



649 NE ALSBURY BLVD, BURLESON, TX 76028 | CONTACT BROKER OR \$24.00 SF/YR (NNN: \$8.57 SF)

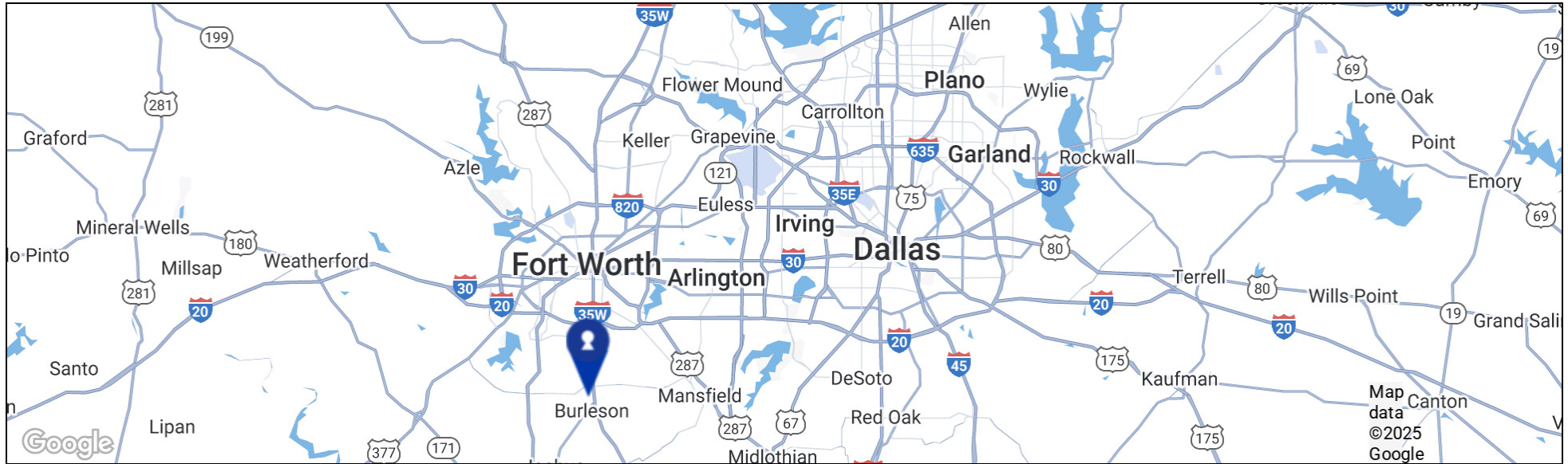
Colleen Lefebvre

Director

Scott Lowe

Partner/Associate Broker

For Sale or Lease – 649 NE Alsbury Blvd, Burleson, TX 76028



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Burleson! This 7,200 SF property features 2 units, one of which was formerly an imaging center and the other a second-generation medical office. The medical office unit is equipped with 6 exam rooms, reception, office, and storage areas. With high traffic and visibility, this property is an ideal location for a medical practice or office. Whether for sale or lease, this versatile property offers an exceptional opportunity to establish a presence in a growing market. Don't miss the chance to make this strategic location the home of your next venture.

PROPERTY HIGHLIGHTS

- 2 suites available
- Medical Office— 6 exam rooms
- Exam rooms, reception, office and storage
- Ownership open to demising the suite
- Monument signage

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$24.00 SF/yr (NNN: \$8.57 SF)
Number of Units:	2
Available SF:	3,040 - 7,200 SF
Building Size:	7,200 SF

SPACES	LEASE RATE	SPACE SIZE
649 NE Alsbury Blvd #101	\$24.00 SF/yr	3,040 - 7,200 SF
649 NE Alsbury Blvd #102	\$24.00 SF/yr	4,160 - 7,200 SF

Colleen Lefebvre

Scott Lowe

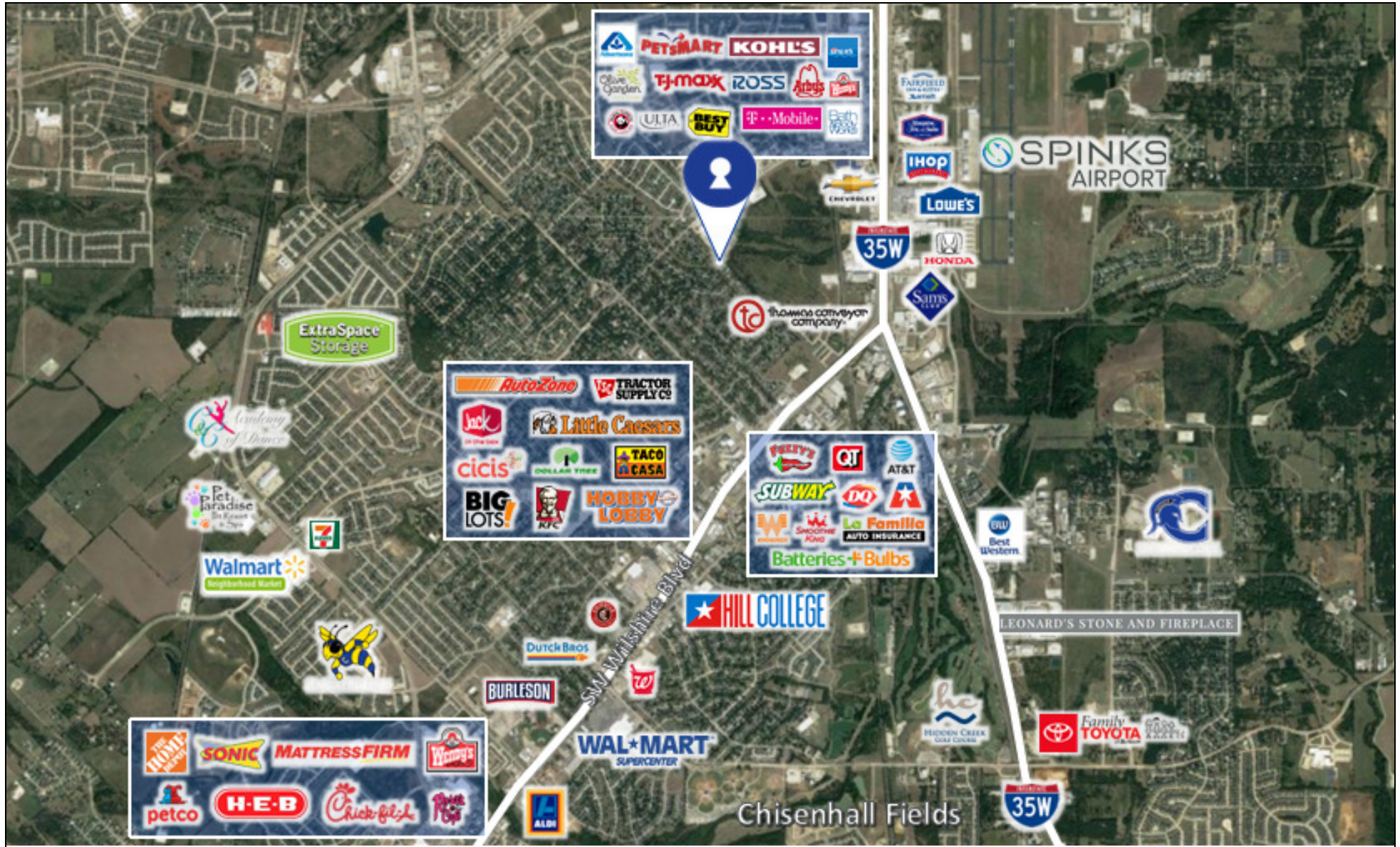
Director

Partner/Associate Broker

2



For Sale or Lease – 649 NE Alsbury Blvd, Burleson, TX 76028



Colleen Lefebvre

Director

Scott Lowe

Partner/Associate Broker

3



For Sale or Lease – 649 NE Alsbury Blvd, Burleson, TX 76028



Colleen Lefebvre

Director

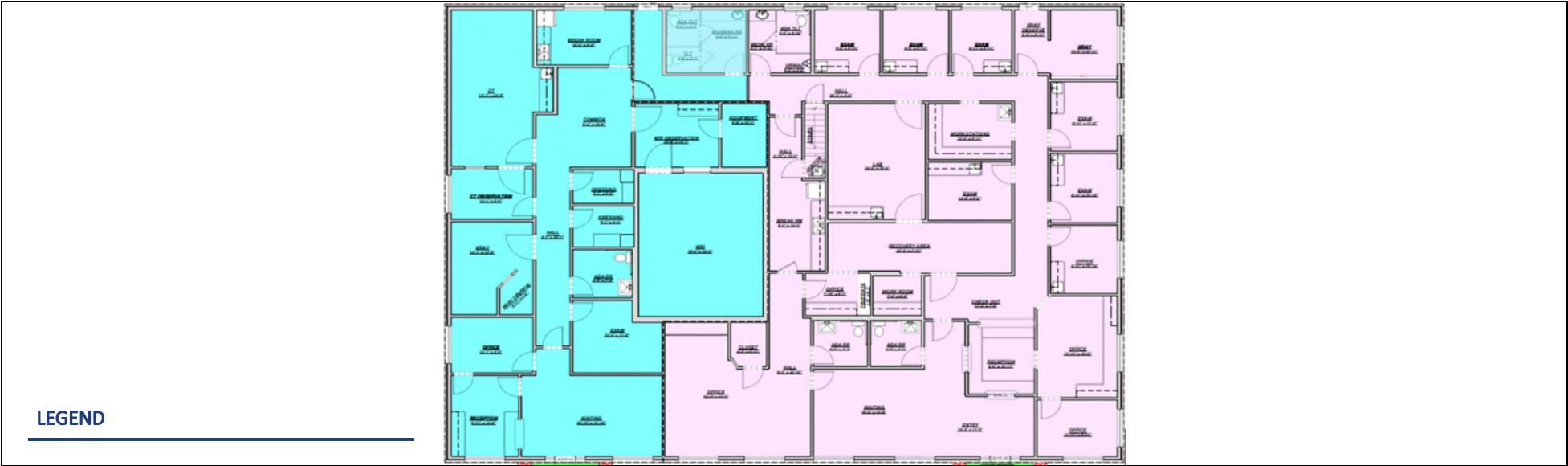
Scott Lowe

Partner/Associate Broker

4



For Sale or Lease – 649 NE Alsbury Blvd, Burleson, TX 76028



LEASE INFORMATION

Lease Type:	NNN: \$8.57 SF	Lease Term:	Negotiable
Total Space:	3,040 - 7,200 SF	Lease Rate:	\$24.00 SF/yr

Colleen Lefebvre **Scott Lowe**
Director Partner/Associate Broker

For Sale or Lease – 649 NE Alsbury Blvd, Burleson, TX 76028



Colleen Lefebvre

Director

Scott Lowe

Partner/Associate Broker

6





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:
 - 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.

Vision Commercial RE DFW, LLC	#9006752	info@visioncommercial.com	817.803.3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	#0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Colleen Lefebvre	-	info@visioncommercial.com	817.803.3287
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date