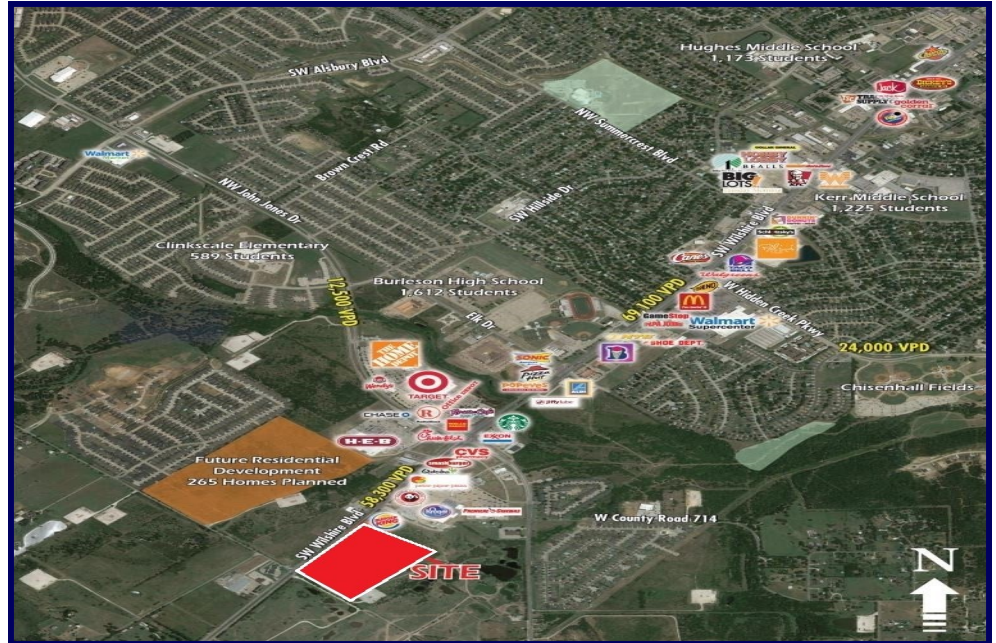


# FOR SALE

## COMMERCIAL LAND - BURLESON, TX

### PROPERTY INFO:

- +/- 11 AC zoned General Retail
- +/- 1 AC Pad Sites Fronting Wilshire Blvd
- Frontage on Wilshire Blvd/Hwy 174
- Future Hulen Rd Extension will create Hard Corner



### LOCATION:

SE quadrant of Hwy 174 & Hwy 731. This property is next to Burlison Commons, a 165,000sf retail development that includes CVS, a 14 screen theater, and new Kroger Marketplace. Across the street is HEB Grocery Store and Chick-fil-A. This intersection also includes Target, Home Depot, Office Depot. Hwy 174 is the major route to the new residential growth area to the south and to Joshua and Cleburne.

### DEMOGRAPHICS (2020):

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	5,977	43,152	88,981
2010-2020 Pop Growth:	52%	29%	27%
Avg. Household Income:	\$95,488	\$95,078	\$94,043

For More Information Contact:

Patrick O'Toole at 214.769.1755, [potoole@grayandcorealtors.com](mailto:potoole@grayandcorealtors.com)  
or

Jeremy Gray at 214.498.2979, [jgray@grayandcorealtors.com](mailto:jgray@grayandcorealtors.com)

GRAY & CO REALTORS, INC.

4300 MacArthur Ave. Ste 175

Dallas, TX 75209

Phone: 214.220.0101

Fax: 214.220.0596

[www.grayandcorealtors.com](http://www.grayandcorealtors.com)

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