

BURLESON VILLAGE

BURLESON, TX | NEC SW WILSHIRE BOULEVARD AND MCNAIRN ROAD



- Join Dutch Bros, Chipotle, Salad and Go, Wing It On and Tropical Smoothie Café in this brand new development
- The Burleson Village development is located in the high growth market of Burleson, Texas
- The property is perfectly situated at the lighted intersection of SW Wilshire Blvd. and McNairn Rd.
- Wilshire Blvd. is the major thoroughfare in Burleson that carries traffic to and from I-35W
- Excellent visibility and access
- Located in the heart of Burleson's bustling retail trade
- Inline space available

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	10,549	52,155	100,690
2022 Total Households	4,212	18,380	35,153
2022 Daytime Population	10,525	46,657	84,837
2022 Average HH Income	\$94,118	\$109,071	\$107,783
2022 Median HH Income	\$74,293	\$87,717	\$85,827

TRAFFIC COUNTS:

Wilshire Boulevard: 52,556 VPD

AVAILABILITY:

1,250 SF RETAIL | SERVICE |
RESTAURANT | MEDICAL USES

NNN: \$9.00 PSF

AREA RETAILERS:

Walmart ✱



HOBBY
LOBBY

Office
DEPOT

Kroger

DUTCH BROS
Coffee

H-E-B

THE HOME DEPOT



Walgreens



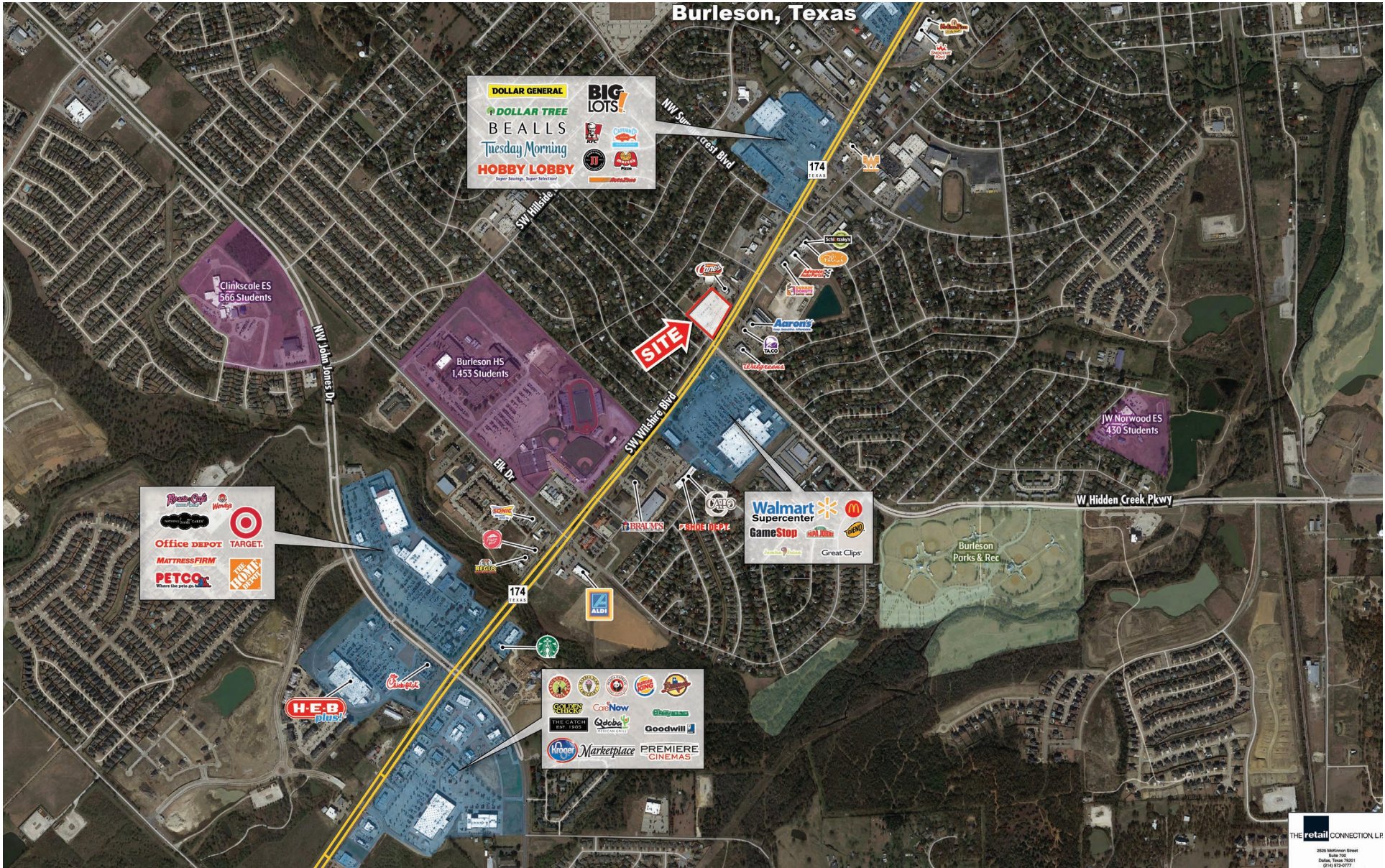
tropical CAFE
SMOOTHIE

SAAD
AND GO

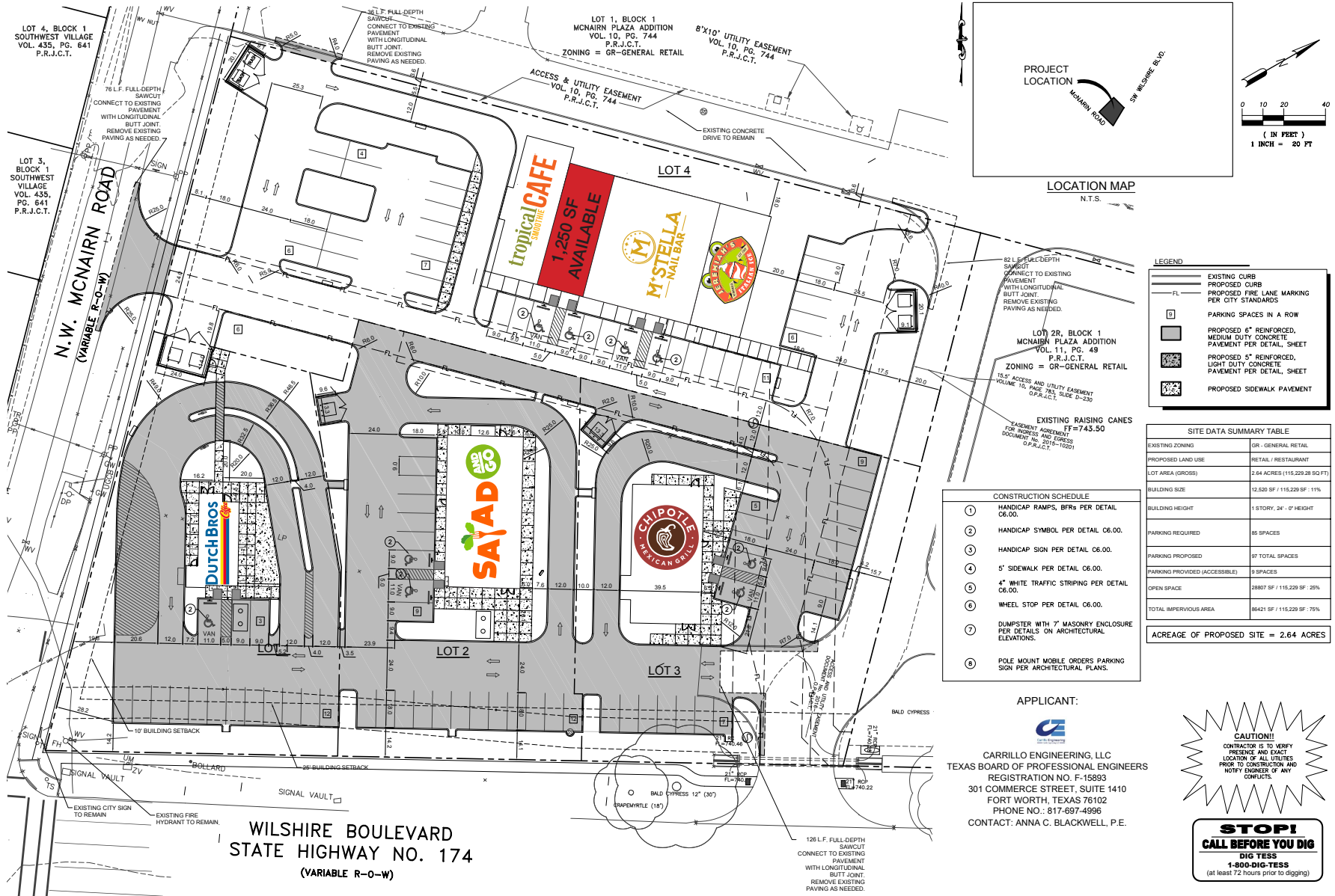
WING IT ON!
WINGS 'N WICHES™

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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.



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:

1. that the owner will accept a price less than the written asking price;
2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date