

205
E RENFRO ST
BURLESON, TX



OLD TOWN STATION

An Upscale Office and Shopping Center in the Heart of Burleson, TX

2,334 - 6,139 SF Available For Lease



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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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01 OFFERING SUMMARY

OFFERING SUMMARY

Old Town Station is a three-story mixed-use building totaling approximately 38,300 square feet, constructed in 2017 as part of a master-planned development in Burleson, Texas. The property features ground-floor dining with Class A-quality office space on the upper floors offering efficient floor plans, modern finishes, and strong tenant appeal. The building provides a generous surface parking field, elevator service, and a professional tenant mix that supports both office and retail uses. Positioned along the I-35W corridor, the property benefits from high visibility to traffic entering the Fort Worth market from the south, making it a recognizable landmark and an attractive option for tenants seeking branding, exposure, and a high-quality work environment.

- » Offers one (1) shell space and two (2) 2nd-generation office spaces
- » Ideal for medical/dental office or professional users
- » Well-suited for businesses seeking visibility and accessibility
- » Prominent location in Old Town Burleson with convenient access to amenities

\$24.00

SF/YR NNN

2017

YEAR BUILT

OFFICE

PROPERTY TYPE

A

BUILDING CLASS

PROPERTY HIGHLIGHTS

BUILDING SIZE 38,300 SF

AVAILABLE SPACE 2,334 - 6,139 SF



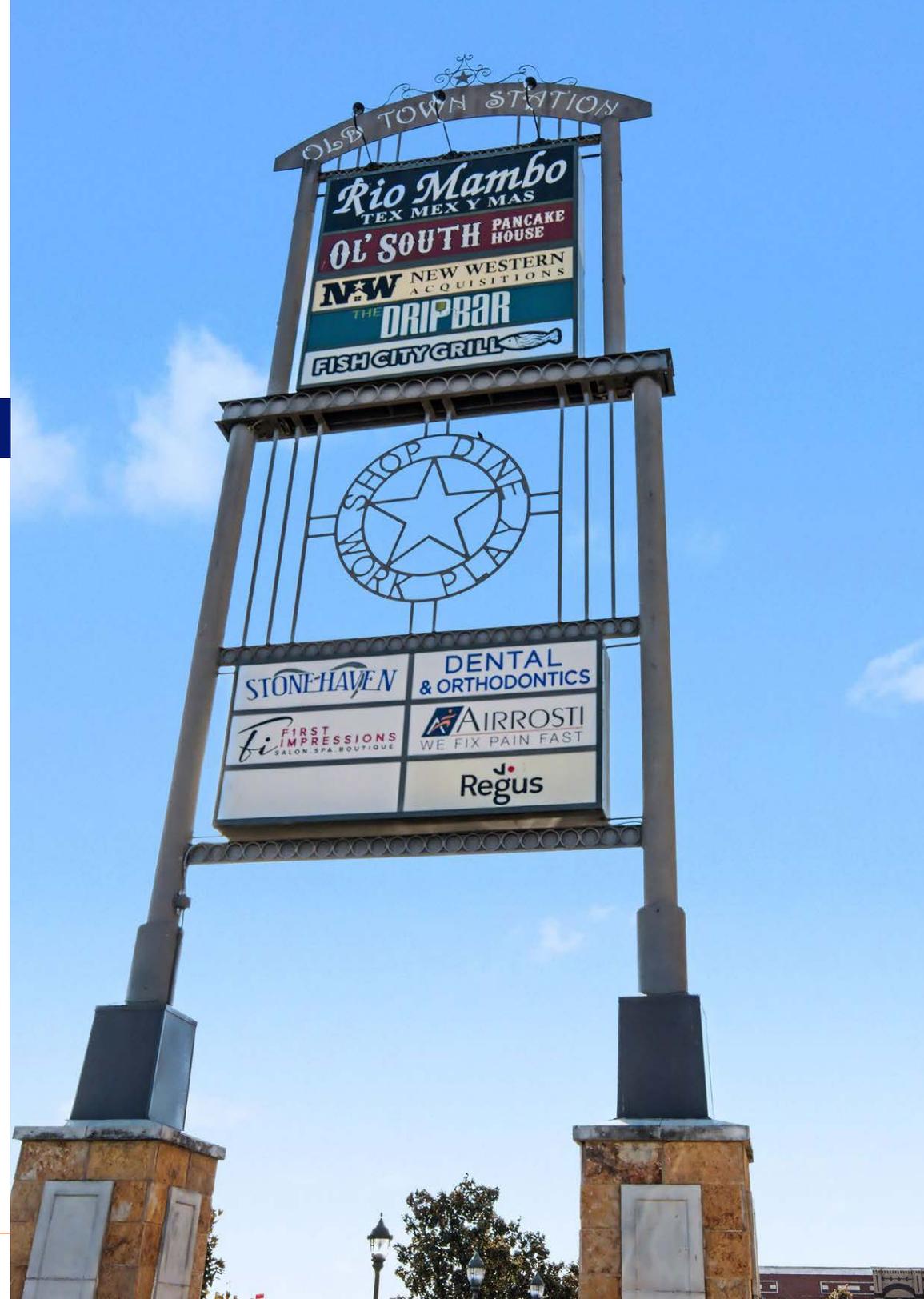
TENANT MIX

Rio Mambo
TEX MEX Y MAS

kw
KELLERWILLIAMS®

THE RIM
scratch craft eats

 **AIRROSTI**®
WE FIX PAIN FAST





E RENFRO ST (13,487 VPD)

INTERSTATE 35W (70,000 VPD)







THE RIM
scratch craft eats

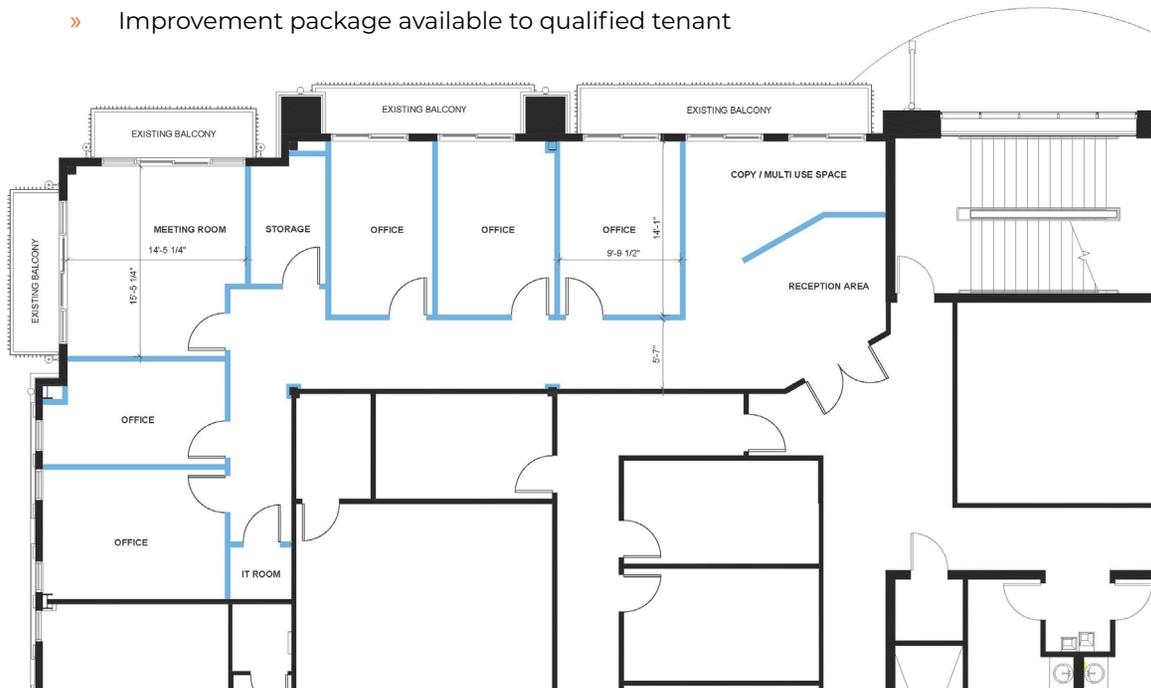
02

AVAILABILITIES

AVAILABILITIES

SUITE 201

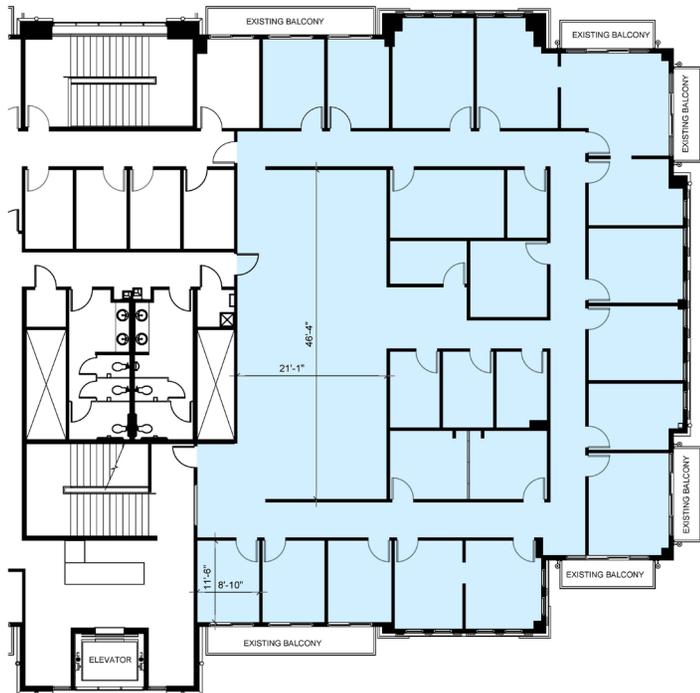
- » Rentable SF: 2,334 SF
- » Common Area Factor: 1.343
- » Shell condition
- » Private balconies with expansive views
- » Improvement package available to qualified tenant



AVAILABILITIES

SUITE 304

- » Rentable SF: 6,139 SF
- » Common Area Factor: 1.181
- » 2nd generation office
- » Private balconies with expansive views





03

LOCATION OVERVIEW





Academy SPORTS+OUTDOORS | AMC THEATRES | HALF PRICE BOOKS
Kohl's | FIREHOUSE SUBS | BEST BUY | ULTA BEAUTY
Burlington | T.J. MAXX | Ross DRESS FOR LESS
PANDA EXPRESS CHINESE RESTAURANT | PETSMART | Michaels | Arby's
JC Penney | Albertsons | Olive Garden | Applebee's
Logan's ROADHOUSE | Chick-fil& | OLD NAVY | BUFFALO WILD WINGS | Red Lobster

Lowe's | McDonald's | IHOP

BRICK

Sams CLUB

HOBBY LOBBY | DOLLAR TREE | Freddy's STEAKBURGERS

CENTENNIAL HIGH SCHOOL

AN ARLESON HUNTER'S PART

Walmart | McDonald's | jamba

TARGET | THE HOME DEPOT | Wendy's
petco | Chick-fil& | H-E-B | crumbl cookies

PIRATES COVE



PROXIMITY MAP



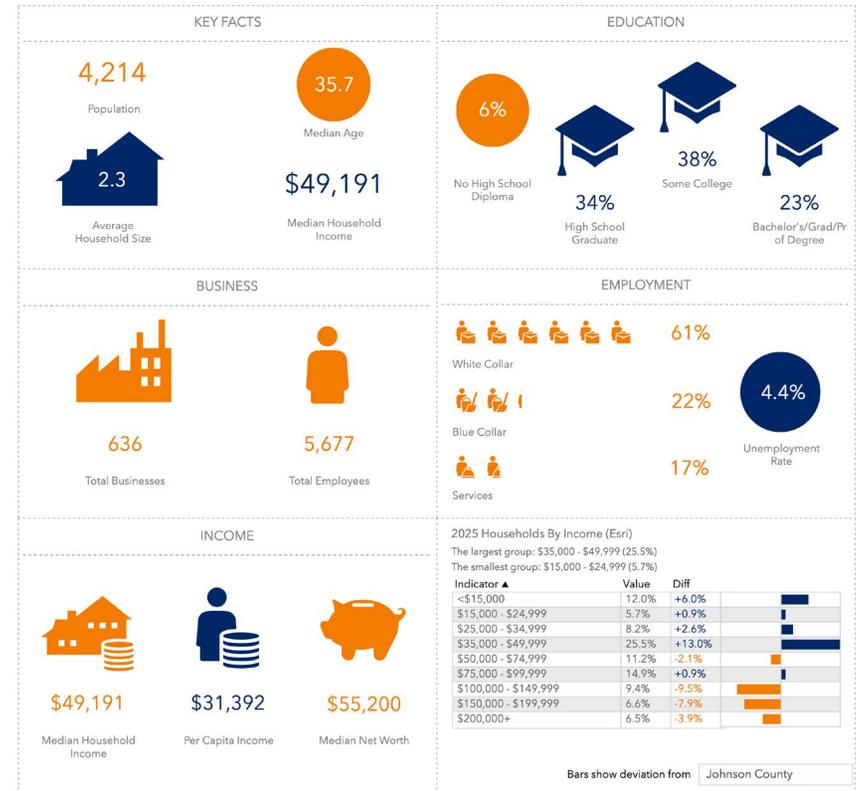
Old Town Station is in the heart of Burleson’s Old Town district, a highly visible and walkable mixed-use area that serves as the city’s primary downtown corridor. The property fronts East Renfro Street, one of Burleson’s main east-west thoroughfares, and benefits from immediate proximity to Interstate 35W, providing convenient regional access to Fort Worth and the broader DFW Metroplex. Surrounding uses include established restaurants, retail, civic amenities, and destination dining that drive consistent daytime and evening traffic, creating a pedestrian-friendly environment uncommon for suburban office locations. The site’s downtown positioning, combined with strong vehicular access and nearby parking, makes it well-situated for office and service-oriented users seeking visibility and accessibility within a growing suburban market.



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	4,214	61,709	115,371
Households	1,799	22,236	40,486
Families	1,155	16,471	30,557
Average HH Size	2.33	2.76	2.84
Owner Occupied Housing Units	783	15,248	29,198
Renter Occupied Housing Units	1,016	6,988	11,288
Median Age	35.7	37.0	36.8
Median HH Income	\$49,191	\$94,496	\$98,347
Average HH Income	\$76,359	\$113,898	\$116,927
2030 Summary	1 MILE	3 MILE	5 MILE
Population	4,580	64,498	130,731
Households	1,961	23,508	46,029
Families	1,246	17,267	34,497
Average HH Size	2.32	2.74	2.83
Owner Occupied Housing Units	856	16,438	34,005
Renter Occupied Housing Units	1,106	7,070	12,024
Median Age	37.1	37.8	37.5
Median HH Income	\$54,373	\$103,360	\$103,360
Average HH Income	\$82,472	\$123,340	\$127,705

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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BURLESON TEXAS

Burleson, TX is a growing suburb located approximately 15 miles south of downtown Fort Worth and about 35 miles southwest of downtown Dallas. The city is strategically positioned along Interstate 35W, a major north-south transportation corridor connecting Fort Worth to Waco and Austin, providing efficient regional access for commuters, businesses, and logistics. While the majority of Burleson sits in Johnson County, part of the city sits in Tarrant County — one of Texas' most populated counties.

Burleson has experienced consistent population growth in recent years, driven by residential expansion and its proximity to employment centers throughout southern Tarrant and northern Johnson counties. As part of the rapidly expanding DFW metropolitan area—one of the fastest-growing regions in the United States—Burleson benefits from strong in-migration, rising household formation, and increasing demand for retail and service-oriented commercial properties.

Economically, Burleson is integrated into the Fort Worth-Arlington economic region, which is supported by a diverse employment base including healthcare, manufacturing, logistics, education, and professional services. The presence of major employers and distribution centers throughout the southern DFW area provides economic stability and supports sustained demand for neighborhood retail, office, and industrial real estate.

The City of Burleson has demonstrated a commitment to managed growth through infrastructure investment, business-friendly policies, and support for commercial development. Its accessibility, expanding population base, and location within the dynamic DFW metroplex make Burleson a compelling market for long-term commercial development and leasing activity.

**BURLESON
KEY
EMPLOYERS**

Alcon

**HIGHPOINT
BUSINESS
PARK**



LOCKHEED MARTIN CORP.
18,700 EMPLOYEES



**DALLAS FORT WORTH
INTERNATIONAL
AIRPORT**
14,000 EMPLOYEES



**GENERAL MOTORS
ARLINGTON ASSEMBLY
PLANT**
10,512 EMPLOYEES



**NAVAL AIR STATION
JOINT RESERVE**
10,500 EMPLOYEES

TARRANT COUNTY TOP EMPLOYERS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>DFW Trinity Advisors, LLC</u>	<u>9004520</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5525</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stephen Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Steven McPherson</u>	<u>767194</u>	<u>steven.mcpherson@svn.com</u>	<u>(817)781-8770</u>
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