

# FOR SALE – 2410 FM 731, Burleson, TX

Prime Commercial Warehouse Opportunity



**Price:** \$499,900

**Building Size:** 3,500 SQ FT | **Lot Size:** 1 Acre

**Location:** Just off FM 731 | Outside City Limits | Burleson, TX

**Property Highlights:**

- Excellent visibility & access along FM 731
- Fully insulated 3,500 sq ft metal building with (3) 10x10 roll-up doors
- Private office and full restroom for convenient daily use
- Equipped with electric, water, and septic system
- Metal roof for durability and low maintenance
- Ample yard and parking space for trucks, trailers, or equipment
- Located outside city limits – enjoy no city restrictions and operational flexibility

**Investment Opportunity:**

- Current Rent: \$1,500/month
- Lease Expiration: 04/01/2026
- Tenant desires to stay – ideal for investors seeking steady income

**Ideal Use:** Automotive | Equipment Storage | Construction | Light Industrial | Warehouse/Shop

**Contact:** Penni Boot

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