

# Land ★ SALE

3005 S BURLESON BLVD BURLESON, TX 76028

1.12 ACRES



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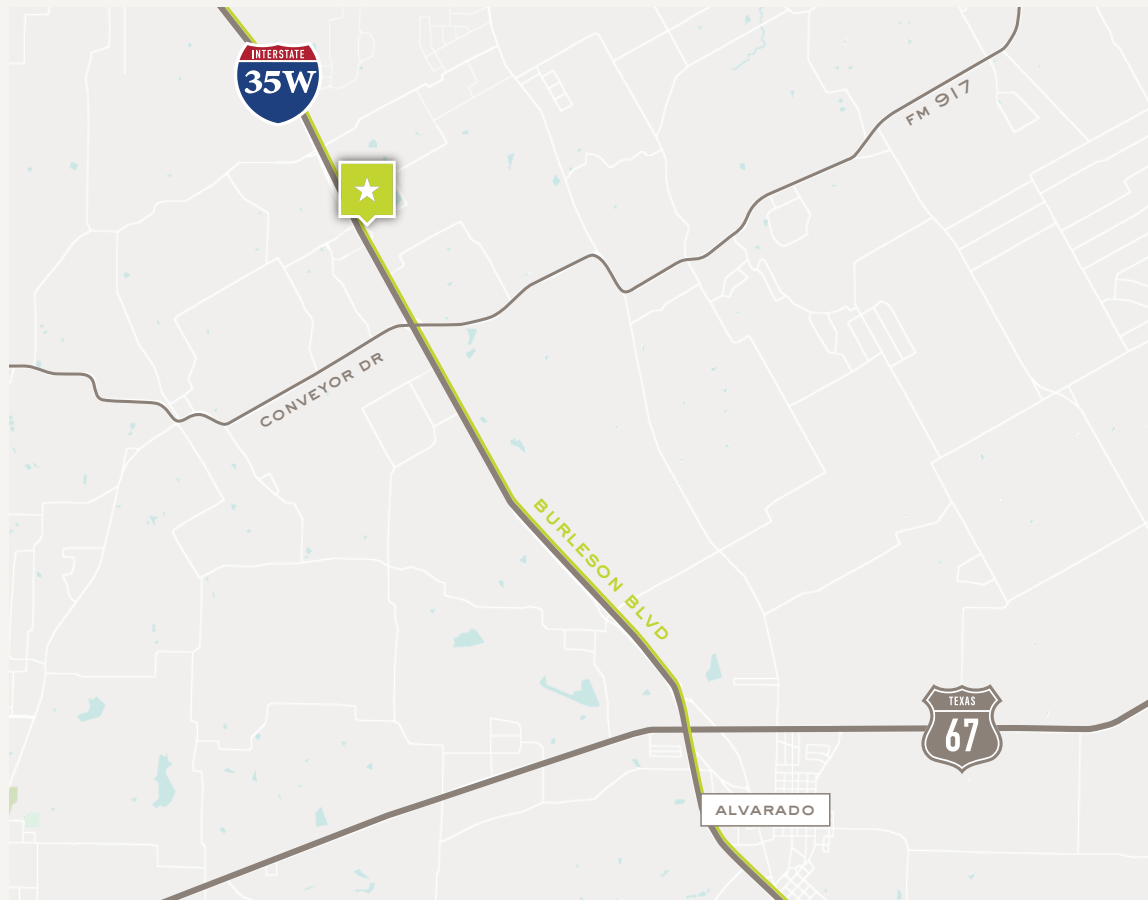
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#### PROPERTY FEATURES

- I35 Frontage – N Bound
- Current Zoning: PD
  - Preliminary site plan/architectural drawing
  - Soft approval for flex industrial
- Advantages
  - Growing area – robust development along I35
  - Great IOS opportunity
  - Large highly skilled blue collar work force in area

#### LOCATION OVERVIEW

Situated at 3005 S Burleson Blvd, this prime land offering boasts direct access to I-35W, providing seamless connectivity to the Dallas-Fort Worth Metroplex. The property is strategically located near the NDCP Cold Storage Site currently under construction, positioning it in a growing industrial and commercial hub. With its excellent visibility and proximity to thriving developments, this site is ideal for businesses looking to capitalize on the area's rapid expansion.

#### SALE PRICE

#### CONTACT BROKER



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# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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