

FOR LEASE | Pre-leasing SW Alsbury Retail



FRONT ELEVATION



SIDE ELEVATION

SCHWARZ

OFFERING SUMMARY

Lease Rate:	Negotiable + (NNN)
Building Size:	9,102 SF
Available SF:	1,800 - 4,100 SF
Lot Size:	43,560 SF
Number of Units:	3
Year Built:	2026

PROPERTY OVERVIEW

Pre-Leasing at Retail space on SW Alsbury . Discover the perfect space for your business at SW Alsbury Blvd. This premier location offers prime lease opportunities in Burleson, TX. With its convenient access and high traffic count, this property presents an exceptional opportunity for businesses looking to make a statement in the Burleson area. Take your business to the next level at SW Alsbury Blvd.

Judy Ratsamy Saldana

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Kayde Souvanny

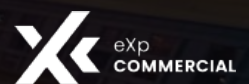
469.475.9338

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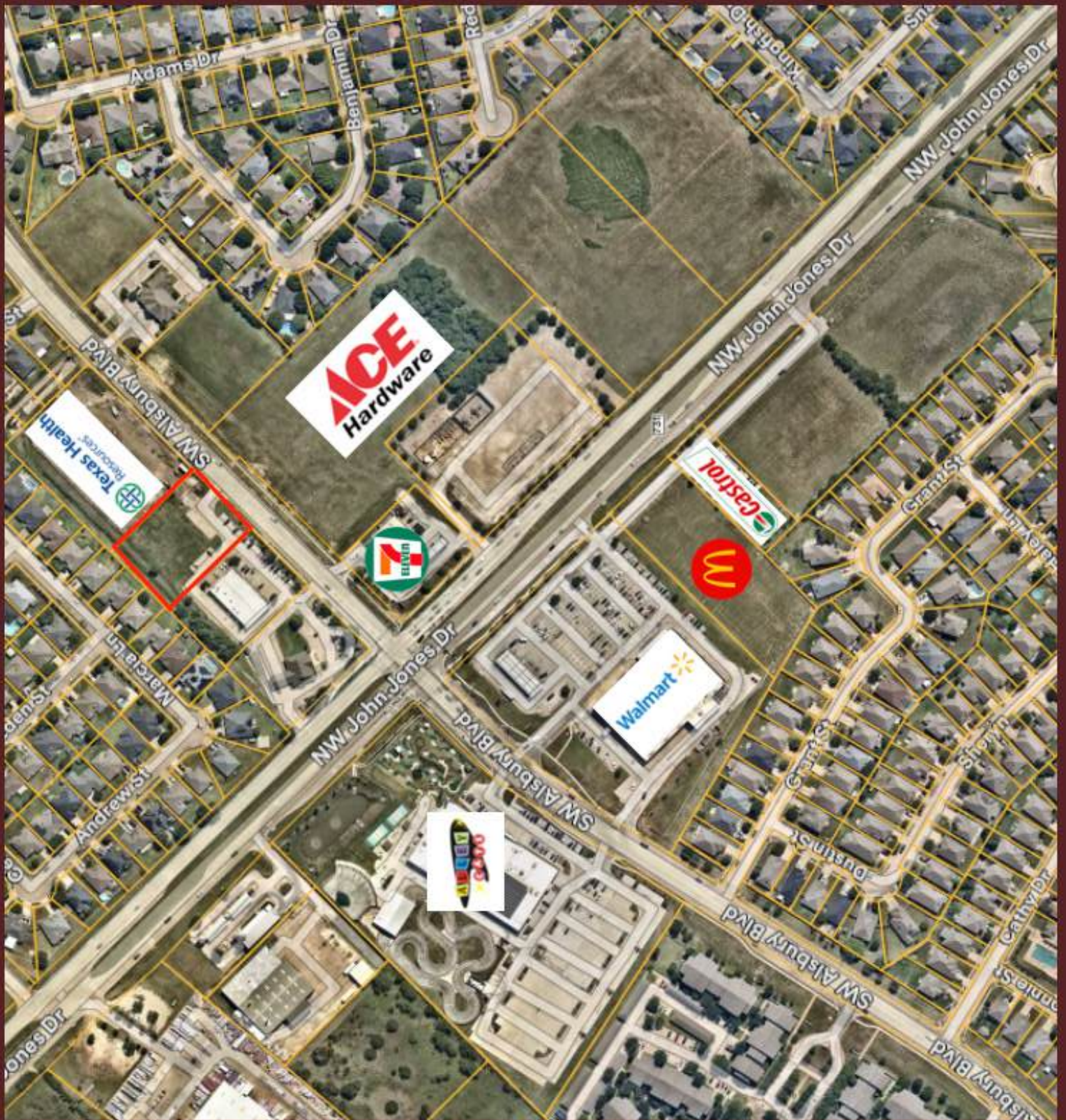
Daniel Eng | CCIM

469.916.8888 x801

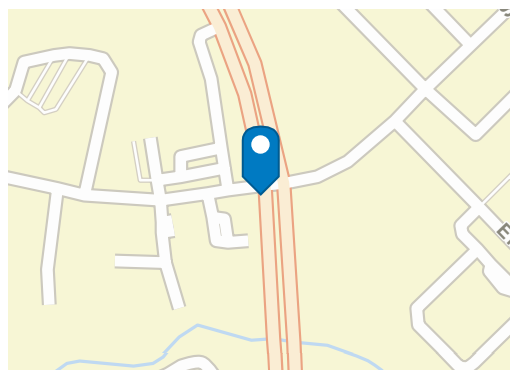
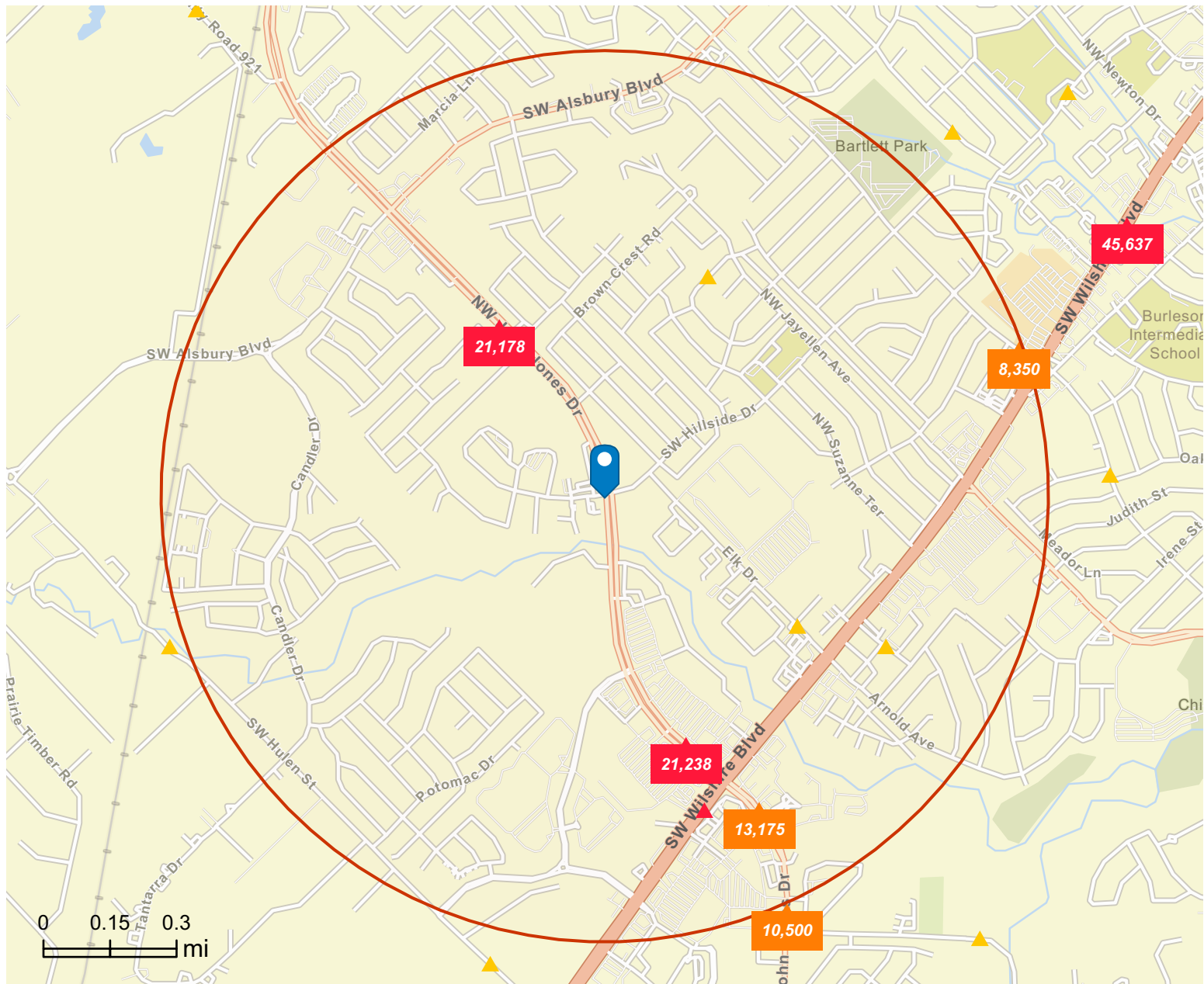
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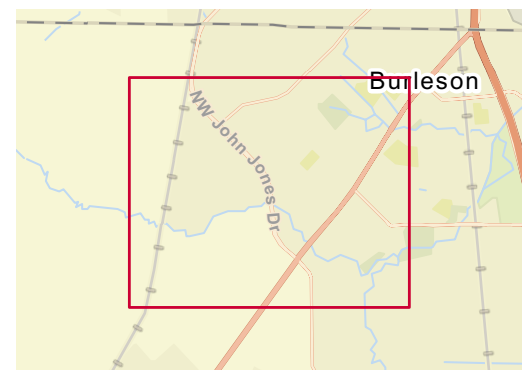
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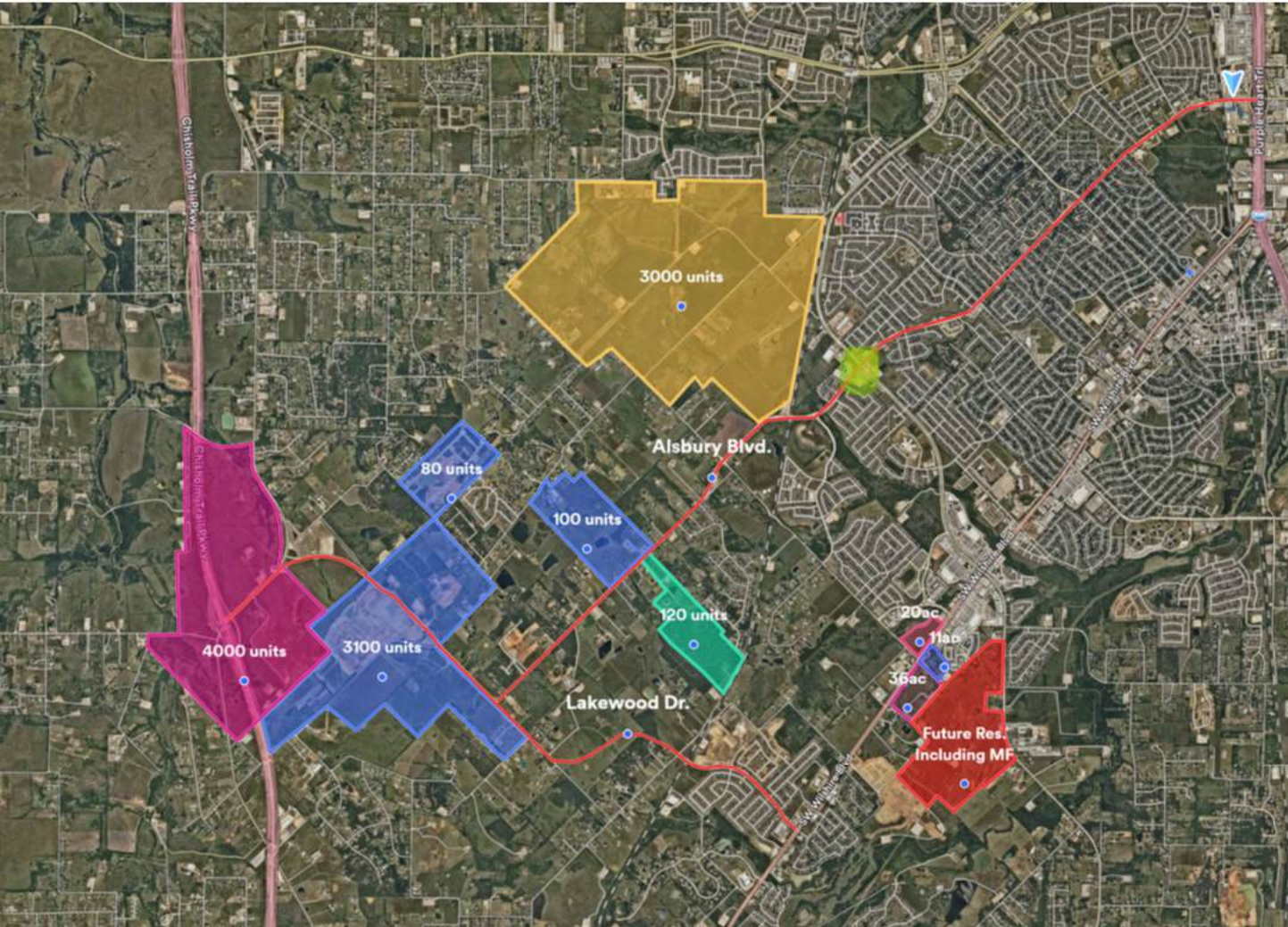


1305 Hillside Dr
1305 Hillside Dr, Burleson, Texas, 76028
Rings: 1 mile radii

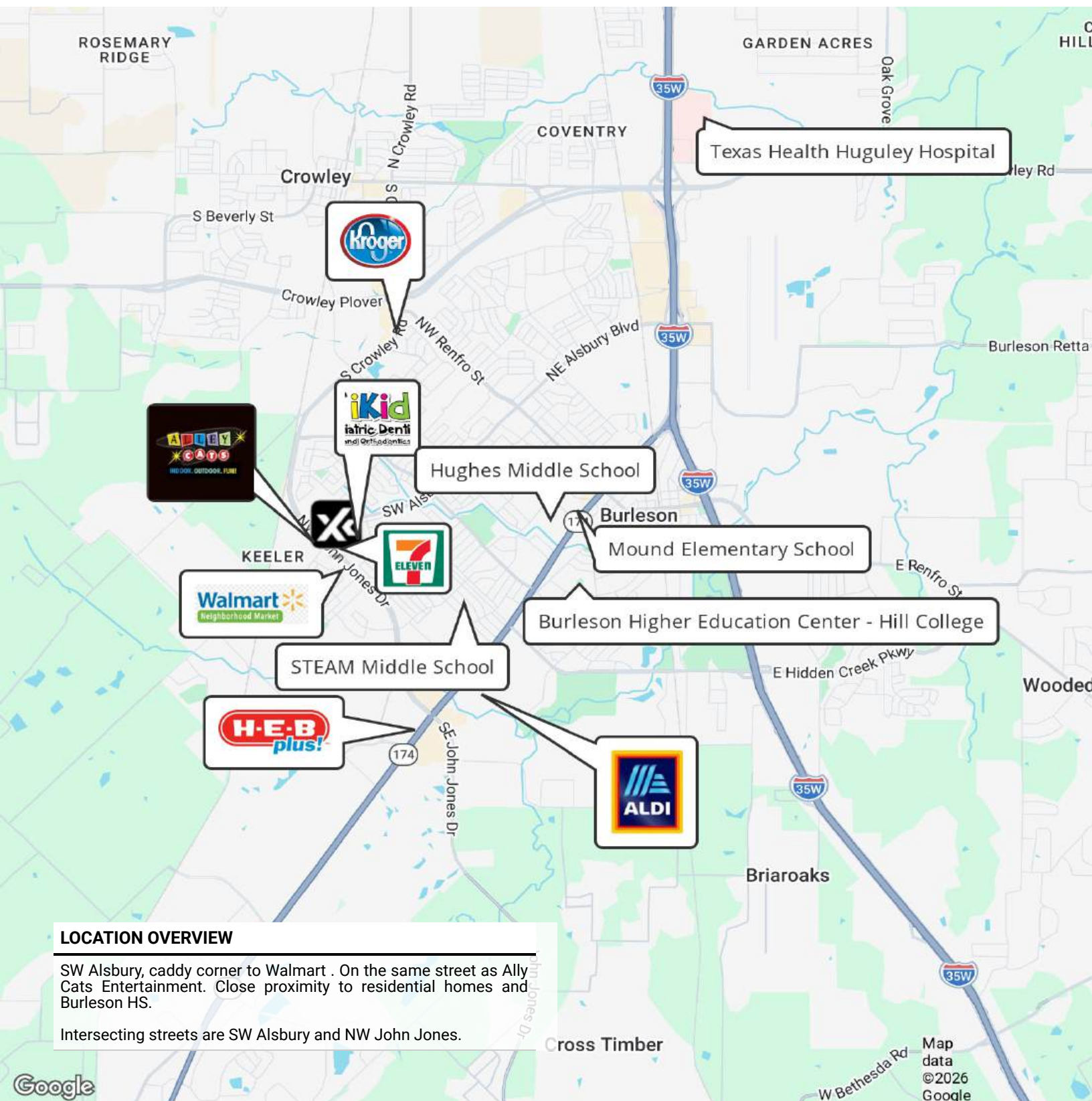


- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





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LOCATION OVERVIEW

SW Alsbury, caddy corner to Walmart . On the same street as Ally Cats Entertainment. Close proximity to residential homes and Burleson HS.

Intersecting streets are SW Alsbury and NW John Jones.

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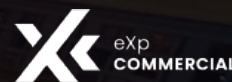
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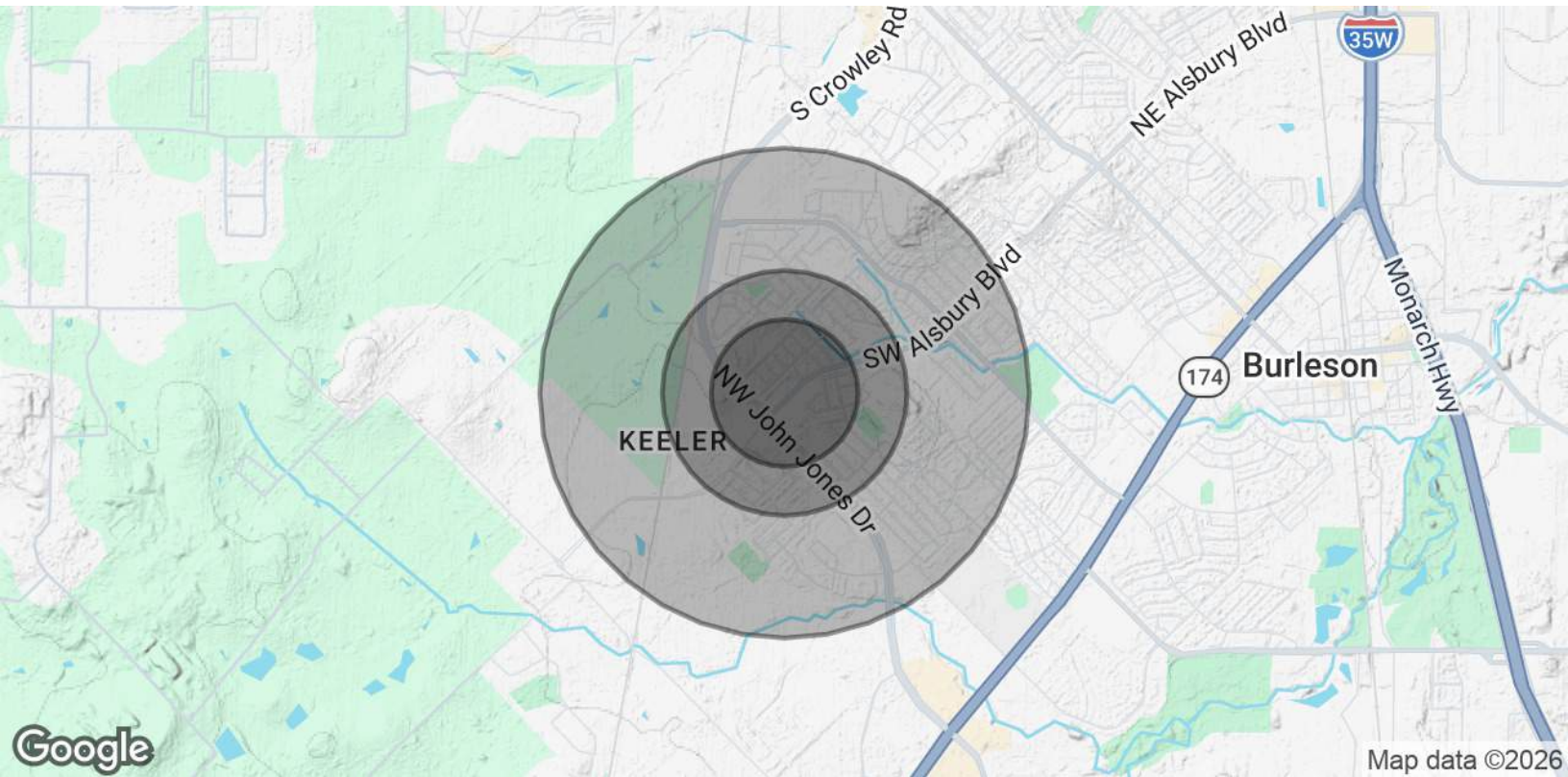
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,839	4,582	12,814
Average Age	29.9	30.1	33.2
Average Age (Male)	28.7	28.8	31.5
Average Age (Female)	31.8	31.9	35.4

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	605	1,516	4,376
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$96,484	\$98,071	\$100,366
Average House Value	\$270,233	\$271,125	\$276,015

2023 American Community Survey (ACS)

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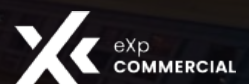
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