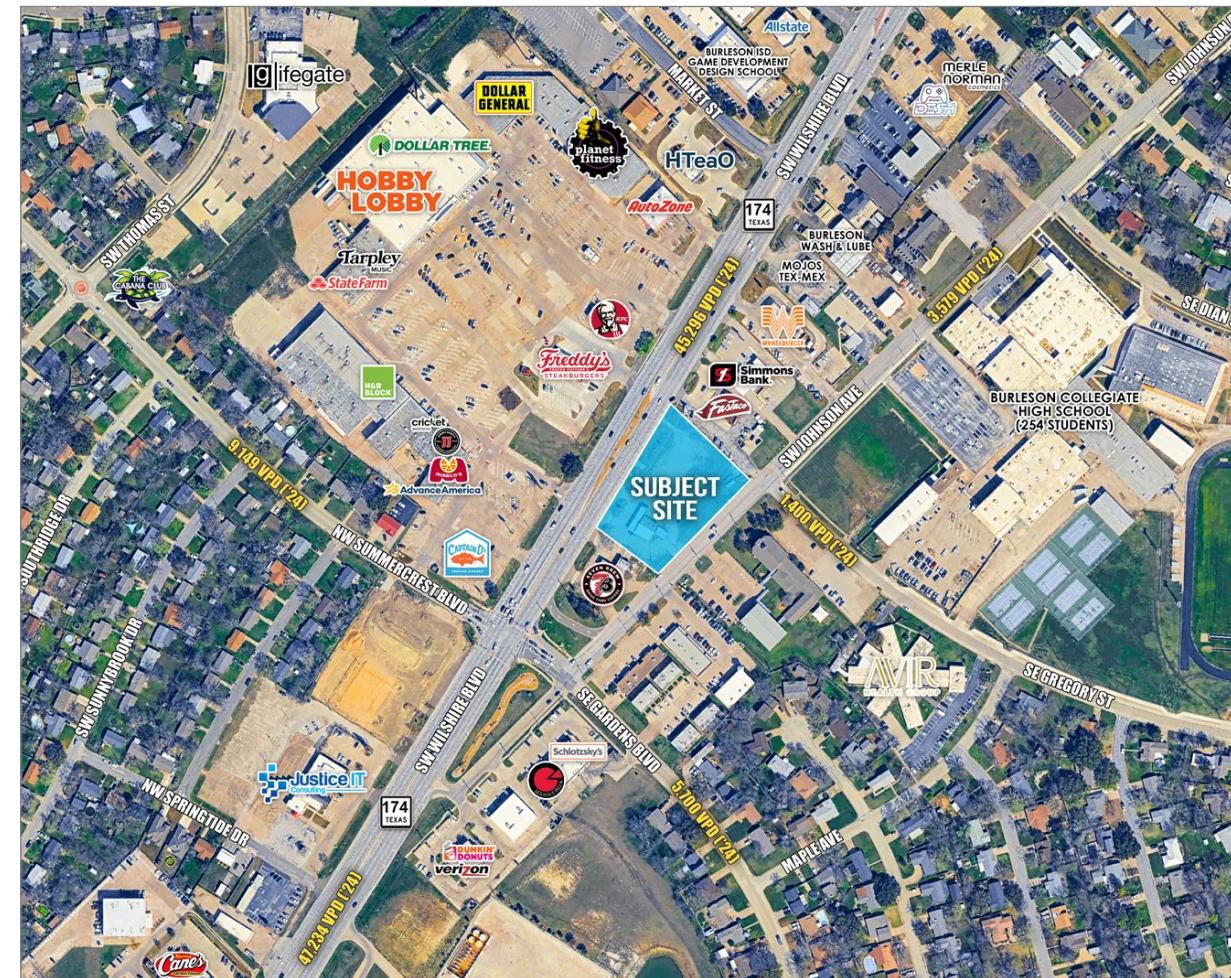


BURLESON PAD SITE FOR GROUND LEASE

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

Total Population
Daytime Population
Average HH Income

	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 Summercreek Blvd:	9,149 VPD (2024)

CONTACT:

CONNOR COUGHLIN
TEY TINER

| 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
| 214.534.3683 | TEY@FALCONCOMPANIES.COM

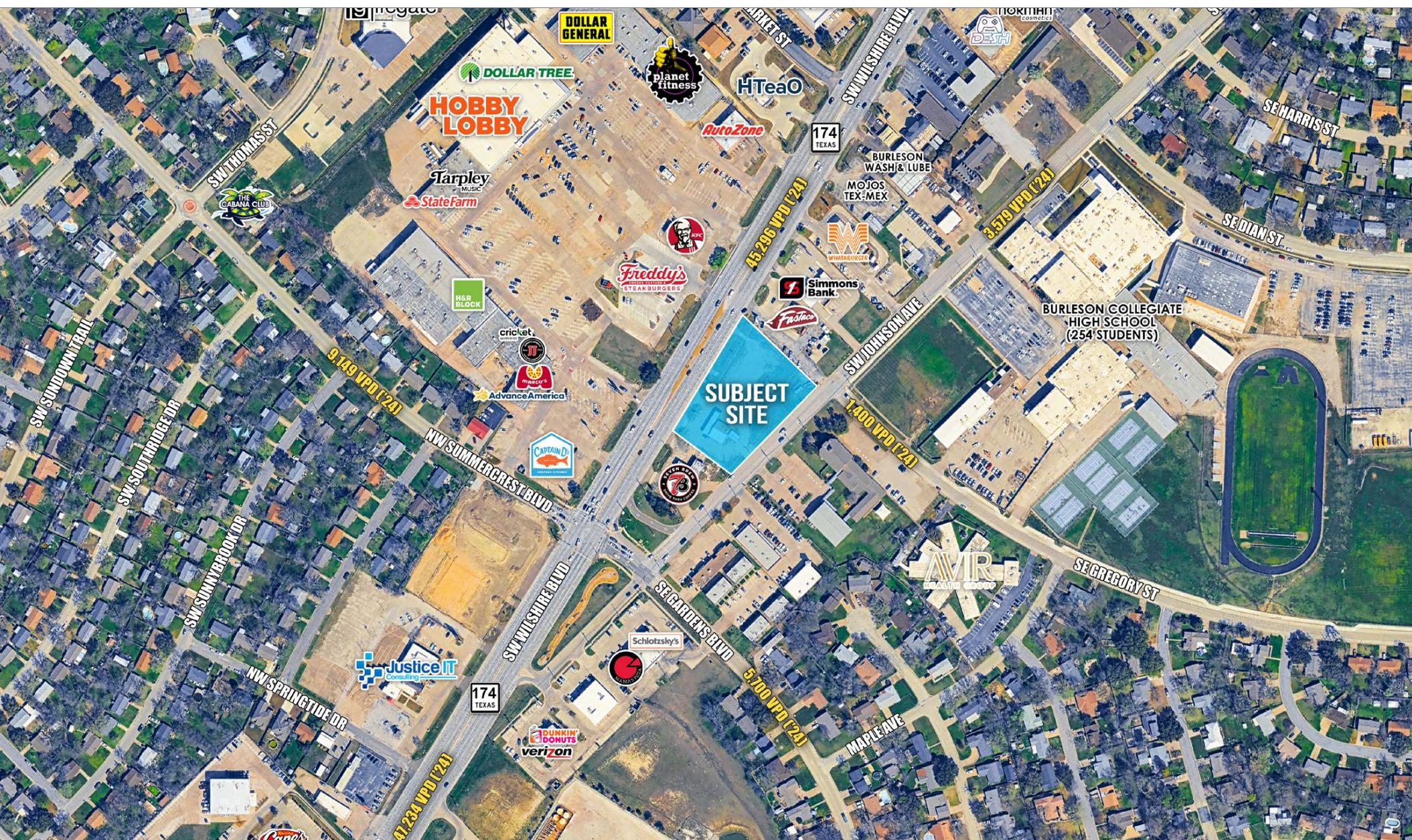
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

falcon
FALCONCOMPANIES.COM

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.

BURLESON PAD SITE FOR GROUND LEASE

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



CONTACT:

CONNOR COUGHLIN
TEY TINER

| 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
| 214.534.3683 | TEY@FALCONCOMPANIES.COM

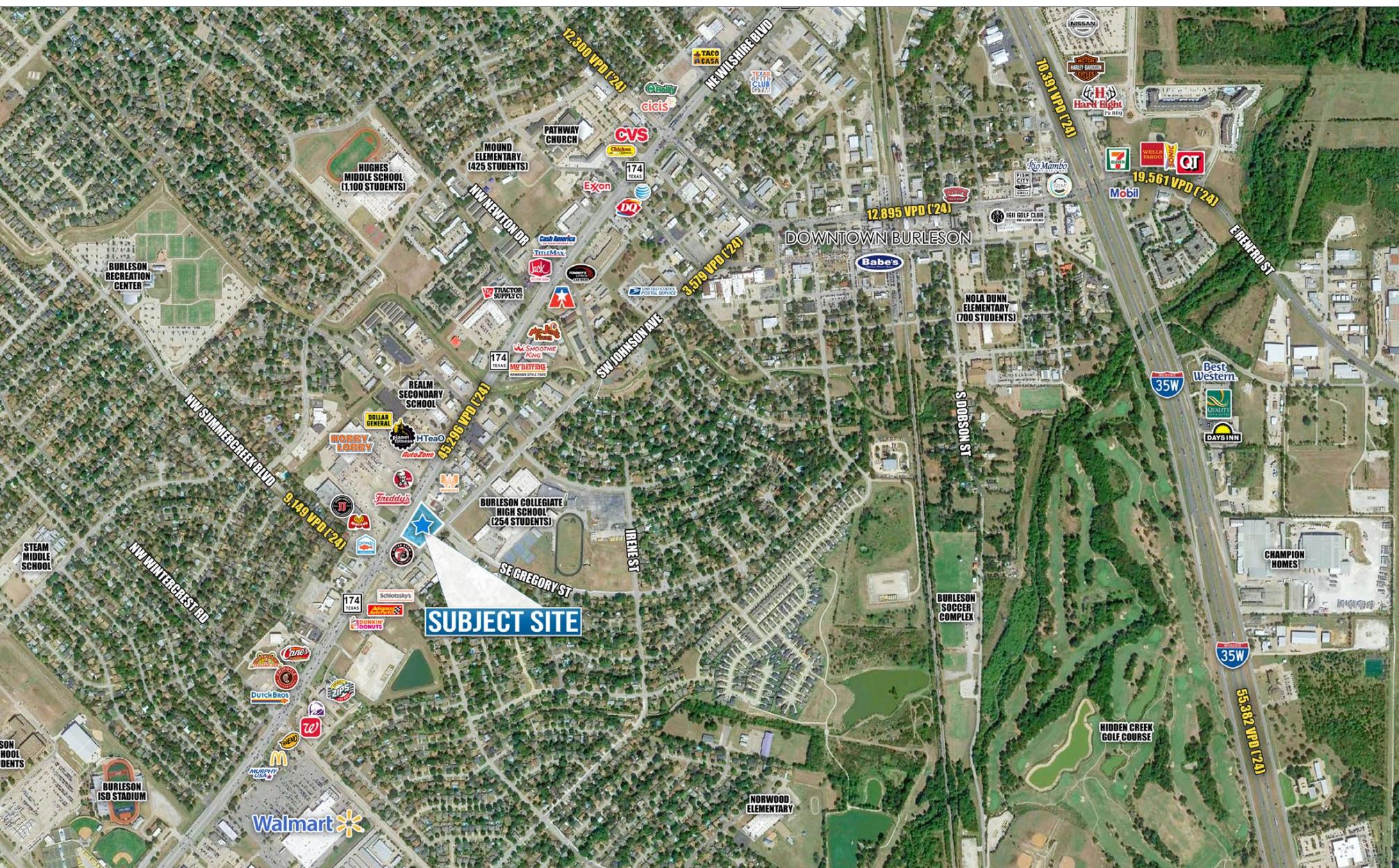
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

falcon
FALCONCOMPANIES.COM

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.

BURLESON PAD SITE FOR GROUND LEASE

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



CONTACT:
CONNOR COUGHLIN
TEY TINER

| 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
| 214.534.3683 | TEY@FALCONCOMPANIES.COM

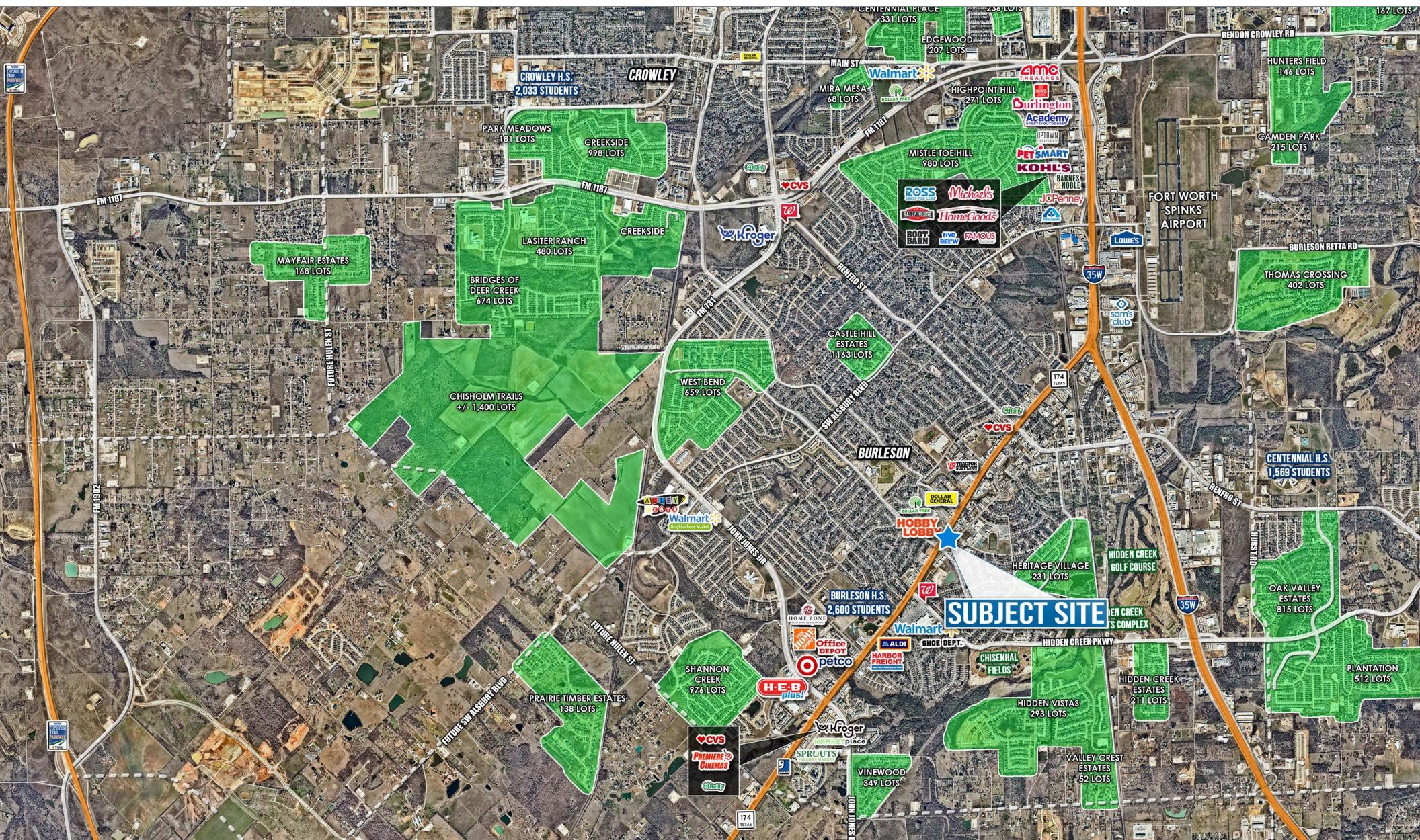
falcon
FALCONCOMPANIES.COM

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.

BURLESON PAD SITE FOR GROUND LEASE

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



CONTACT:
**CONNOR COUGHLIN
TEY TINER**

| 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
| 214.534.3683 | TEY@FALCONCOMPANIES.COM

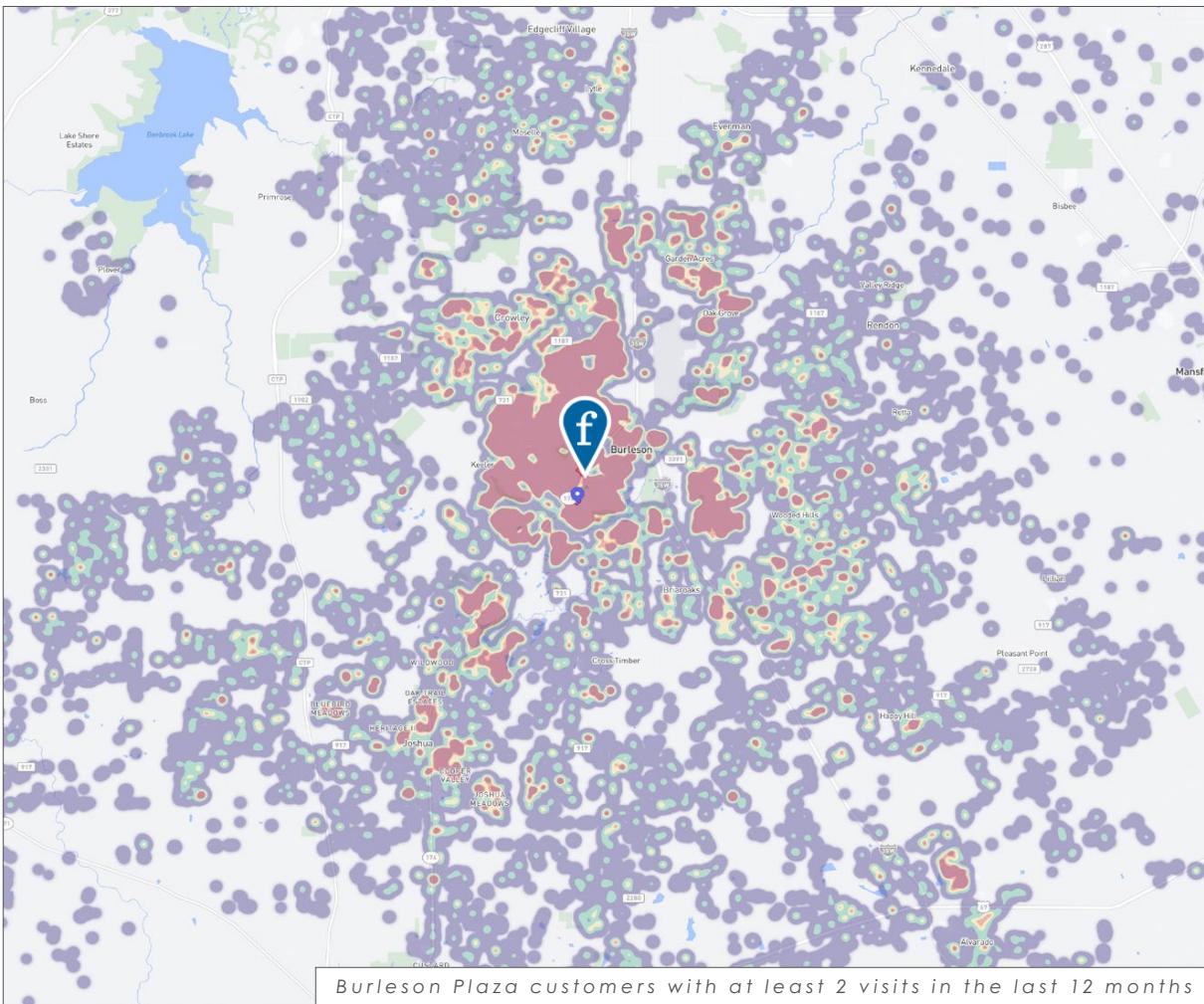
falcon

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.

BURLESON PAD SITE FOR GROUND LEASE

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



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

est. # of Customers

351,800

est. # of visits

3,100,000

Walmart:

Burleson Plaza:

309,600

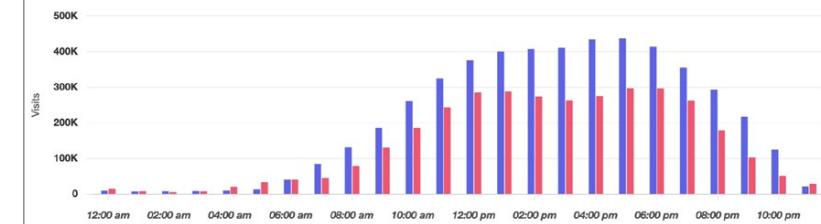
2,100,000

AREA TRAFFIC GENERATORS:

• WALMART

• BURLESON PLAZA

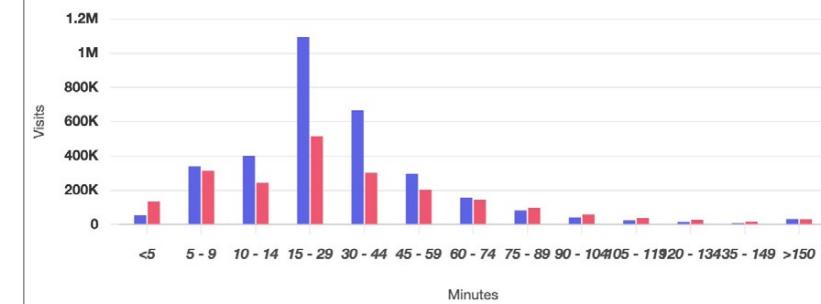
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



CONTACT:
CONNOR COUGHLIN
TEY TINER

| 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
| 214.534.3683 | TEY@FALCONCOMPANIES.COM

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

falcon
FALCONCOMPANIES.COM

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.

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

INCOME



\$95,298

Median Household Income



\$112,846

Average Household Income



\$40,699

Per Capita Income



\$260,840

Median Net Worth

BUSINESS



2,027

Total Businesses



19,452

Total Employees



35.93%

Blue Collar Occupation



64.06%

White Collar Occupation

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

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](#)

EDUCATION



25%

High School Diploma



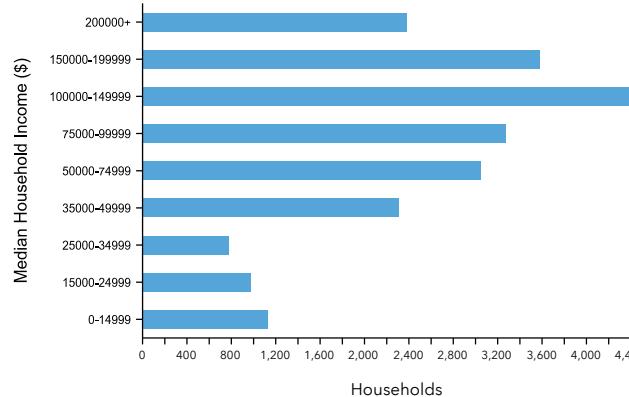
22%

Some College



32.27%

Bachelor's Degree or Graduate Degree



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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

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.

thughes@falconcompanies.com

E-Mail

972-404-8383

Phone

thughes@falconcompanies.com

E-Mail

972-404-8383

Phone