



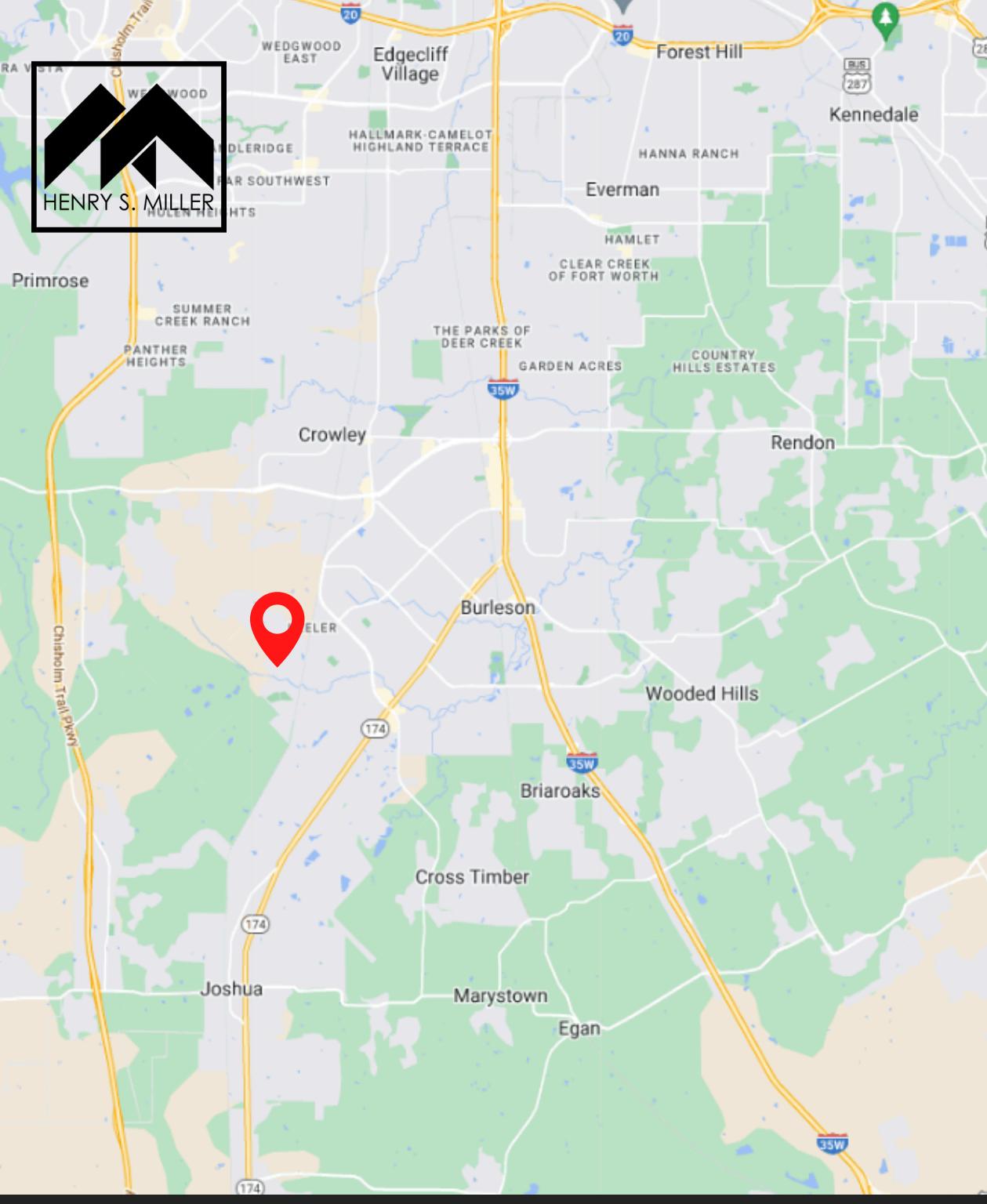
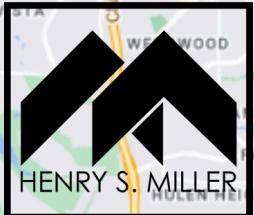
BURLESON

TEXAS



±4.1 ACRES FOR SALE

FUTURE RETAIL PADS
NEC OF ALSBURY BLVD AND HULEN STREET
BURLESON, TX 76028



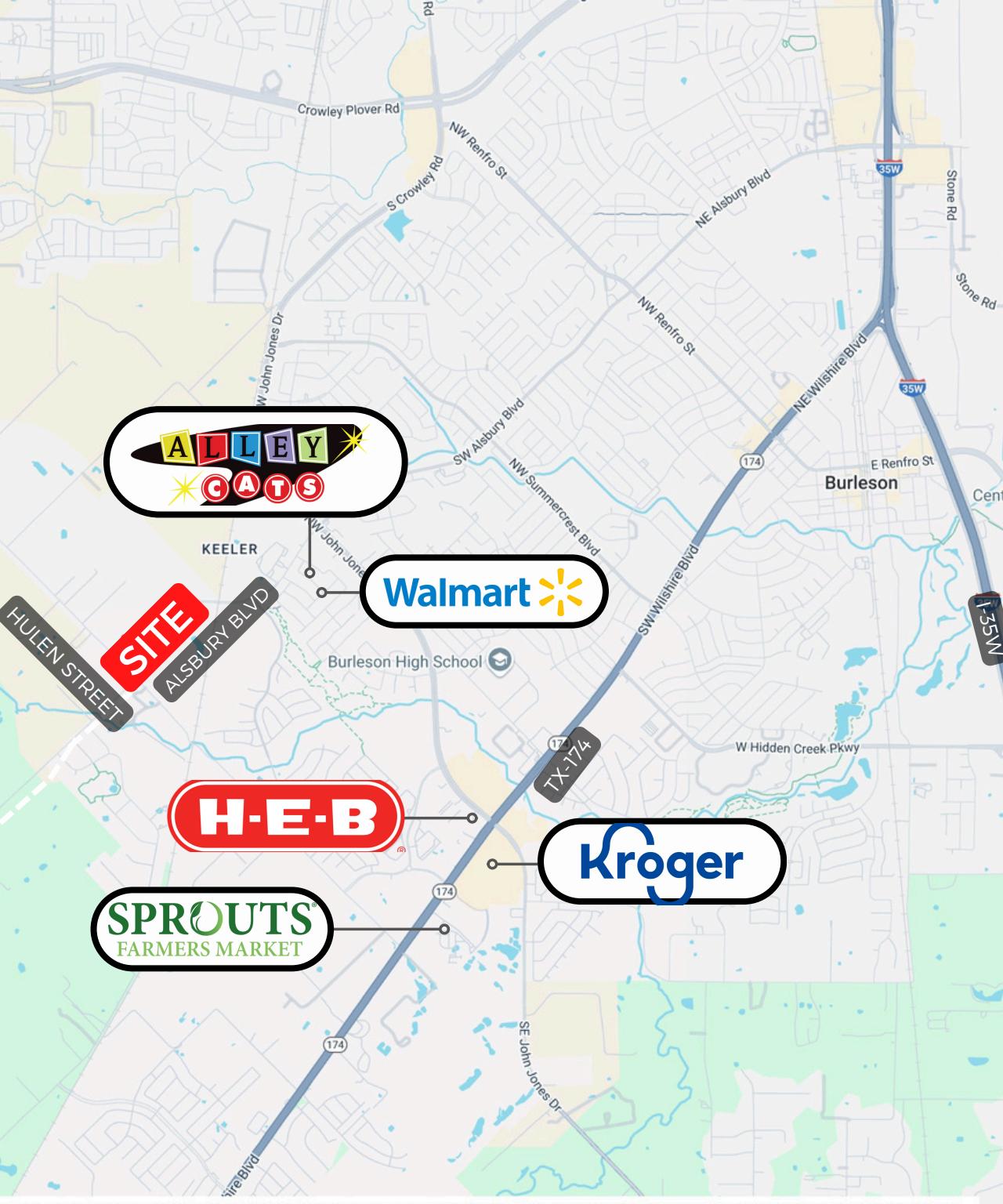
PROPERTY HIGHLIGHTS

- ±4.1 Acres of retail
- Phase 1:
200 Townhome lots
- Phase 2:
±3.22 Acres of retail
70 townhome lots
- Zoning:
Planned Development
- Utilities: sewer and water to the site

DEMOGRAPHICS

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic
Source: Applied Geographic Solutions 11/2024, TIGER Geography - RFI

Distance	1-MILE	3-MILE	5-MILE
Population	5,326	44,927	95,118
Avg. HH Income	\$143,258	\$120,208	\$120,292
Med. HH Income	\$127,057	\$96,465	\$93,197



TRAFFIC COUNTS



2,653 VPD
HULEN STREET



2,786 VPD
ALSBURY BLVD



43,957 VPD
TX-174



10,223 VPD
NW JOHN JONES DR

SITE PLAN

SITE DATA

35.24 ACRES TOTAL

OPEN SPACE

7.54 ACRES (21.42 %)

TRACT I - RETAIL ZONE

~4.10 ACRES

TRACT II - RETAIL ZONE

~3.22 ACRES

DETENTION POND AREA

~1.47 ACRES

TRACT III - TOWNHOMES

~25.46 ACRES

PHASE 1 - 18.53 ACRES

FRONT LOADED TOWNHOMES WI GARAGE-	84 (42%)
REAR LOADED TOWNHOMES WI GARAGE -	116 (59%)
TOTAL UNITS	200 (100%)

PHASE 2- 7.92 ACRES

FRONT LOADED TOWNHOMES WI GARAGE-	44 (63%)
REAR LOADED TOWNHOMES WI GARAGE -	26 (37%)
TOTAL UNITS	70 (100%)

TOTAL:

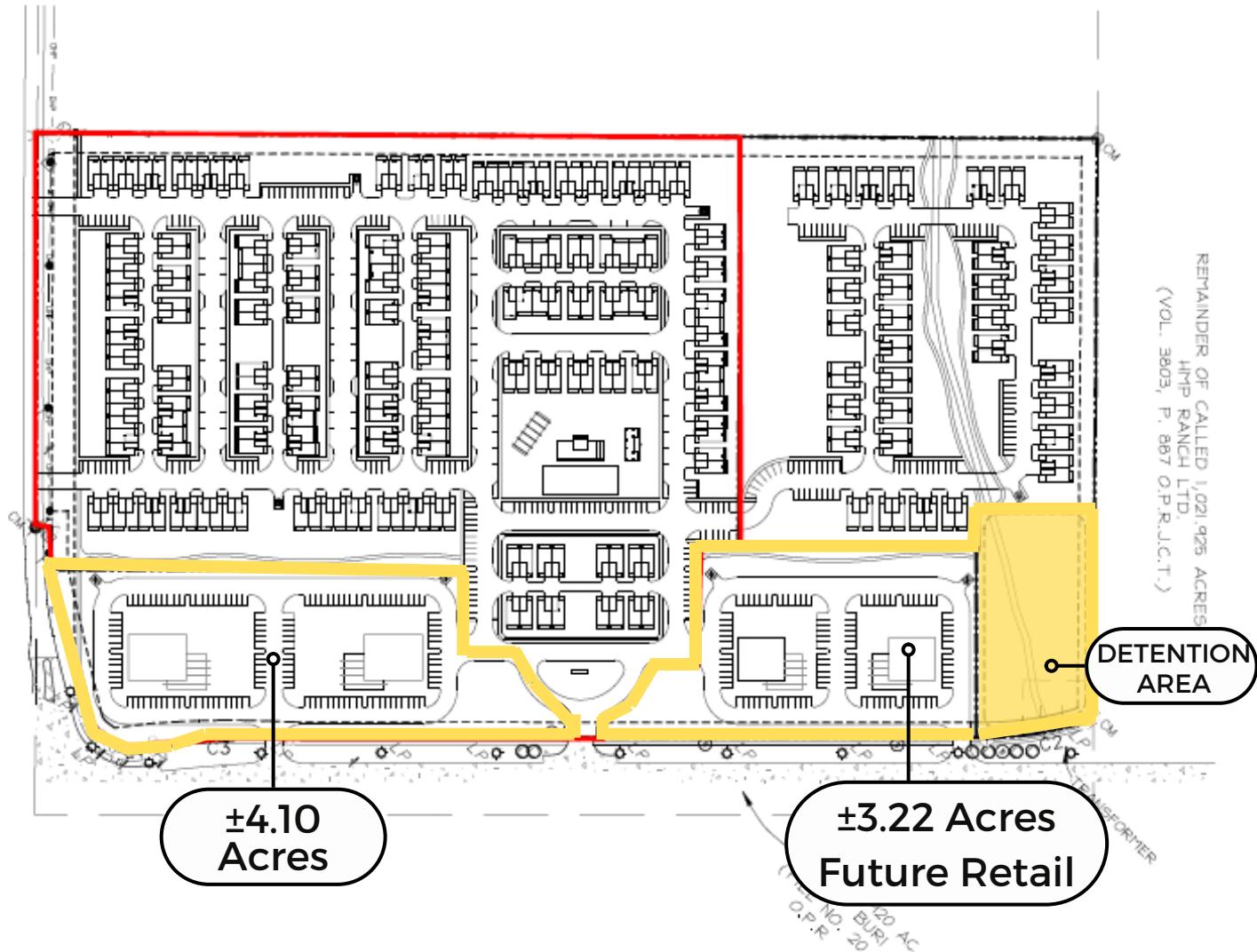
FRONT LOADED TOWNHOMES WI GARAGE-	128 (47%)
REAR LOADED TOWNHOMES WI GARAGE -	142 (53%)
TOTAL UNITS	270 (100%)

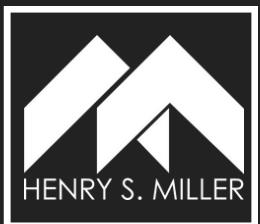
PARKING TABULATION

TRACT III - TOWNHOMES

PARKING REQUIRED	
PARKING: 2/DWELLING UNIT (2x270)	540
PARKING PROVIDED	
SURFACE	272
GARAGES	270
TOTAL	542

PARKING RATIO 2.01/UNIT





FRANK BULLOCK
EXECUTIVE VICE PRESIDENT | RETAIL
(972) 419-4019 DIRECT
(214) 906-6472 MOBILE
FRANKBULLOCK@HENRYSMILLER.COM

HENRY S. MILLER BROKERAGE, LLC
5151 BELT LINE ROAD
SUITE 900
DALLAS, TEXAS 75254
WWW.HENRYSMILLER.COM

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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.



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.

Henry S. Miller Brokerage, LLC	5911890	msmith@henrysmiller.com	972-419-4000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Robert Smith	5911890	msmith@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Frank Bullock	287563	frankbullock@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Will Wideman	7947755	willwideman@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone
			Date
Buyer/Tenant/Seller/Landlord Initials			