

# BURLESON PAD SITE FOR GROUND LEASE

Burleson, TX



## LOCATION

NEC SW Wilshire Blvd & SE Gardens Blvd  
Burleson, TX 76028

## PROPERTY HIGHLIGHTS:

- **Pad Size:** +/- 1.26 AC (divisible)
- Ground lease opportunity located directly on Burleson's primary thoroughfare, SW Wilshire Blvd.
- Area retailers include: Walmart, Hobby Lobby, Planet Fitness, 7Brews Coffee, Raising Cane's, Chipotle, Dutch Bros, Freddy's, Whataburger, and more.
- Contact broker for pricing.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,242	61,072	115,808
Daytime Population	13,449	55,881	95,904
Average HH Income	\$92,301	\$112,846	\$117,203

## TRAFFIC COUNTS:

SW Wilshire Blvd:	45,296 VPD (2024)
NW Sumercreek Blvd:	9,149 VPD (2024)

CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM  
**TEY TINER** | 214.534.3683 | TEY@FALCONCOMPANIES.COM

**falcon**  
FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.





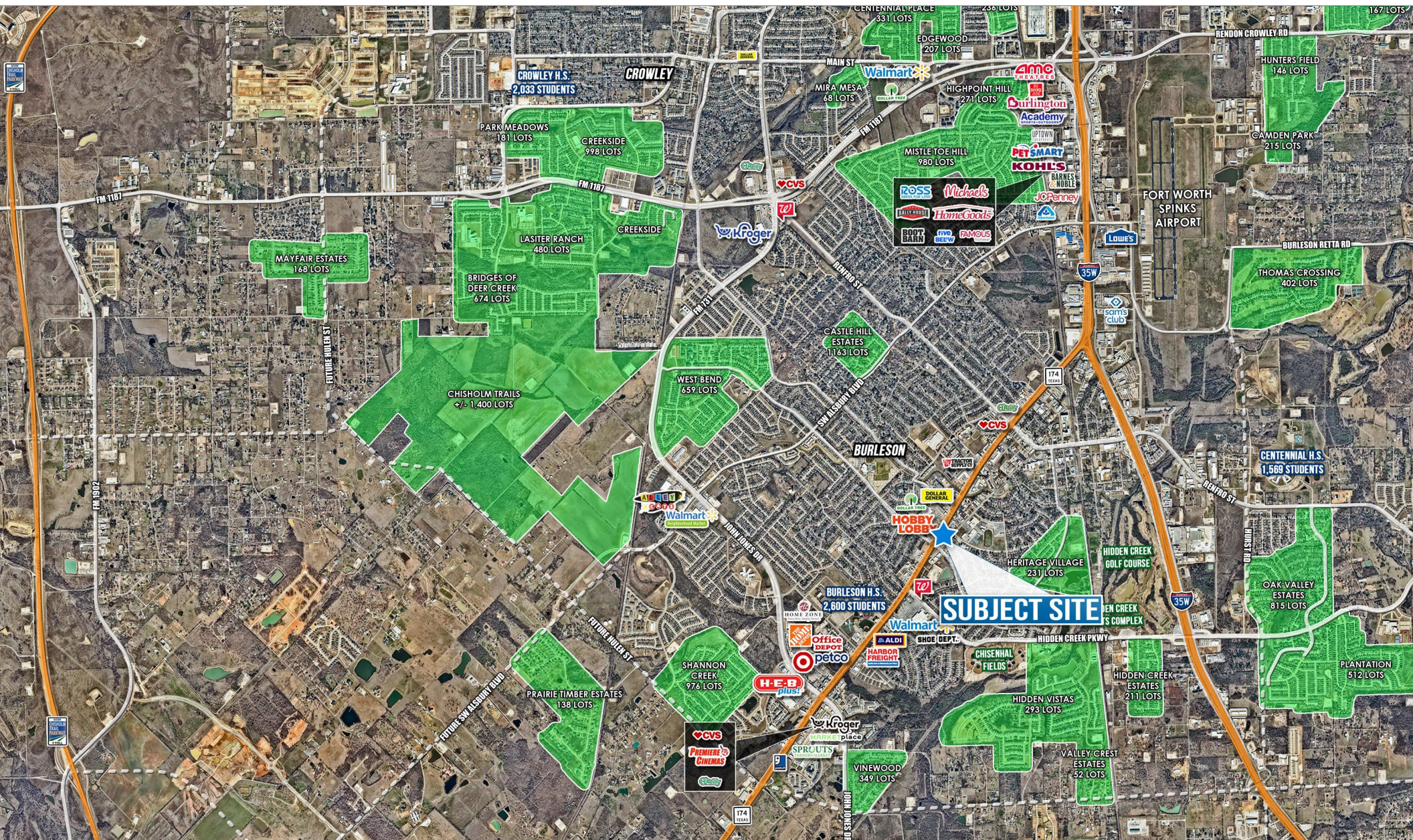






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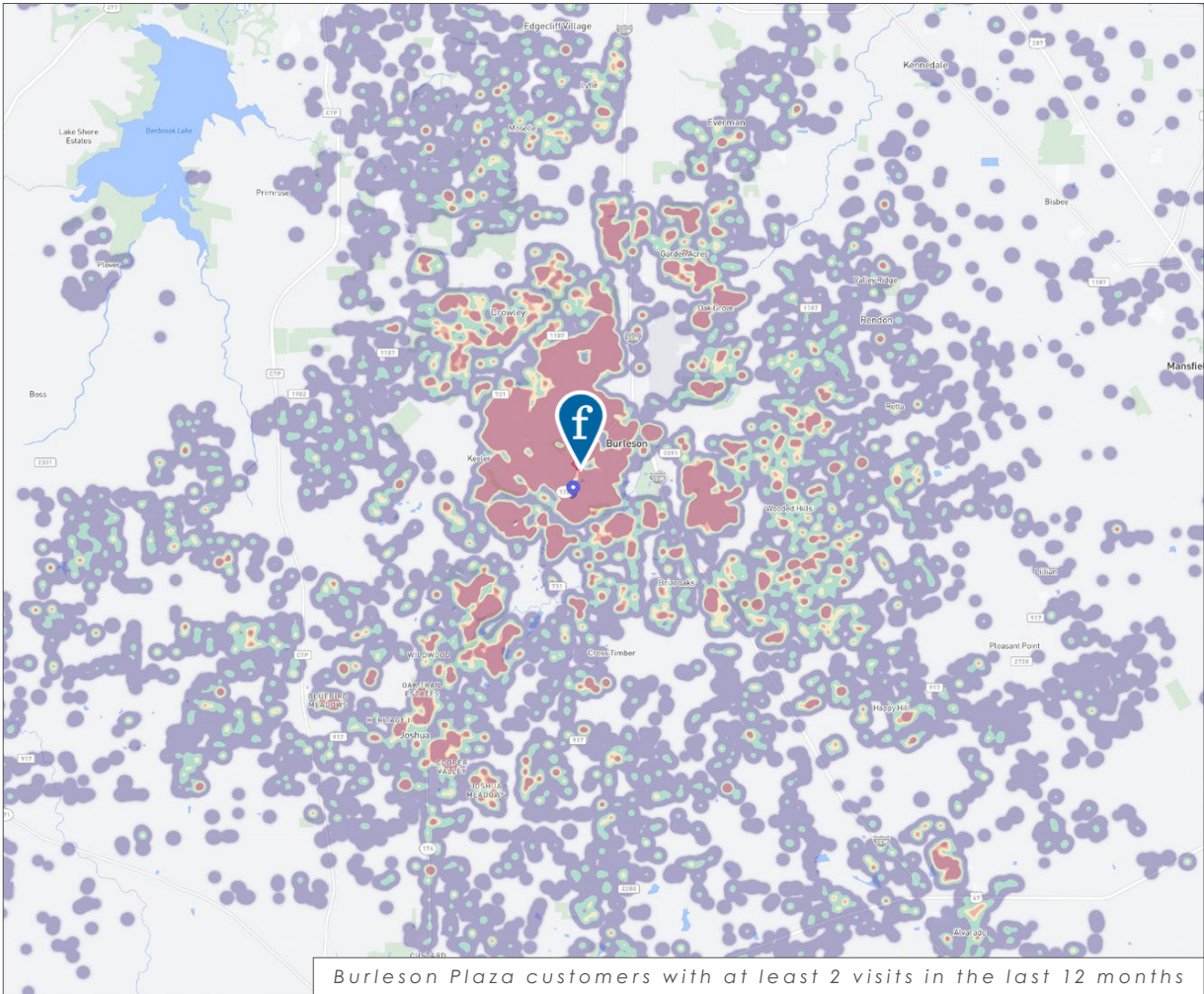
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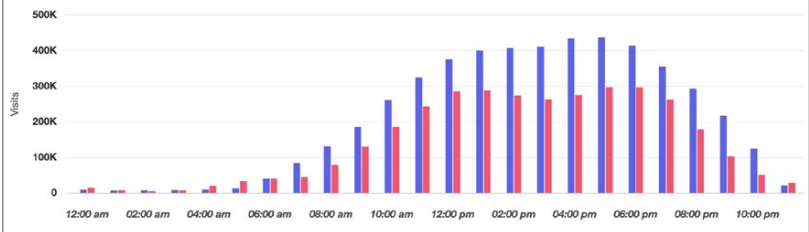
## AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Jan 2025 to Jan 2026)

	est. # of Customers	est. # of visits
Walmart:	351,800	3,100,000
Burleson Plaza:	309,600	2,100,000

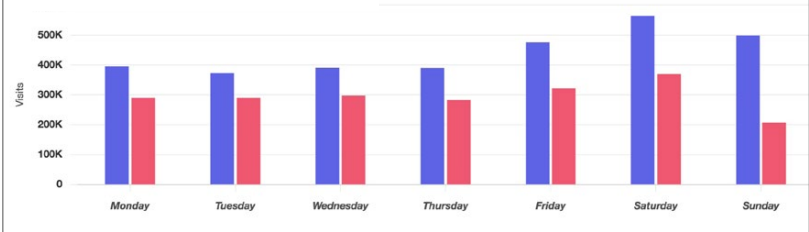
## AREA TRAFFIC GENERATORS:

- WALMART
- BURLESON PLAZA

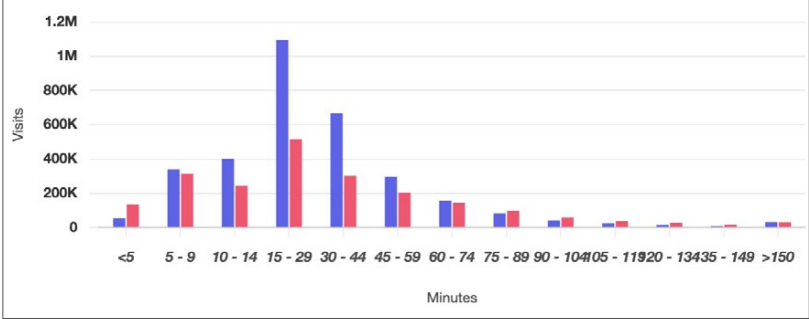
### HOURLY VISITS:



### DAILY VISITS:



### LENGTH OF STAY:



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# DEMOGRAPHIC SUMMARY

617 SW Wilshire Blvd  
Ring of 3 miles

## KEY FACTS



61,072

Population



55,881

Daytime Population



1.02%

'23-'28 Compound  
Annual Growth Rate



22,039

Households



\$332,387

Median Home Value



36.7

Median Age

## EDUCATION



25%

High School Diploma



22%

Some College



32.27%

Bachelor's Degree or  
Graduate Degree

## INCOME



\$95,298

Median  
Household Income



\$112,846

Average  
Household Income



\$40,699

Per Capita  
Income



\$260,840

Median  
Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$97,144

Total Annual  
Expenditures



\$4,000

2025 Meals at  
Restaurants



\$7,041

2025 Meals at  
Home



\$31,728

Retail Goods



\$3,965

Entertainment



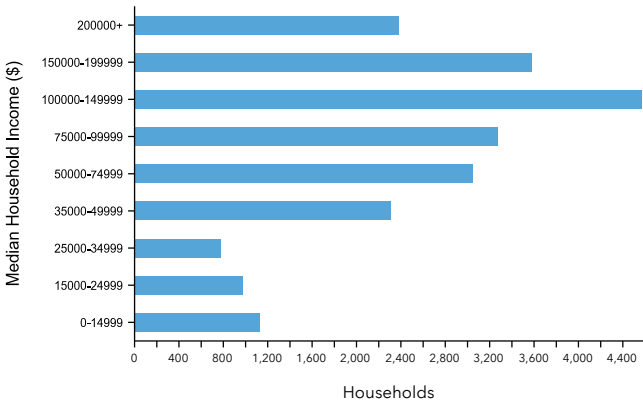
\$1,028

Personal Care



\$7,511

Health Care



## BUSINESS



2,027

Total Businesses



19,452

Total Employees



35.93%

Blue Collar  
Occupation



64.06%

White Collar  
Occupation

## Tapestry

Top 3 segments by household count

G2 Up and Coming Families > 5,383 | 24.4%

H2 Boomburbs > 5,061 | 23.0%

H1 Flourishing Families > 4,065 | 18.4%

Other 7,530 | 34.2%

[View comparison table](#)

## 2025 Race and ethnicity (Esri)

The largest group: White Alone (70.73)

The smallest group: Pacific Islander Alone (0.13)

Indicator ▲	Value	Diff		
White Alone	70.73	+22.18		
Black Alone	8.40	-7.32		
American Indian/Alaska Native Alone	0.75	-0.22		
Asian Alone	1.80	-6.60		
Pacific Islander Alone	0.13	0		
Other Race	5.89	-6.18		
Two or More Races	12.30	-1.86		
Hispanic Origin (Any Race)	19.71	-9.47		

Bars show deviation from Dallas-Ft. Worth, TX

# INFORMATION ABOUT BROKERAGE SERVICES

## 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:
  - 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.

\_\_\_\_\_  
Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

\_\_\_\_\_  
497539  
License No.

\_\_\_\_\_  
thughes@falconcompanies.com  
E-Mail

\_\_\_\_\_  
972-404-8383  
Phone

\_\_\_\_\_  
Timothy Hughes  
Designated Broker of Firm

\_\_\_\_\_  
335775  
License No.

\_\_\_\_\_  
thughes@falconcompanies.com  
E-Mail

\_\_\_\_\_  
972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date