



# INDUSTRIAL WAREHOUSE FOR LEASE

2130 S Burleson Blvd  
Burleson, TX 76028

AVAILABLE:  
**10,350 SF**

PRICING  
**\$9.50 PSF + NNN**

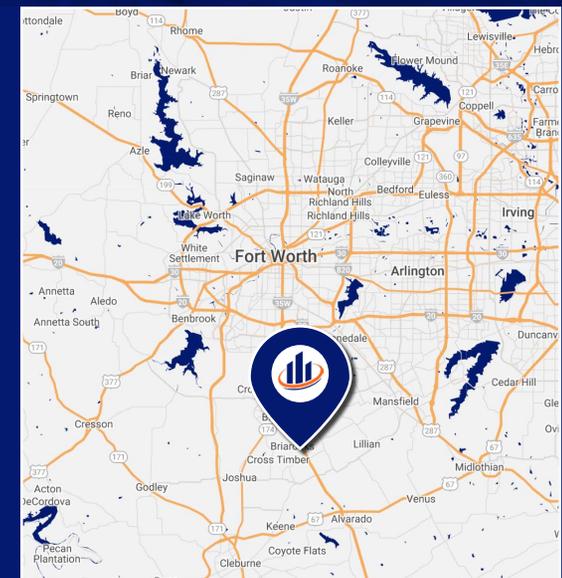
This 10,350 SF industrial warehouse offers a prime opportunity for single-tenant occupancy on a spacious 1.5-acre lot. Positioned in the rapidly growing Burleson area, this property provides easy access to I-35W and a thriving business community. With its strategic location and flexible usage potential, this property is ideal for businesses looking to establish a presence in a well-connected and business-friendly environment.

## FEATURES

**Building SF:** 10,350 SF  
**Lot Size:** 1.5 Acres  
**Year Built:** 1990  
**Zoning:** Commercial  
**Building Height:** 18'

## HIGHLIGHTS

- » 70/30 warehouse to office ratio
- » Two 10' x 8' grade level doors
- » Outdoor storage available
- » Immediate access to I-35W



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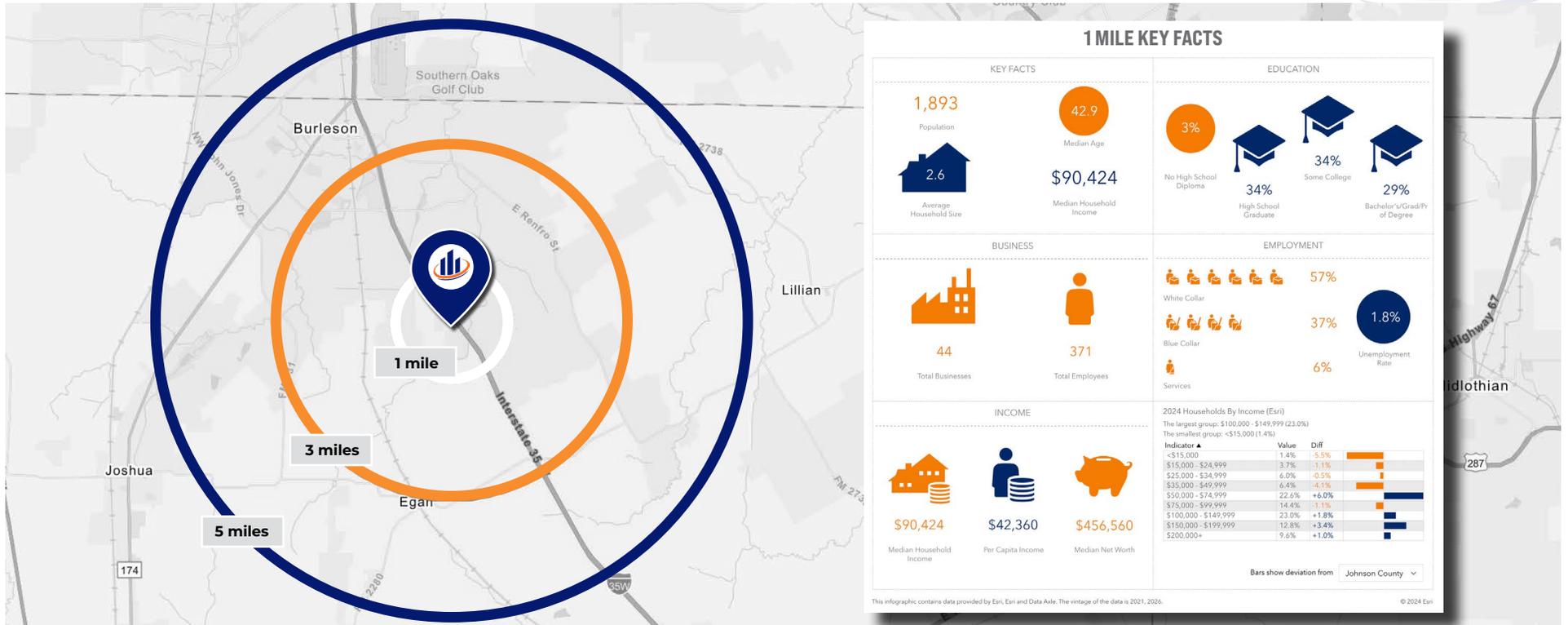
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This property is situated in Burleson, a rapidly growing city known for its business-friendly environment and easy access to major highways, including I-35W. With its proximity to retail, dining, and industrial hubs, this location is ideal for businesses looking to thrive in a dynamic and well-connected community.

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## 2024 Summary

## 2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	1,893	18,522	65,898	1,926	18,716	68,345
<b>Households</b>	729	6,615	23,951	747	6,719	24,977
<b>Families</b>	560	5,207	17,913	570	5,265	18,541
<b>Average Household Size</b>	2.60	2.80	2.74	2.58	2.78	2.73
<b>Owner Occupied Housing Units</b>	629	5,685	17,887	657	5,848	18,855
<b>Renter Occupied Housing Units</b>	100	930	6,064	91	870	6,122
<b>Median Age</b>	42.9	42.1	39.5	43.1	42.7	40.2
<b>Median Household Income</b>	\$90,424	\$102,503	\$91,344	\$102,627	\$111,658	\$101,548
<b>Average Household Income</b>	\$114,308	\$130,281	\$117,234	\$129,463	\$146,398	\$131,802



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license 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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Information About

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