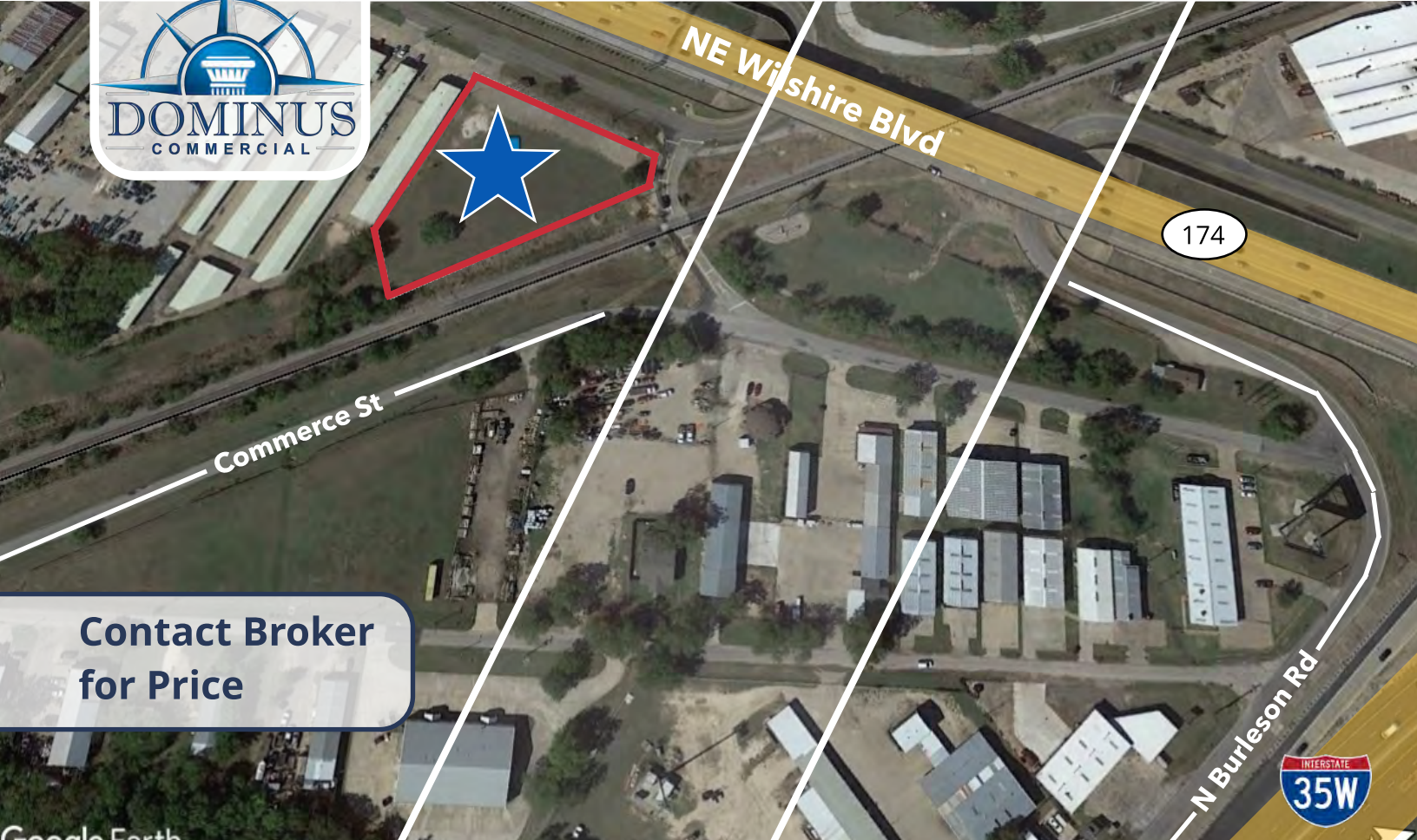


Investment / Development Opportunity in Development Path

Commercial Land



Contact Broker
for Price

± 1.07 Acres

428 NE Wilshire Boulevard
BURLESON, TX 76028



Justin Owen
214.253.0797
jowen@dominuscommercial.com

214-941-9500

1825 Market Center Blvd, #420 | Dallas, TX 76116

428 NE Wilshire Blvd
Burleson, TX

1.076 Acres

Commercial land for sale in the path of \$25 Million development

Purchase Highlights

Call broker for pricing

- ▶ Development Investment
- ▶ Opportunity in Burleson, TX
- ▶ Visible from Wilshire Blvd.
- ▶ Minutes from I-35
- ▶ Strategically located near . . .

The Depot on Main

a \$25 Million development
breaking ground Q1 of 2021



The Depot on Main

"A 4-story, 200 unit apartment community, with live-work units on a 5 acre tract."

Aerial



Burleson

THE DEPOT
Babe's Chicken,
Old Texas Brewing Co.

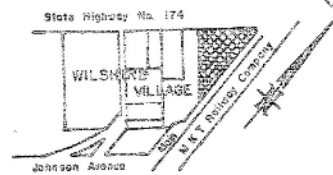
City Market
Fuzzy's Taco
Old Town Burleson

428 NE Wilshire Blvd
1.076 acres

16,367

61,000





LOCATION MAP

Lot 7B-1 and 7B-2, Block No. 2
A Revision of Lot 7B, Block No. 2

WILSHIRE VILLAGE

In addition to the City of Burleson, Johnson County, Texas

Whereas, I, Charles M. Boyer am the owner of Lot 7B, Block No. 2, Wilshire Village, an addition to the City of Burleson, Johnson County, Texas, according to the plat of record

Filed for recording 9-22-86 at 1:00 & recorded 9-22-86 at 1:15 P.M. in Volume 110 page 110 in Johnson County-Robby G. By Deputy- *[Signature]*

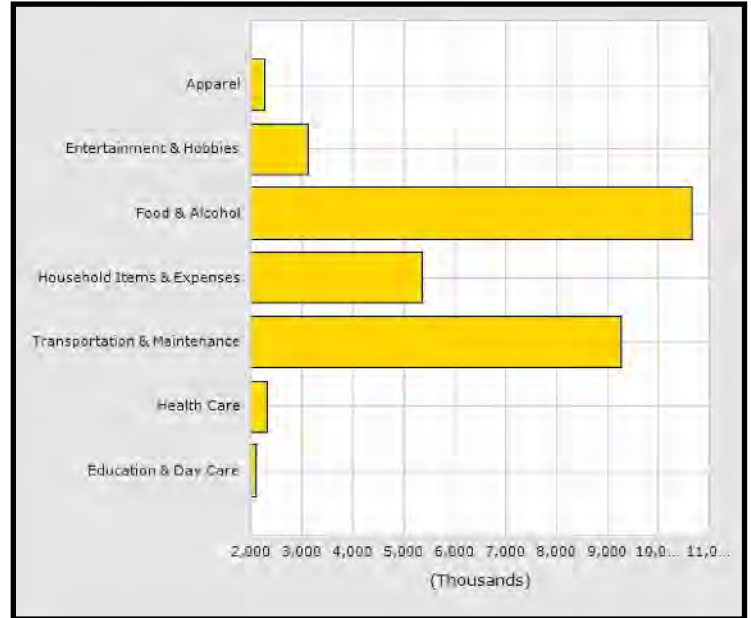
I, E. G. Glover Jr., Registered Public Notary, State of Texas do hereby certify that this plat correctly represents the

Quick Stats

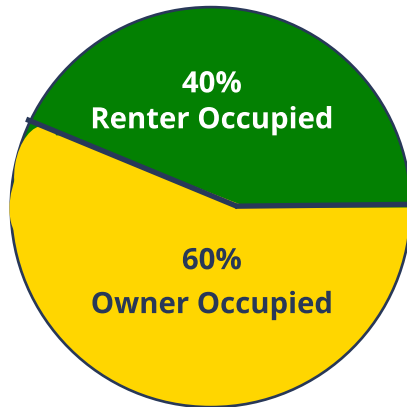
| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2020 Total Population: | 4,154 | 54,265 | 97,510 |
| 2025 Population: | 4,623 | 59,824 | 106,796 |
| Pop Growth 2020-2025: | 11.29% | 10.24% | 9.52% |
| Average Age: | 37.40 | 35.30 | 35.90 |
| Households | | | |
| 2020 Total Households: | 1,602 | 19,065 | 33,984 |
| HH Growth 2020-2025: | 11.42% | 10.43% | 9.65% |
| Median Household Inc: | \$61,947 | \$77,715 | \$77,360 |
| Avg Household Size: | 2.60 | 2.80 | 2.90 |
| 2020 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$140,547 | \$194,260 | \$200,905 |
| Median Year Built: | 1973 | 2000 | 2000 |

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1-Mile Consumer Spending

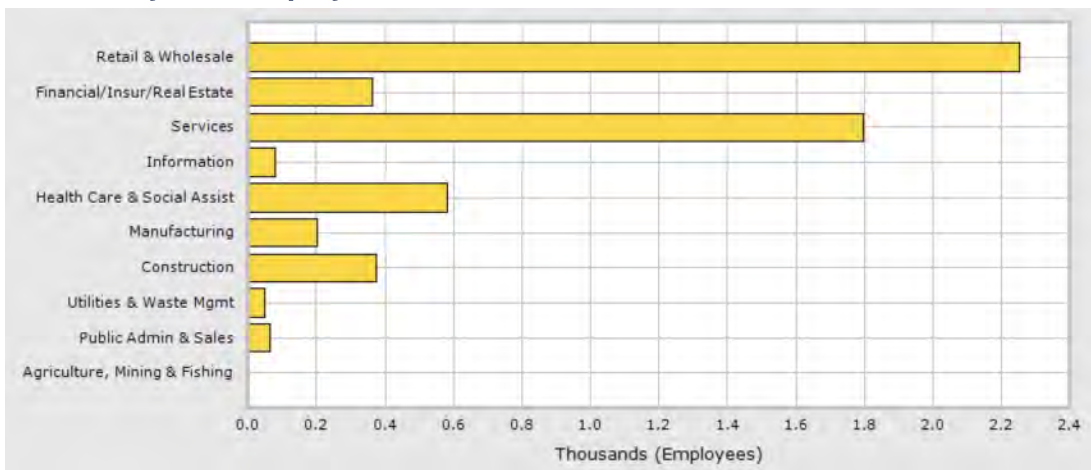


1-Mile Tenure of Occupied Houses



■ Renter Occupied Housing
 ■ Owner Occupied Housing

1-Mile Daytime Employees



Justin Owen
 214.941.9500, ext 202
jowen@dominuscommercial.com

My Information About Brokerage Services

Dominus Commercial, Inc.
 1825 Market Center Blvd, #420 || Dallas, TX 75204



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|-------------------------------|--------------|
| Dominus Commercial, Inc. | 516714 | slamure@dominuscommercial.com | 214-941-9500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Stephen LaMure | 456780 | slamure@dominuscommercial.com | 214-941-9500 |
| Designated Broker of Firm | License No. | Email | Phone |
| Stephen LaMure | 456780 | slamure@dominuscommercial.com | 214-941-9500 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Justin Owen | 585699 | jowen@dominuscommercial.com | 214-941-9500 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date