

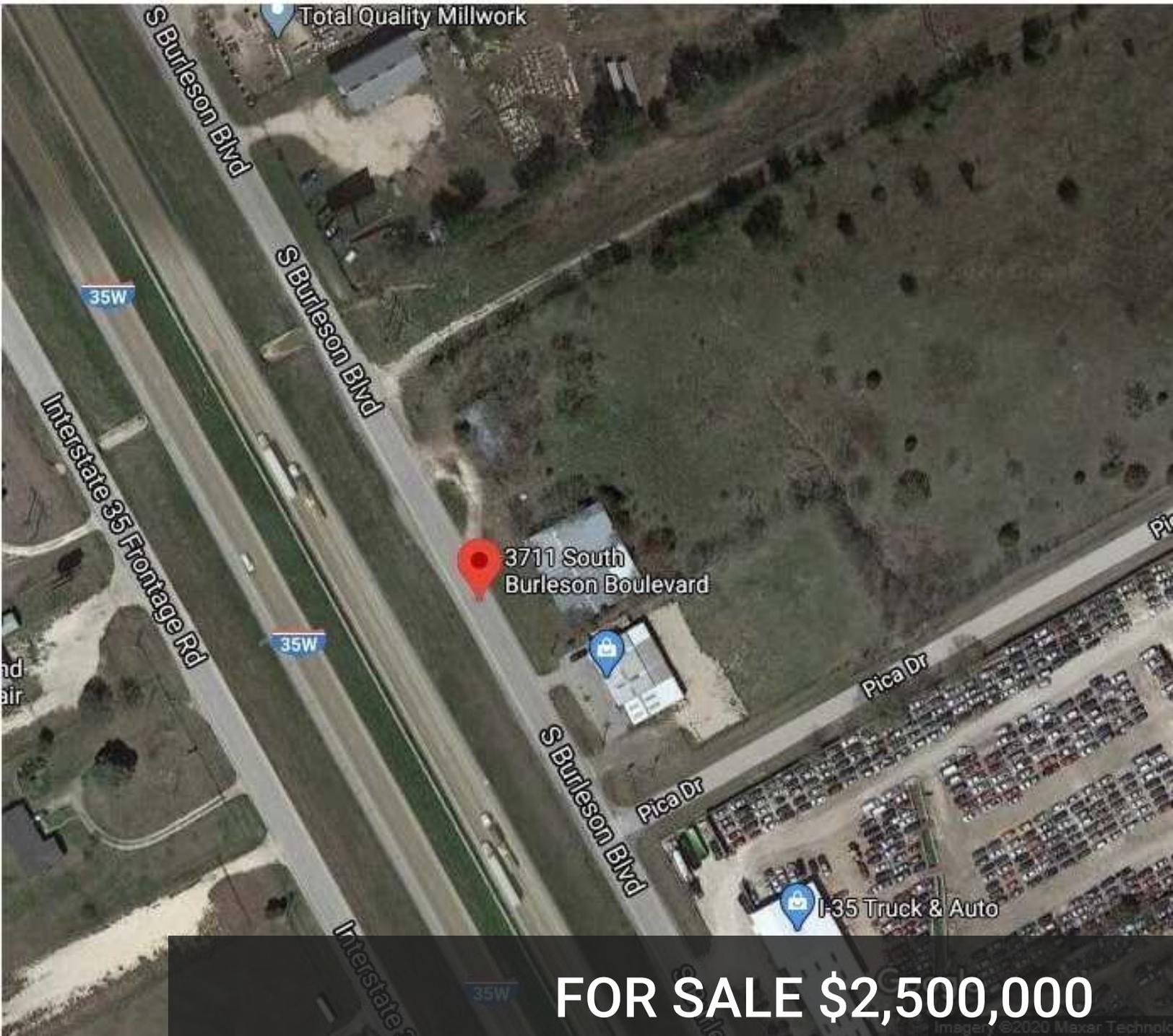
Prime Commercial Development Opportunity

11.49 ACRES OF READY-TO-BUILD LAND

3711 S BURLESON BLVD, ALVARADO, TX 76009-6390



TRANSWORLD®
Commercial Real Estate



FOR SALE \$2,500,000

2124 Parkwood Drive
Bedford, Texas 76021



PRESENTED BY:

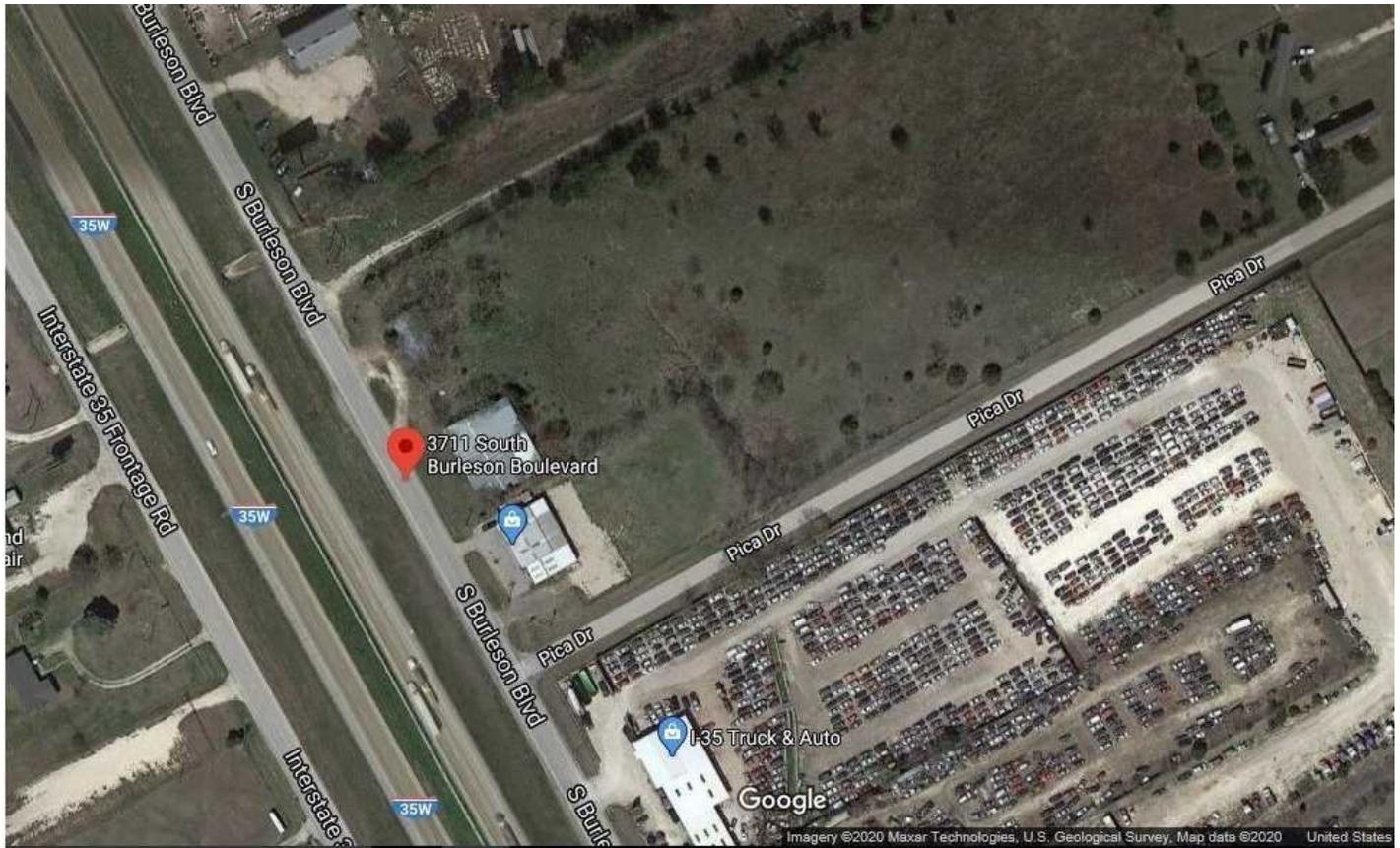
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PROPERTY SUMMARY

Prime Commercial Development Opportunity
3711 South Burleson Boulevard | Alvarado, TX 76009



Summary

- Asking Price: \$2,500,000
- Lot Size: 11.49 AC
- Property Type: Land
- Sale Type Investment
- Proposed Use Commercial
- Zoning: Commercial
- Parcel Number: 126-2340-00040, 126-2340-00020
- Ideal Use: Retail, service, or other commercial development
- Excellent Access: Near I-35W and major regional routes

Property Overview:

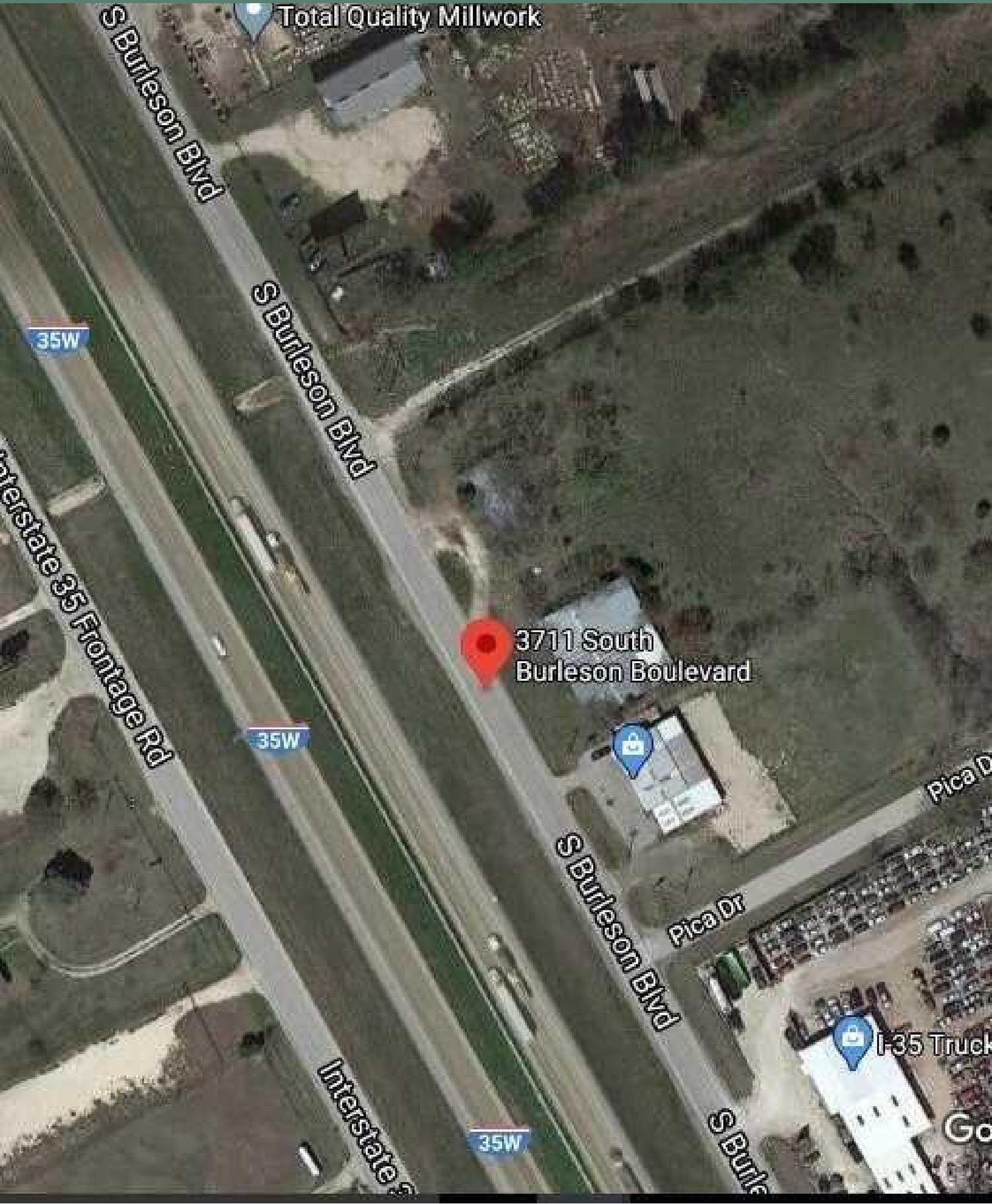
Located in the rapidly growing Johnson County submarket, 3711 S Burleson Boulevard presents a compelling commercial development opportunity. Spanning 11.49 acres, this property is zoned for commercial use and is ideal for investors or developers seeking a high-visibility location with substantial frontage and accessibility. With over 500,000 square feet of developable land and strong underlying land value, this offering is well-suited for a variety of commercial applications.

Location Overview:

Strategically positioned along S Burleson Boulevard (I-35W Business Loop), the property benefits from proximity to major transportation corridors, including I-35W, offering seamless access to Fort Worth and the broader DFW Metroplex. Alvarado is experiencing steady population and commercial growth, making this an ideal location for businesses looking to capitalize on increasing demand and traffic in the area.

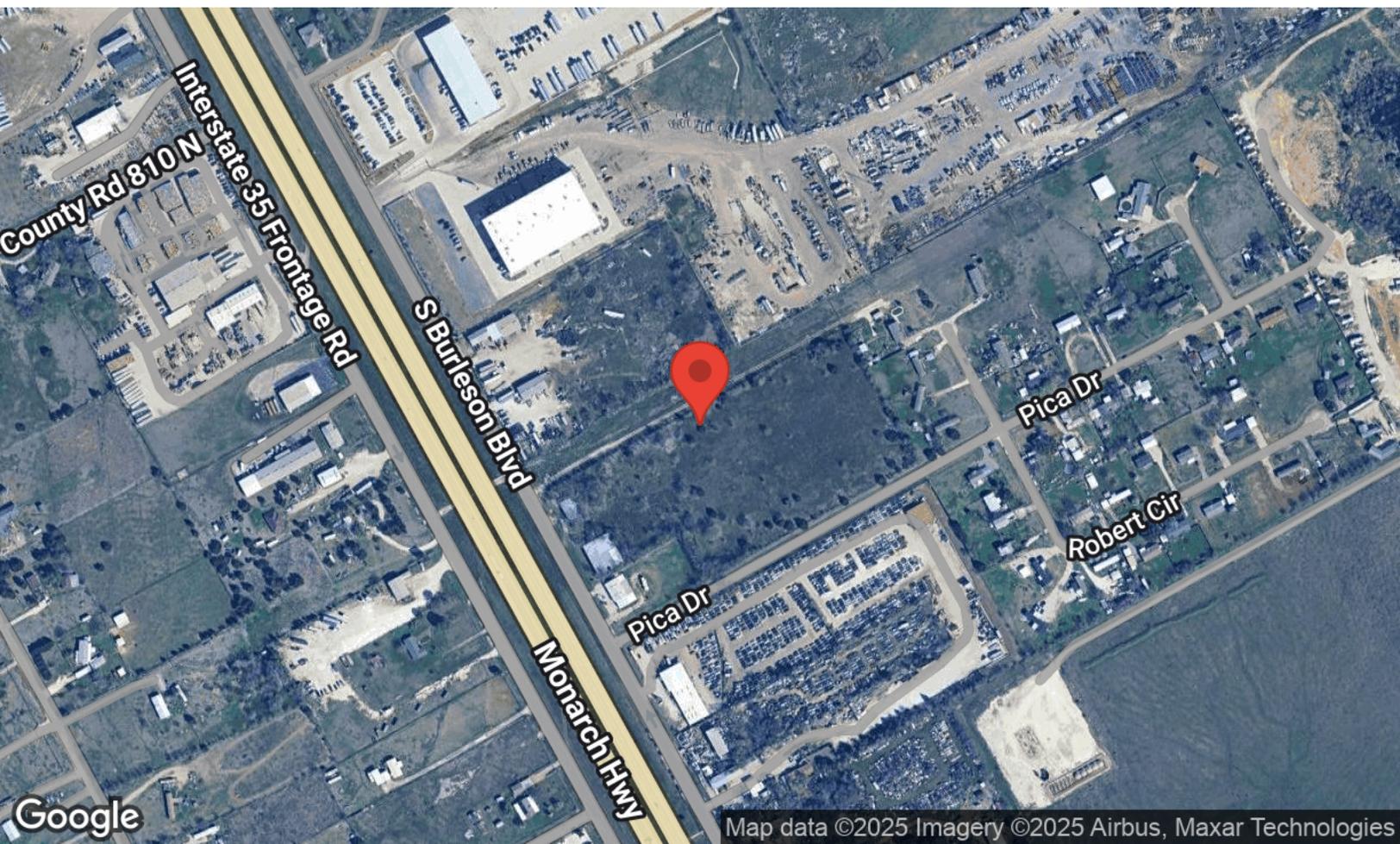
PROPERTY PHOTOS

Prime Commercial Development Opportunity
3711 South Burleson Boulevard | Alvarado, TX 76009



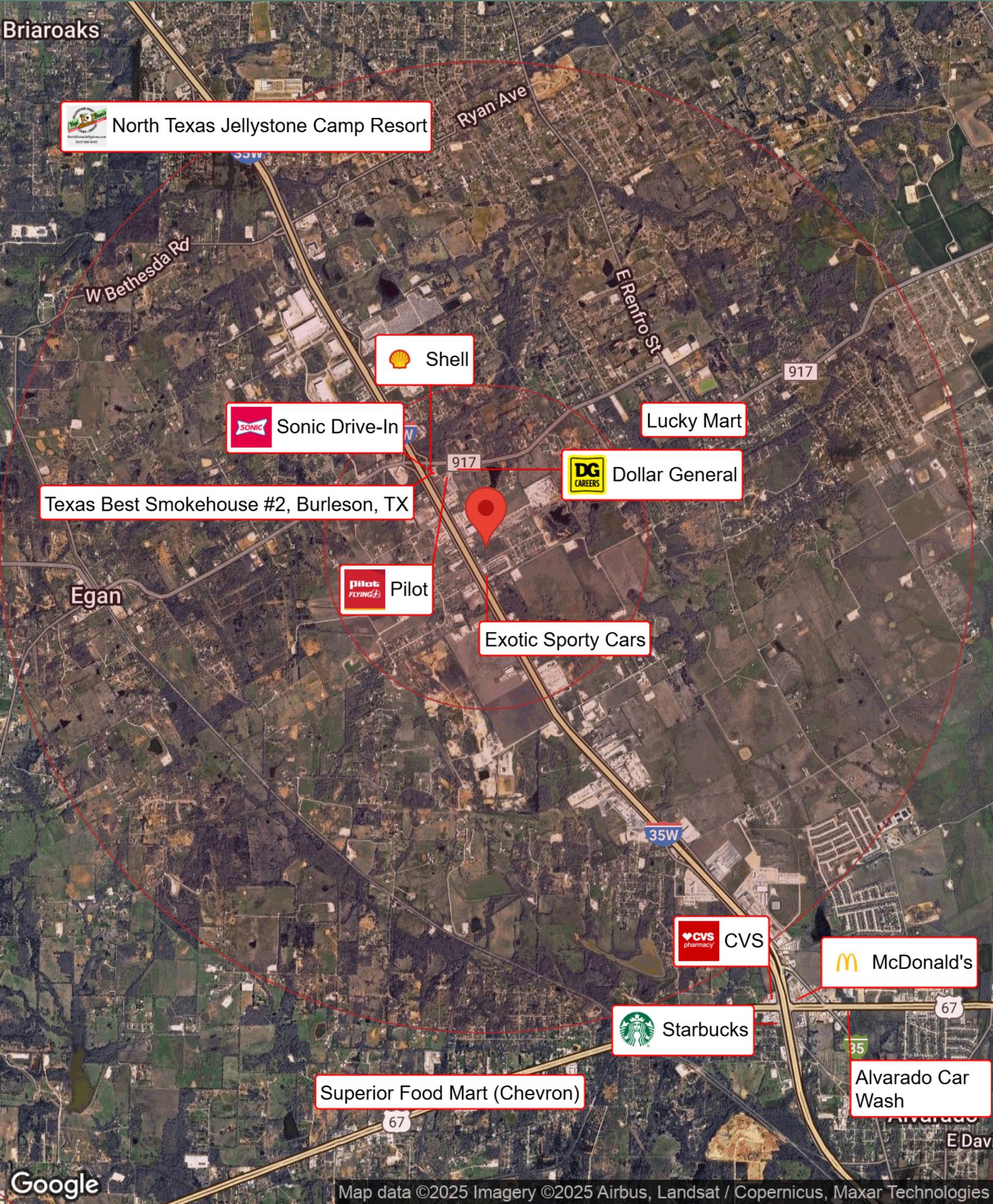
LOCATION MAPS

Prime Commercial Development Opportunity
3711 South Burluson Boulevard | Alvarado, TX 76009



BUSINESS MAP

Prime Commercial Development Opportunity
3711 South Burlison Boulevard | Alvarado, TX 76009



 North Texas Jellystone Camp Resort

 Shell

 Sonic Drive-In

Lucky Mart

Texas Best Smokehouse #2, Burlison, TX

 Dollar General

Egan

 Pilot

Exotic Sporty Cars

 CVS

 McDonald's

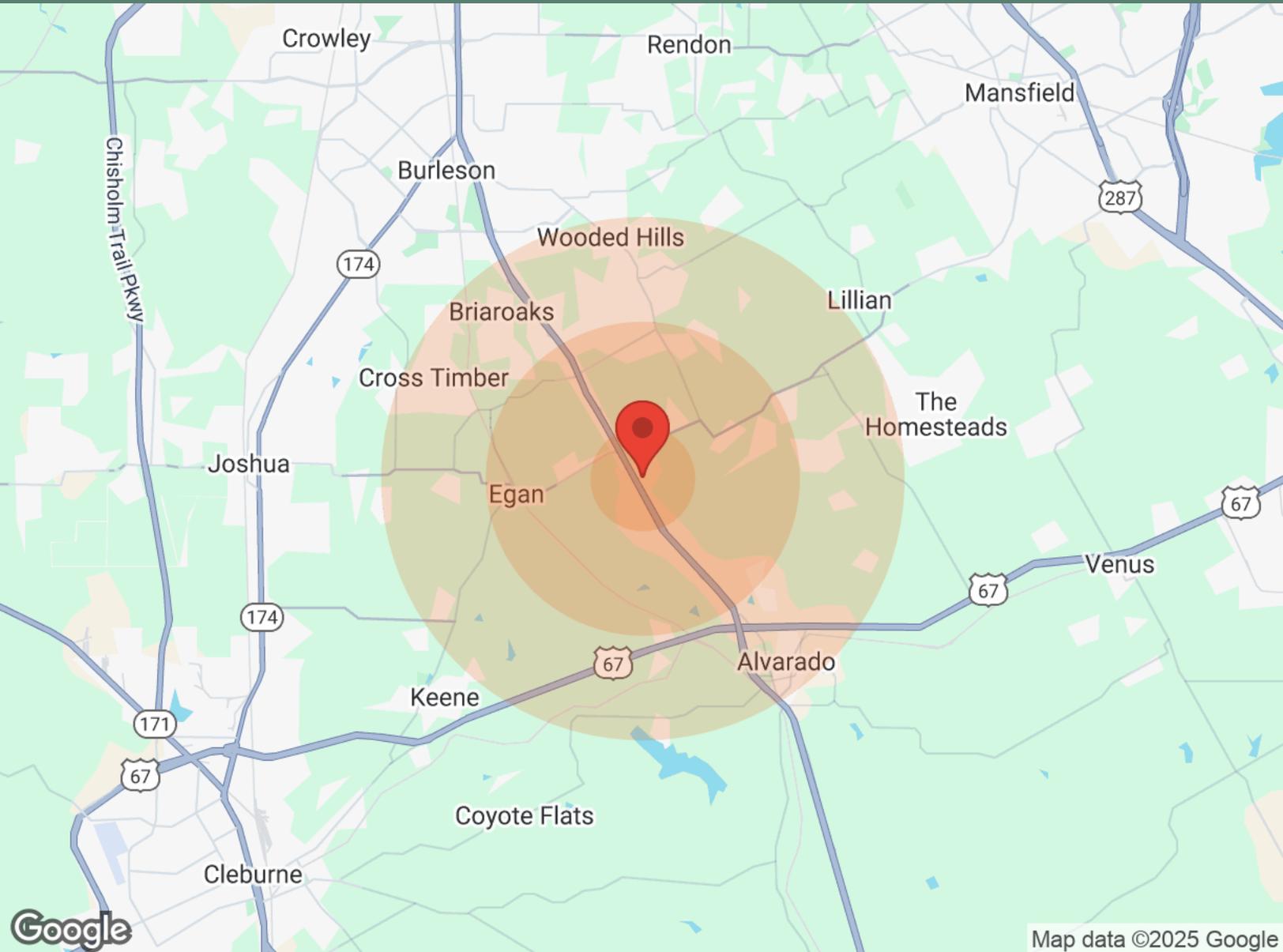
 Starbucks

Superior Food Mart (Chevron)

Alvarado Car Wash

DEMOGRAPHICS

Prime Commercial Development Opportunity
3711 South Burleson Boulevard | Alvarado, TX 76009



Map data ©2025 Google

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	3,988	10,900	Median	N/A	\$71,567	\$64,229
Female	N/A	4,211	11,246	< \$15,000	N/A	145	538
Total Population	N/A	8,199	22,146	\$15,000-\$24,999	N/A	195	625
				\$25,000-\$34,999	N/A	223	664
Age				\$35,000-\$49,999	N/A	253	1,116
Ages 0-14	N/A	1,561	4,375	\$50,000-\$74,999	N/A	647	1,679
Ages 15-24	N/A	1,121	3,132	\$75,000-\$99,999	N/A	626	1,499
Ages 25-54	N/A	3,203	8,528	\$100,000-\$149,999	N/A	540	1,121
Ages 55-64	N/A	1,112	2,853	\$150,000-\$199,999	N/A	224	443
Ages 65+	N/A	1,202	3,258	> \$200,000	N/A	86	171
				Housing			
Race				Total Units	N/A	3,192	8,813
White	N/A	7,793	20,214	Occupied	N/A	2,999	8,131
Black	N/A	21	161	Owner Occupied	N/A	2,675	6,699
Am In/AK Nat	N/A	9	53	Renter Occupied	N/A	324	1,432
Hawaiian	N/A	5	159	Vacant	N/A	193	682
Hispanic	N/A	1,042	3,685				
Multi-Racial	N/A	742	3,066				

2-10-2025



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.



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate William Connery	License No. 813285	Email will@transworldcre.com	Phone 607-423-8718
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

IABS 1-1

OWNER: _____

Date: _____

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