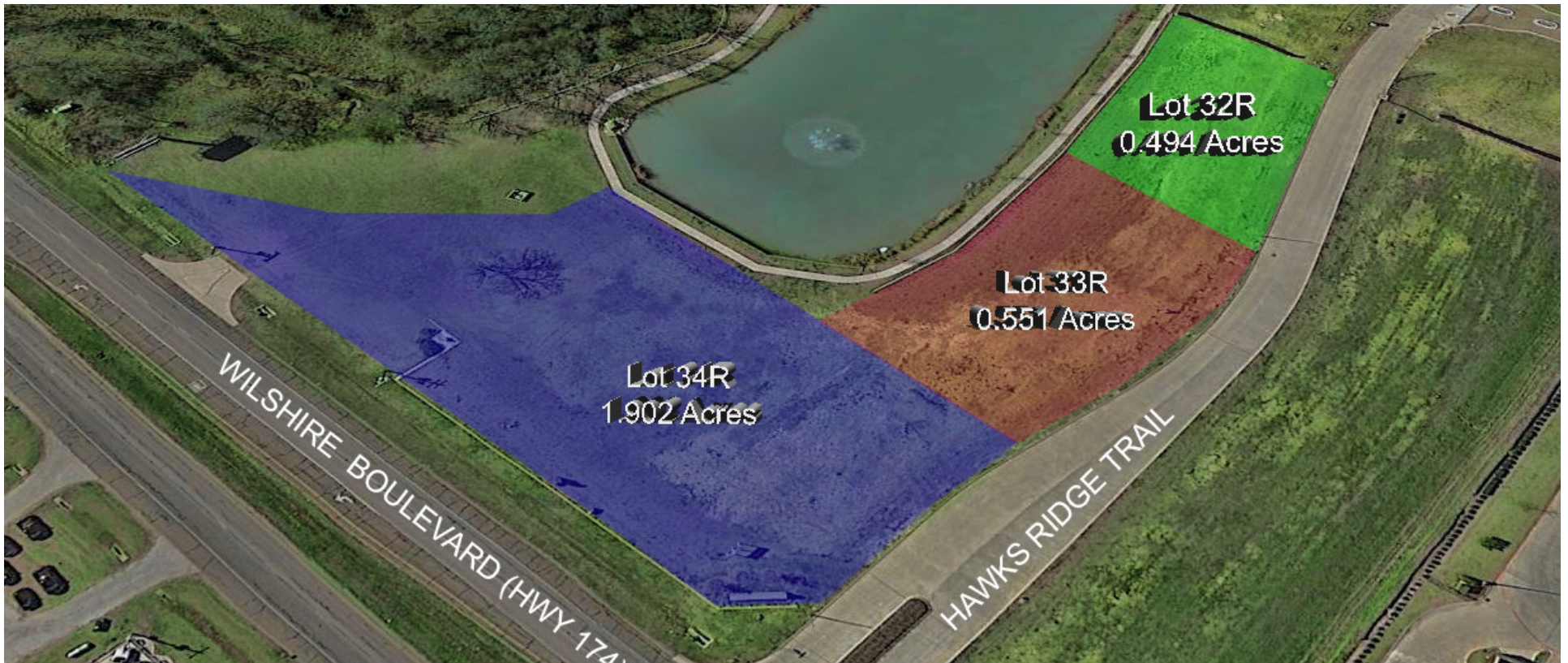
PROPERTY DETAILS

Property Address	2850 Sw Wilshire Blvd
Lot 32R	.494 Acres
Lot 33R	.551 Acres
Lot 34R	1.191 Acres
Legal Description	LOT 34R-1 BLK 5 WILLOW CREEK CROSSING
County	Johnson
State	Texas
Submarket	Johnson County
Market	Dallas/Ft Worth
APN/Parcel ID	126-4975-05340

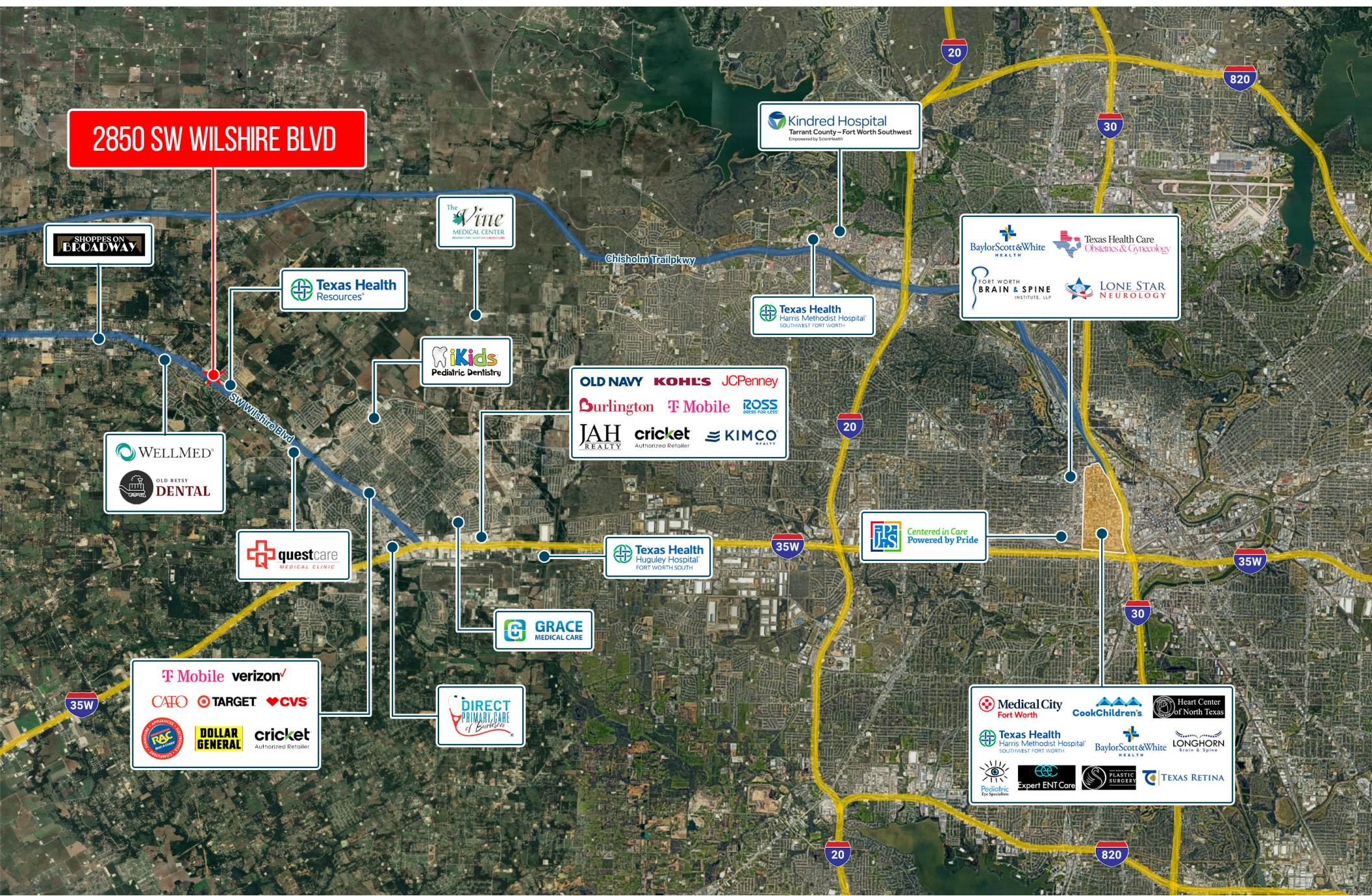


PROPERTY HIGHLIGHTS

- Ideal location for Retail or Medical
- Excellent Development Opportunity
- Location in the Heart of Burleson, Texas.
- Highway Frontage
- All Utilities to Site
- Adjacent to Texas Health Resources Outpatient Facility
- Pedestrian Walk Way

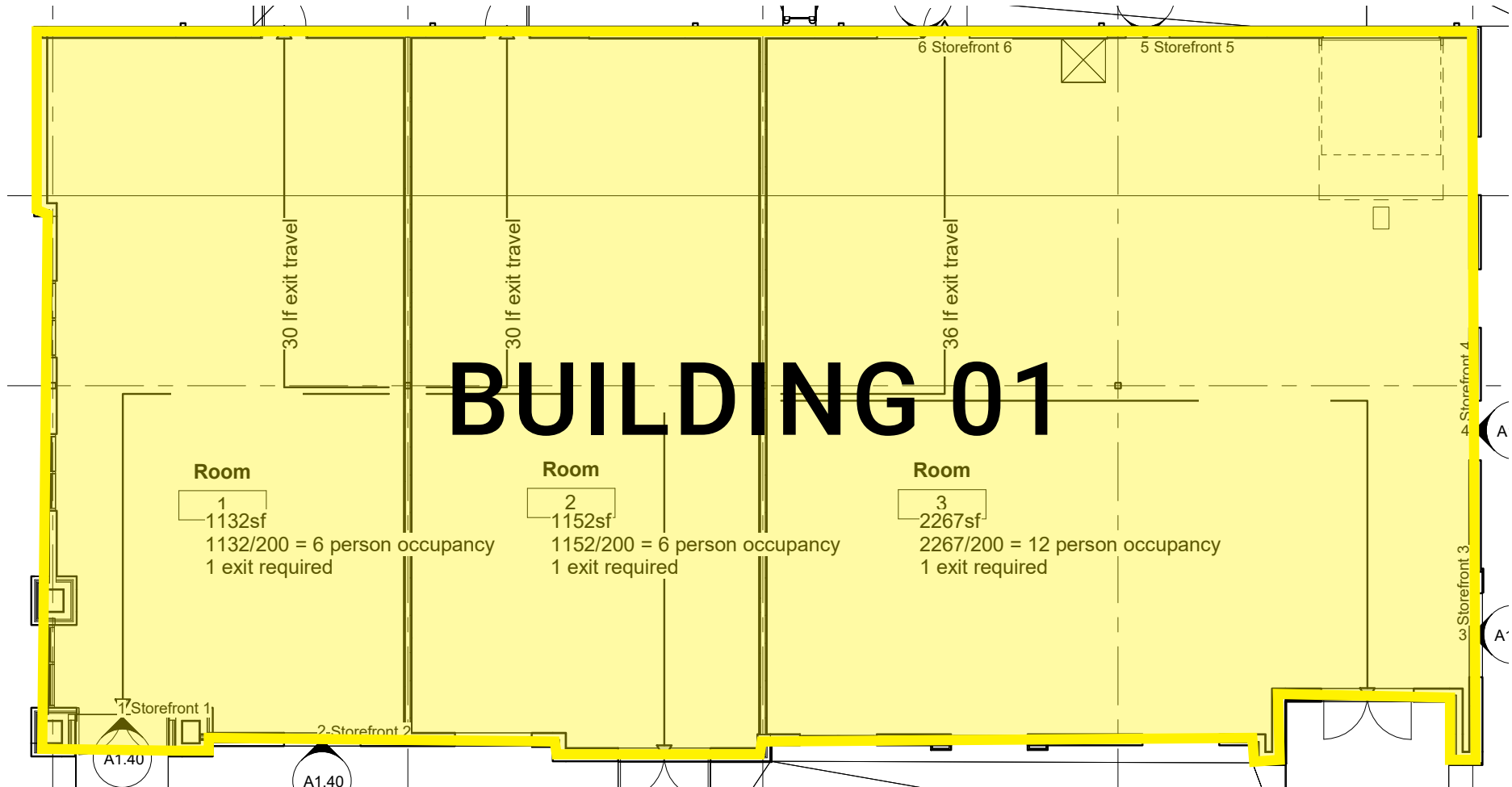


AERIAL MAP



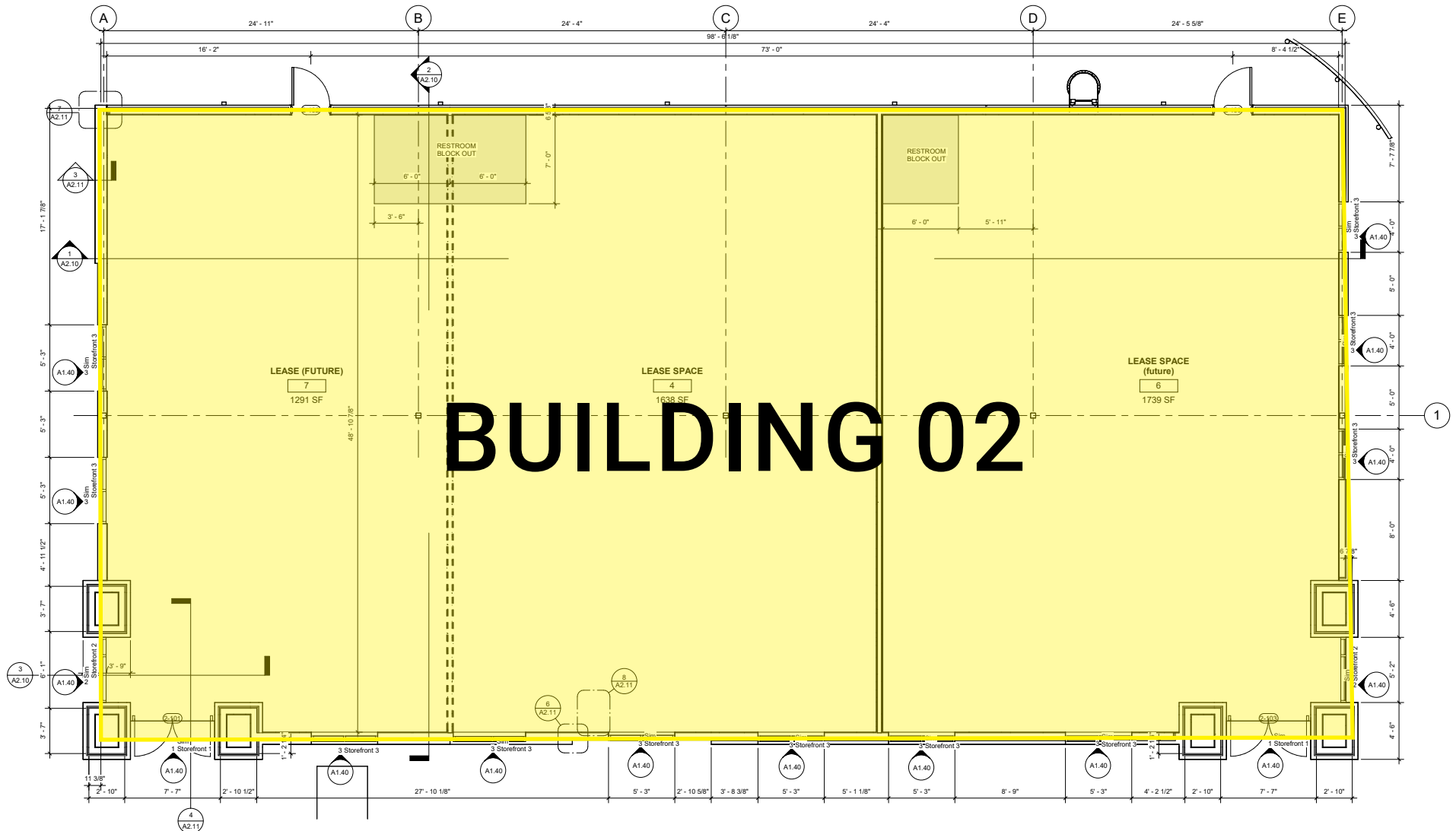
BUILDING 1 AVAILABLE SPACE

2850 SW WILSHIRE BLVD



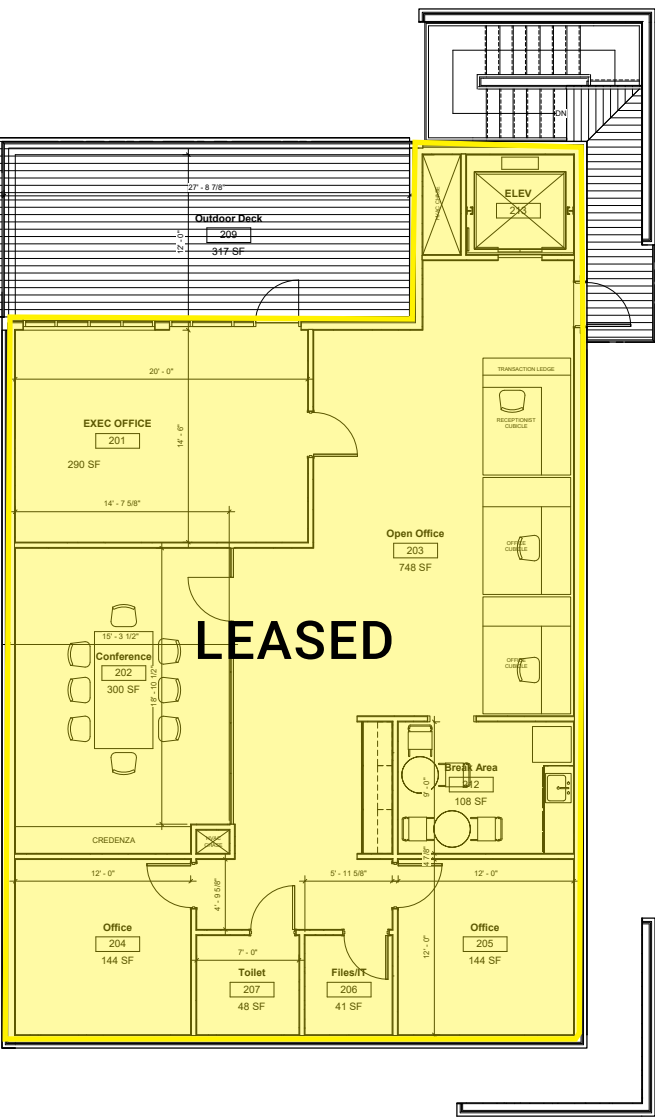
BUILDING 2 AVAILABLE SPACE

2850 SW WILSHIRE BLVD

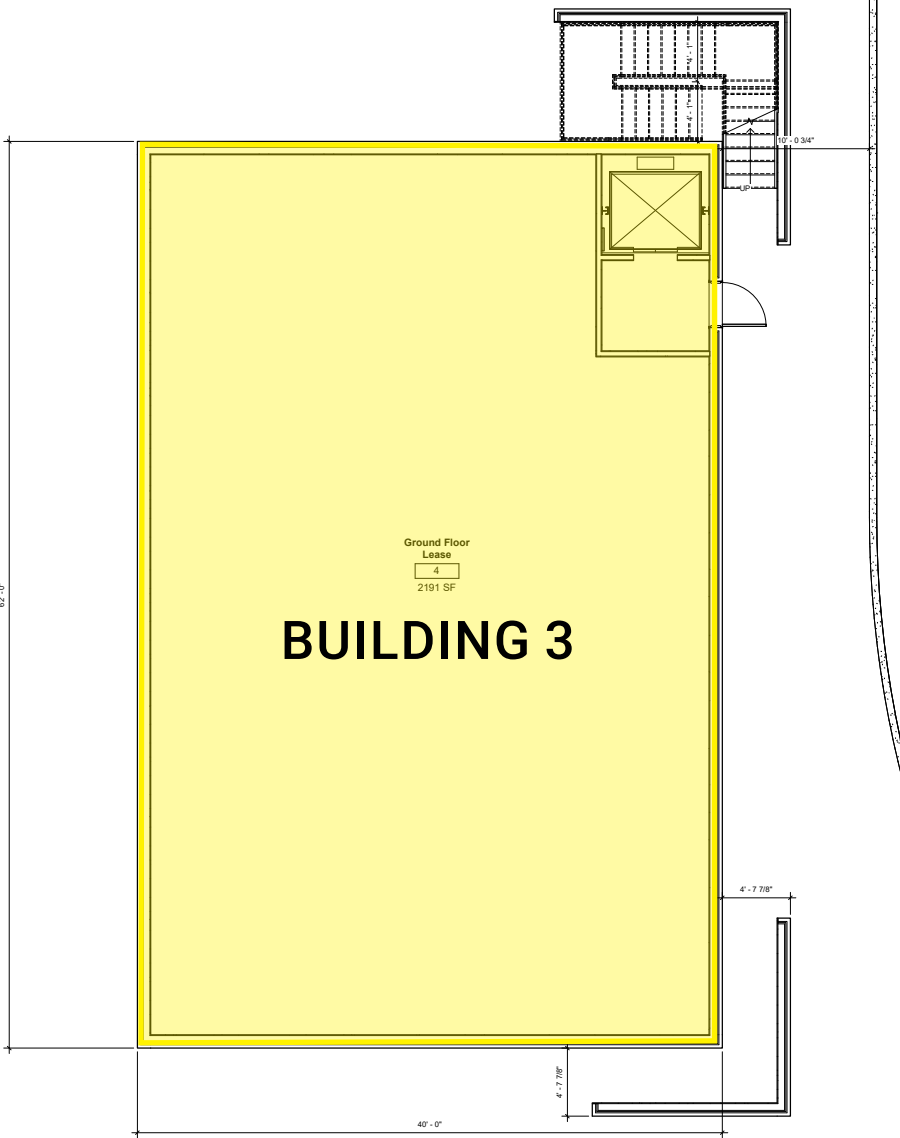


BUILDING 3 AVAILABLE SPACE

2850 SW WILSHIRE BLVD



2 Level 2
1/4" = 1'-0"

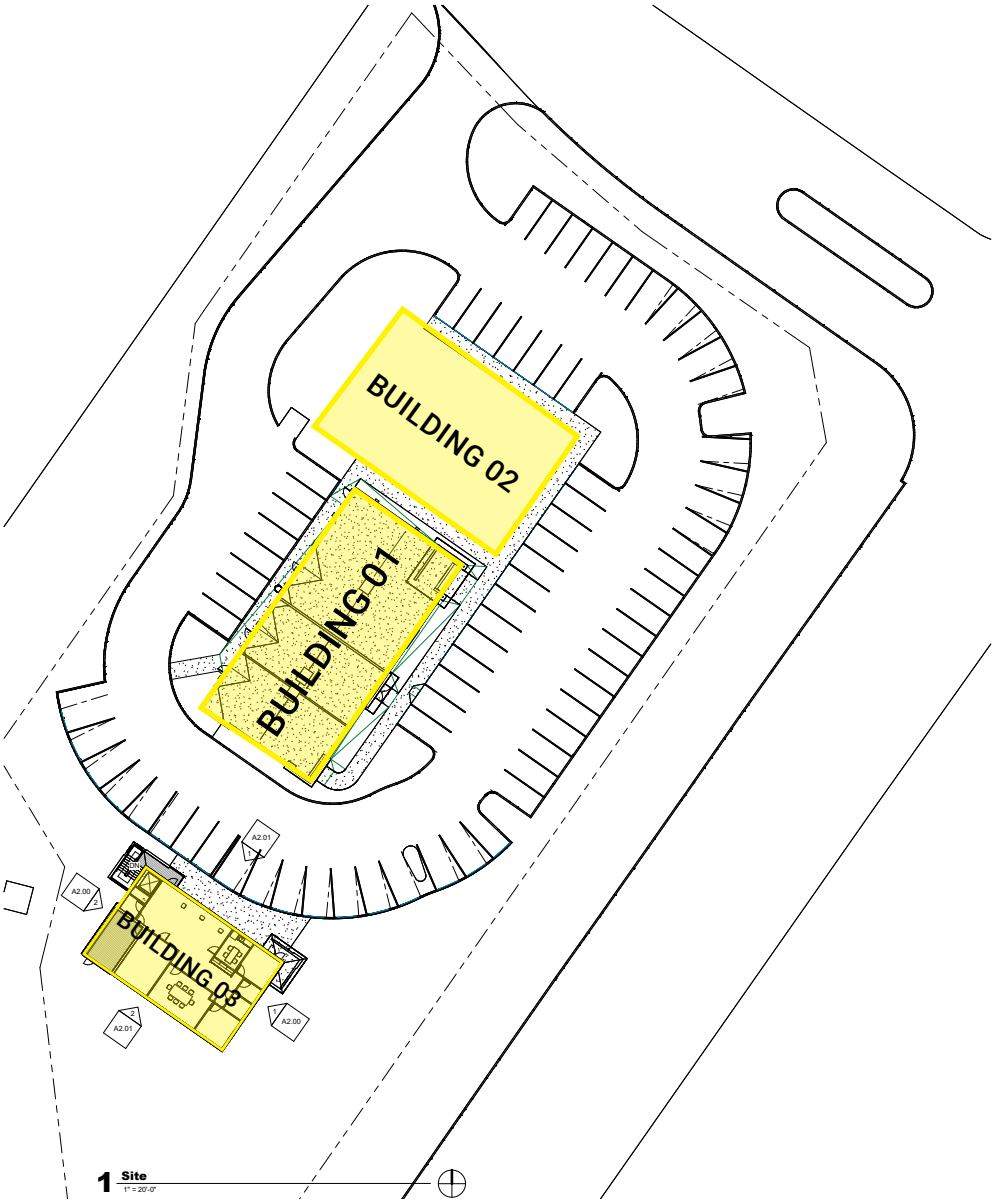


1 Level 1
1/4" = 1'-0"

FLOOR PLAN

SITE PLAN

2850 SW WILSHIRE BLVD

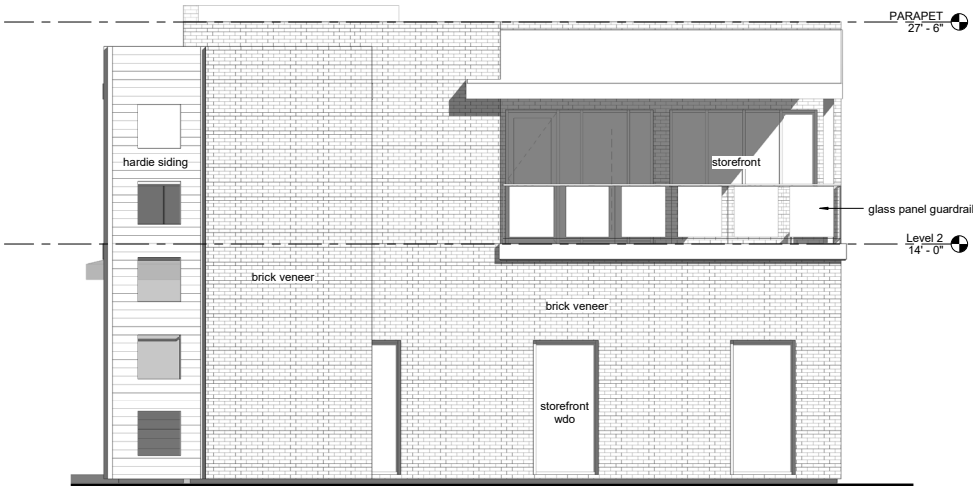


BUILDING 3 ELEVATIONS

2850 SW WILSHIRE BLVD



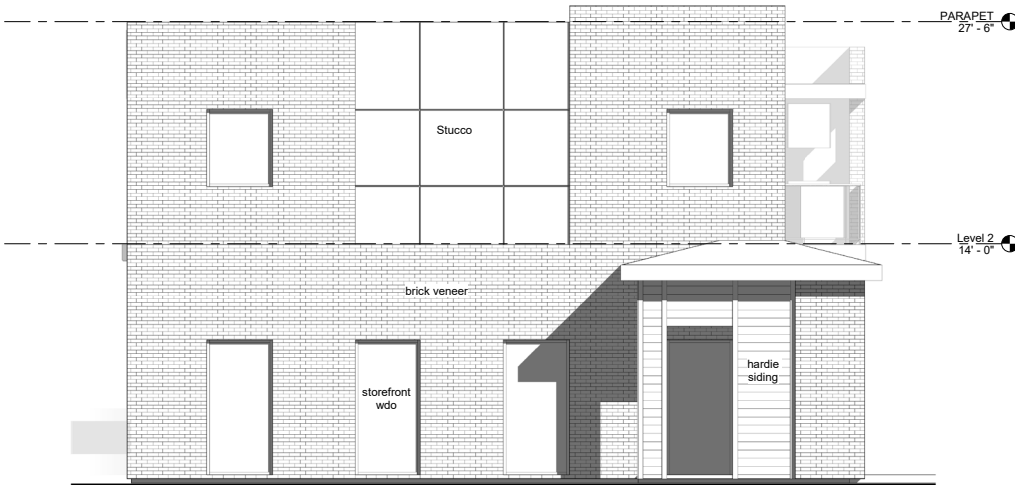
3 View from East



2 Northwest (True)
1/4" = 1'-0"



4 View from North



1 Southeast (True)
1/4" = 1'-0"

LOCATION OVERVIEW:

2850 SW WILSHIRE BLVD

Surrounded by Amenities: Enjoy the convenience of nearby shopping and retail options, with Burleson boasting a low retail vacancy rate of 2.7%, significantly below the DFW average of 4.9%.

Proximity to Key Destinations: Willow Creek Plaza benefits from its proximity to major thoroughfares, including Chisolm Trail Parkway, offering seamless connectivity to surrounding areas.

CraftMasters Headquarters: Adjacent to Willow Creek Plaza, CraftMasters Headquarters adds to the allure of the location, attracting potential customers and businesses alike.

AVAILABLE SPACES:

Building 1: Three spots available, with the option to combine spaces as desired. (Square footage maps provided)

Building 2: Three spots available, with two pending leases, providing an opportunity for customization and growth.

Building 3: One spot available on the first floor, with the second story already leased.

MEDICAL OFFICE FRIENDLY LOCATION:

Willow Creek Plaza is positioned as a medical office-friendly location, with a commitment to supporting healthcare providers and other relevant businesses. However, all inquiries are welcome, and pricing is negotiable, ensuring flexibility for prospective tenants.



CRAFTMASTERS

2850 SW WILSHIRE BLVD



ABOUT BURLESON

2850 SW WILSHIRE BLVD

Nestled within the heart of Texas, Burleson emerges as a strategic nexus of opportunity and accessibility. Positioned just south of the thriving urban hub of Fort Worth and within convenient reach of Dallas, Burleson offers a compelling blend of urban convenience and suburban tranquility.

Here are some key highlights of this vibrant community:

Proximity to Major Cities: Located just 15 miles south of Fort Worth and less than an hour's drive easy access to the cultural attractions, entertainment venues, and employment opportunities of areas.

Thriving Economy: Burleson boasts a diverse economy supported by a range of industries, manufacturing, retail, and technology. With a growing population and a business-friendly continues to attract investment and spur economic growth.

Strong Sense of Community: At the heart of Burleson is a close-knit community that values connection, camaraderie, and neighborly spirit. Residents come together to celebrate local traditions, support small businesses, and participate in a variety of community events and festivals throughout the year.

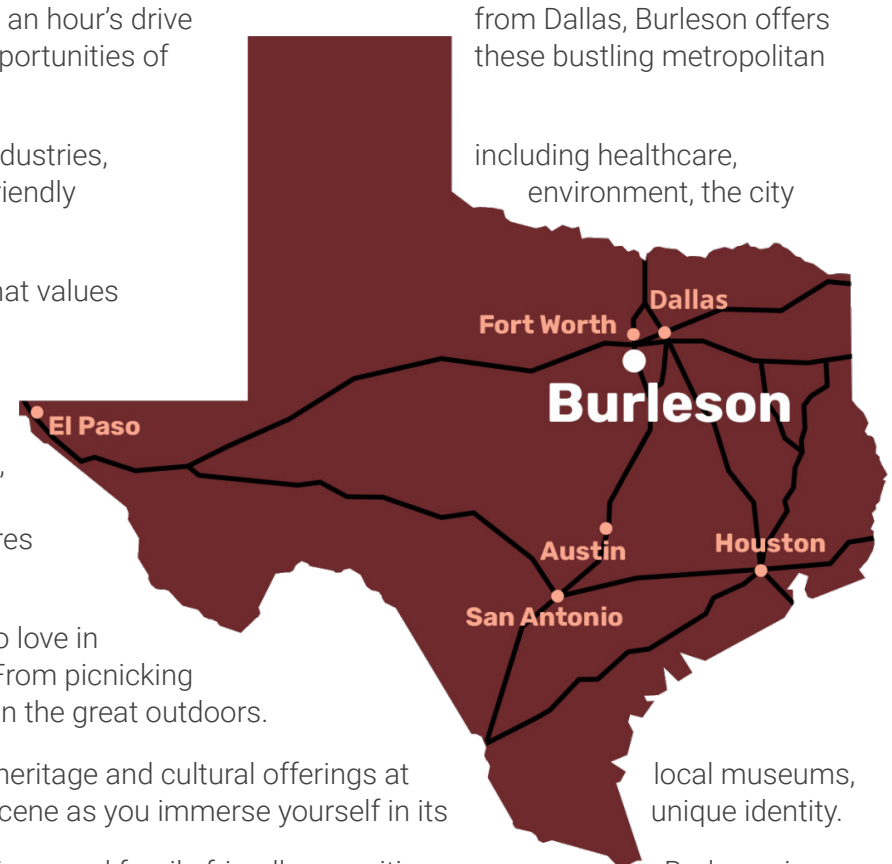
Top-Rated Schools: Families are drawn to Burleson for its excellent public schools, which consistently receive high ratings for academic achievement, extracurricular activities, and student support services. The city's commitment to education ensures that children receive a quality learning experience in a nurturing environment.

Outdoor Recreation: Nature enthusiasts and outdoor adventurers will find plenty to love in Burleson, with its extensive parks system, scenic trails, and recreational facilities. From picnicking and hiking to fishing and sports activities, there's something for everyone to enjoy in the great outdoors.

Cultural Attractions: History buffs and art enthusiasts can explore Burleson's rich heritage and cultural offerings at galleries, and historical sites. Discover the city's fascinating past and vibrant arts scene as you immerse yourself in its

Family-Friendly Atmosphere: With its safe neighborhoods, affordable housing options, and family-friendly amenities, ideal place to raise a family and put down roots. Whether you're starting a new chapter or looking for a place to retire, Burleson welcoming and inclusive community for residents of all ages.

In essence, Burleson epitomizes the intersection of progress and tradition, where the pulse of urban life meets the tranquility of the countryside. Whether seeking a dynamic business environment, a vibrant community, or simply a place to call home, Burleson beckons with its promise of possibility and potential.



from Dallas, Burleson offers these bustling metropolitan

including healthcare, environment, the city

local museums, unique identity.

Burleson is an offers a



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