

VENTURE NEW BURLESON RETAIL DEVELOPMENT
 JR. ANCHOR AND SHOP SPACE AVAILABLE

214.378.1212

NW JOHN JONES DR (FM 731) & SW WILSHIRE BLVD.
 BURLESON, TX

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JR. ANCHOR, SHOP SPACE AND PADS AVAILABLE | BURLESON, TX

LOCATION

NW JOHN JONES DR & SW WILSHIRE BLVD

SIZE

7.06 TOTAL ACRES

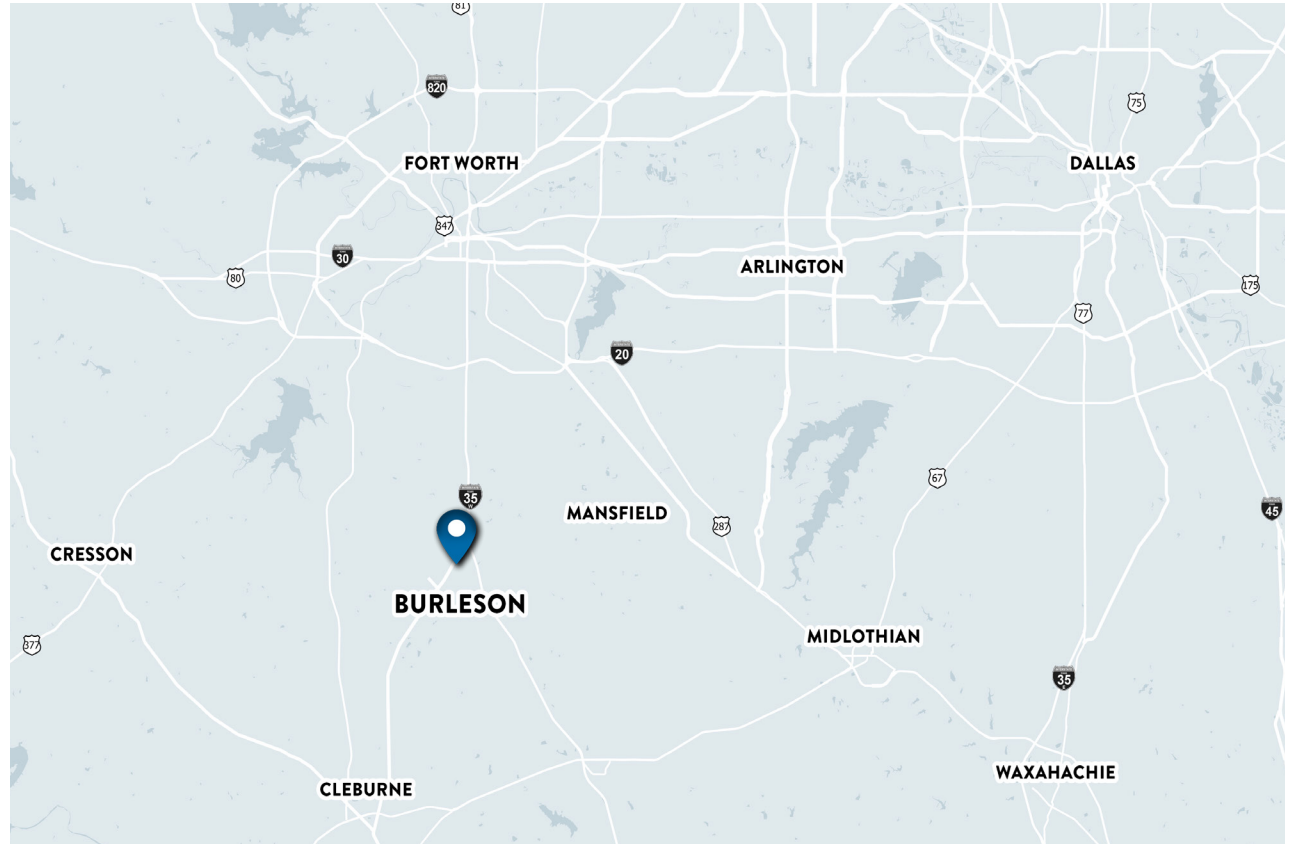
ANCHOR PARCEL & THREE (3) PADS

TRAFFIC COUNTS

NW JOHN JONES DR SW WILSHIRE BLVD
 23,649 VPD 2021 44,122 VPD 2021

PROPERTY HIGHLIGHTS

- ★ **STRONG DAILY NEEDS INTERSECTION WITH FIVE GROCERS IN THE IMMEDIATE TRADE AREA.**
- ★ **GATEWAY POSITION TO SURROUNDING COMMUNITIES EXPANDING THE RETAIL DRAW**
- ★ **EXCELLENT TRAFFIC COUNTS WITH OVER 63,000 VPD AT THE INTERSECTION**
- ★ **SIGNALIZED INTERSECTION**
- ★ **CROSS-ACCESS WITH HEB WITH SALES EXCEEDING \$2M PER WEEK**
- ★ **JOIN TORCHY'S AND CLEARWATER CARWASH**



2022 DEMOGRAPHIC SUMMARY

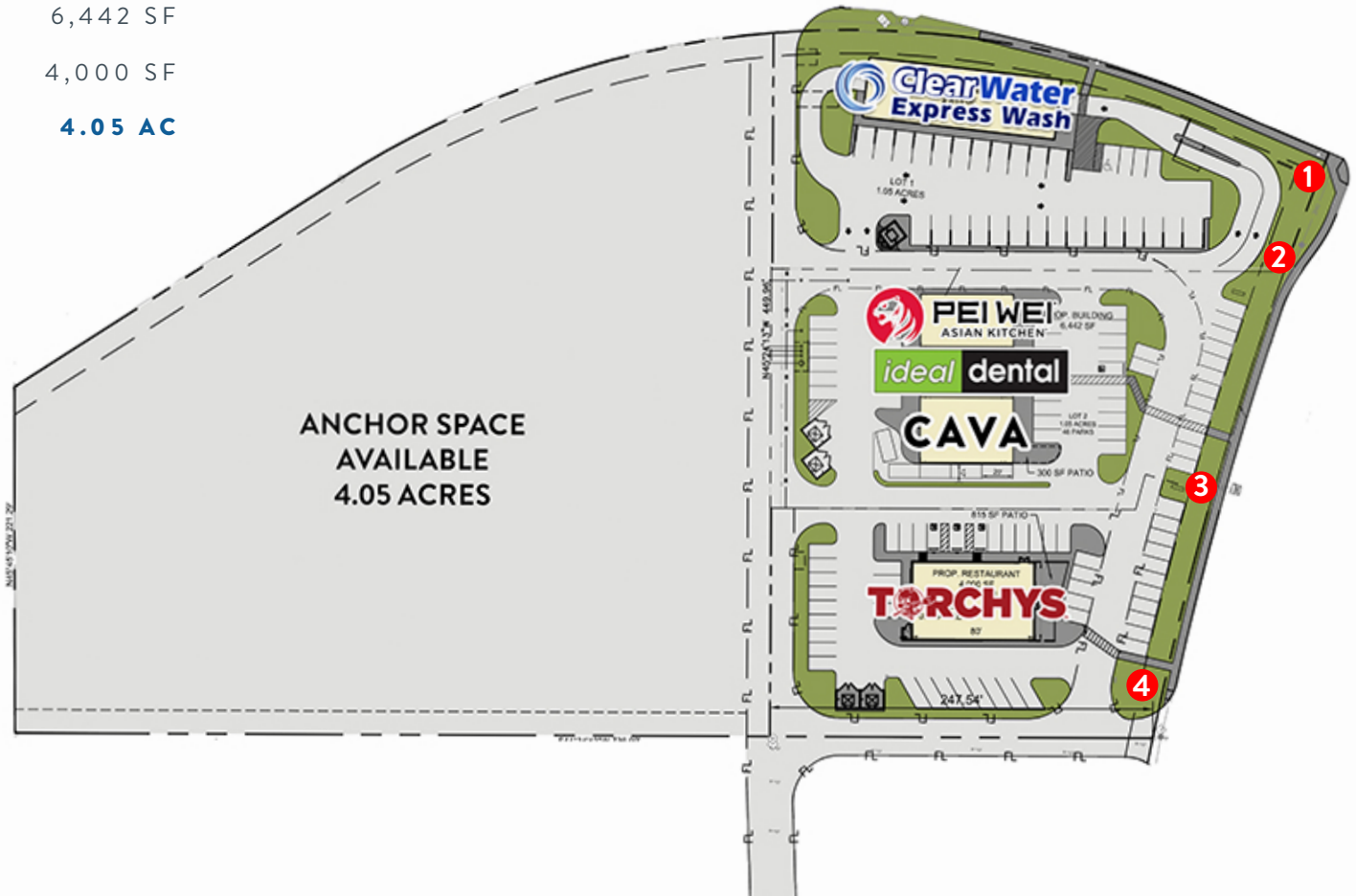
	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,962	52,485	105,891
EST. AVG. HH INCOME	\$81,580	\$90,633	\$91,369

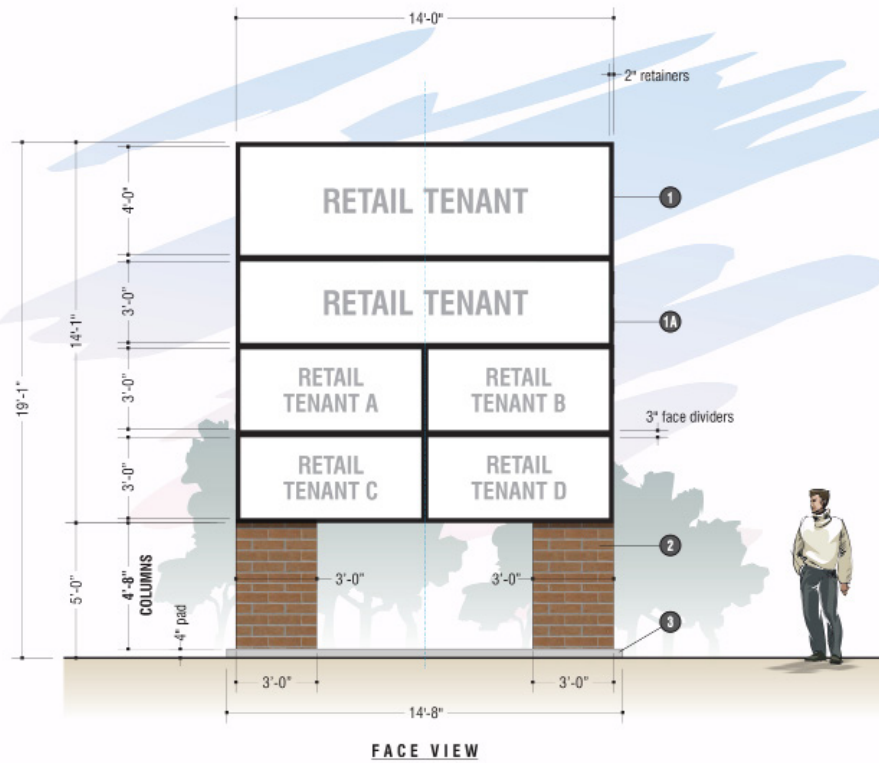
AREA ATTRACTIONS



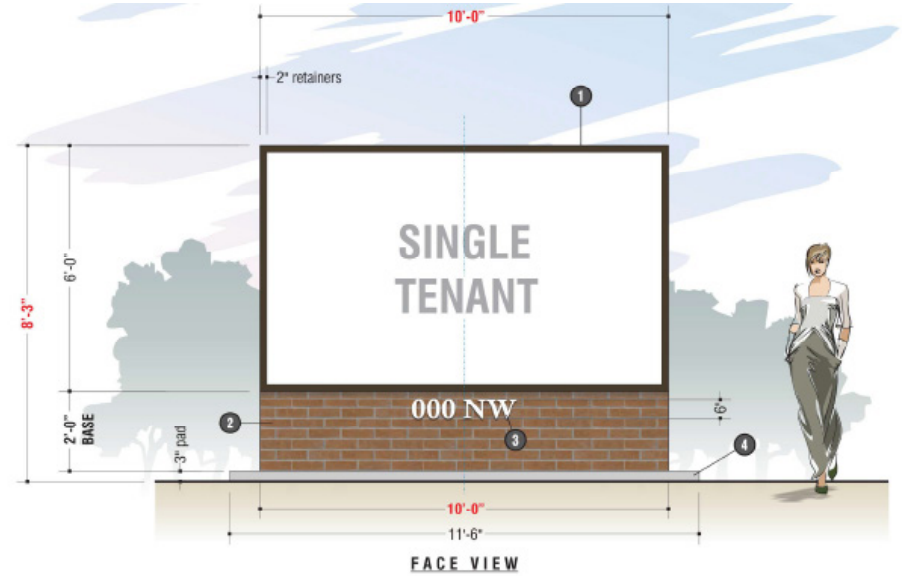
AVAILABLE PADS

PAD	STATUS	SIZE
LOT #1	Clearwater Carwash	1.05 AC
LOT #2	Multi-Tenant Bldg	6,442 SF
LOT #3	Torchy's	4,000 SF
LOT #4	AVAILABLE	4.05 AC

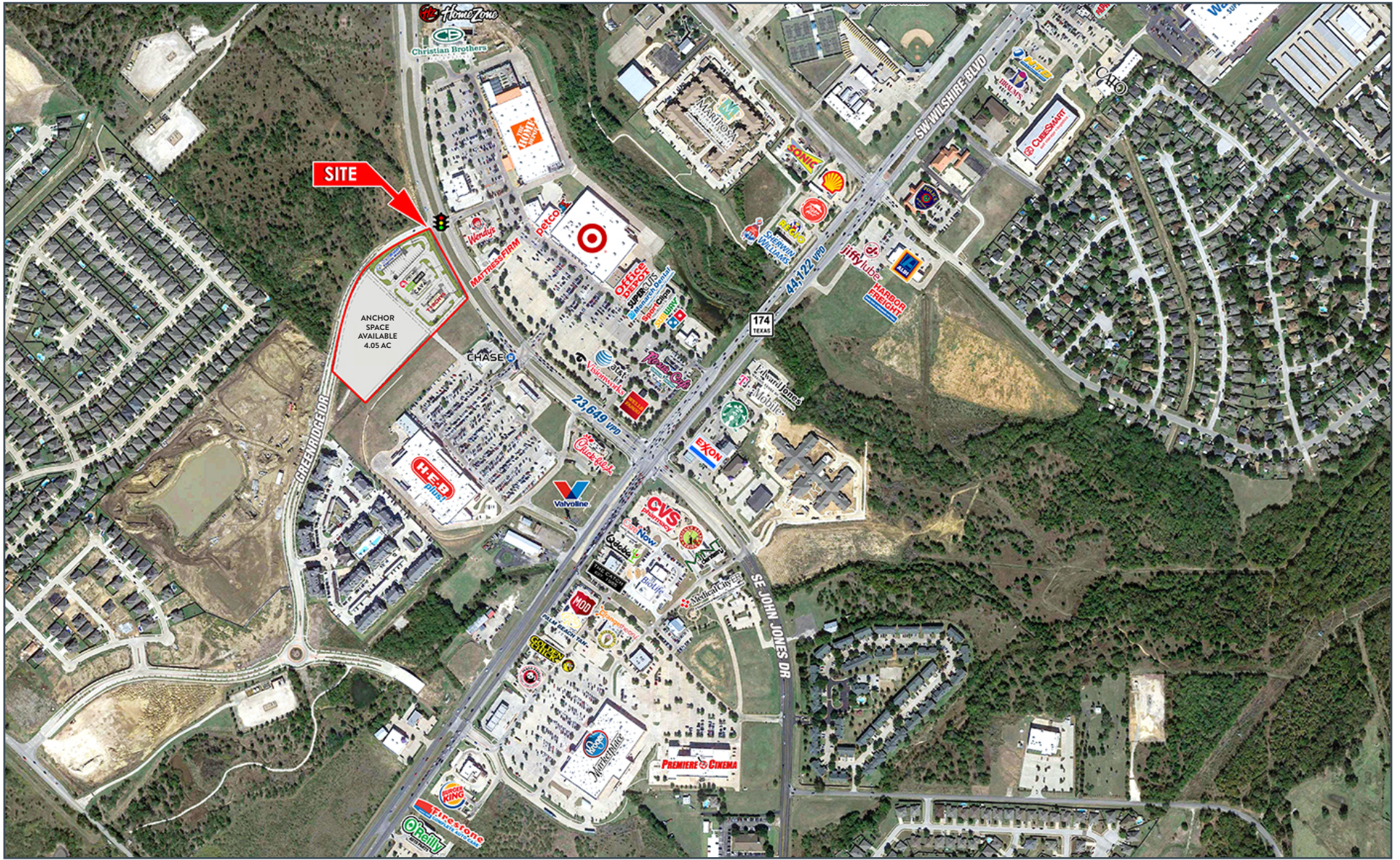


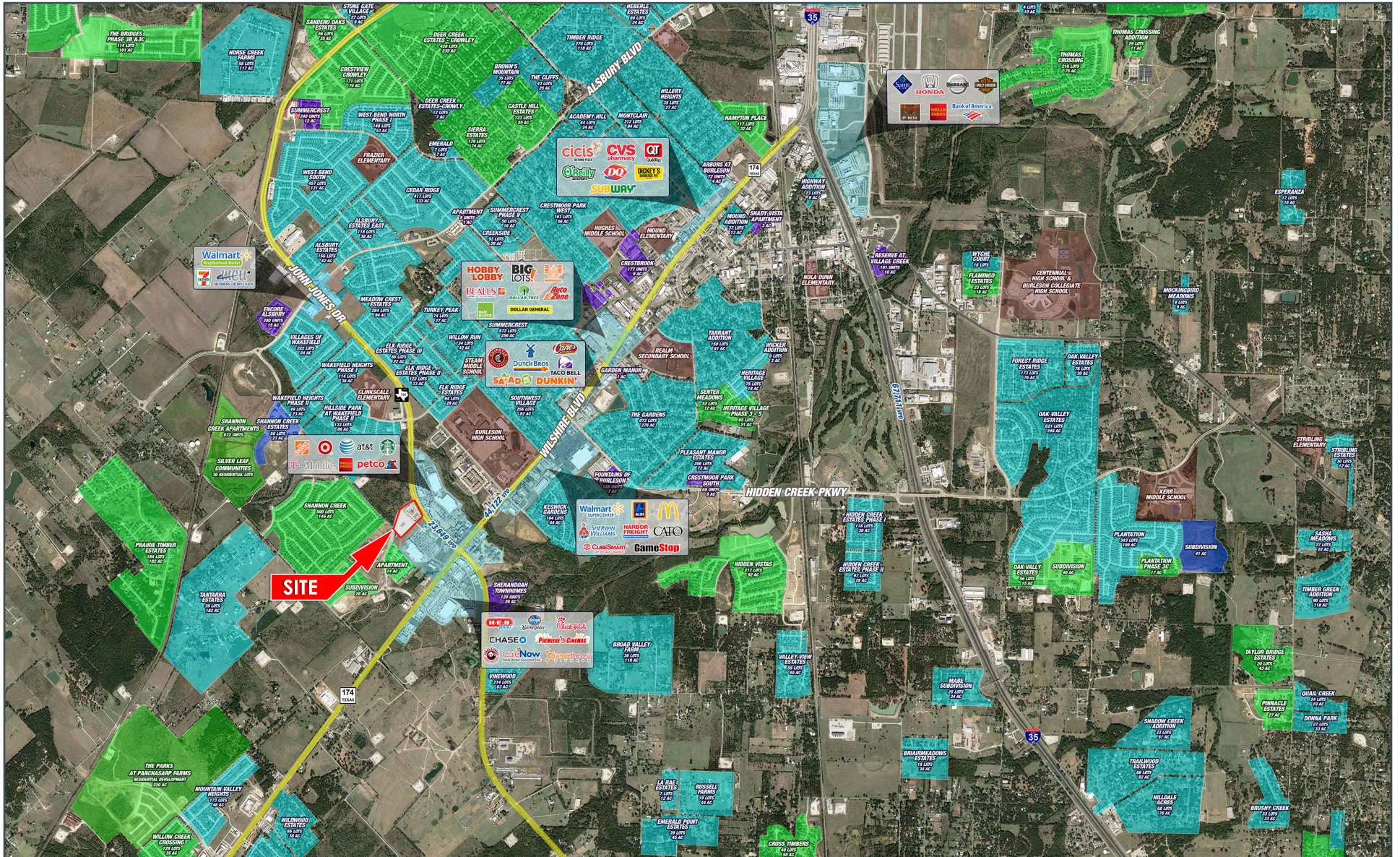


1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT SIGN
197.12 SQ.FT.



2 D/F INTERNALLY ILLUMINATED SINGLE-TENANT MONUMENT SIGN
3 82.50 SQ.FT.
4





SITE



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SUITE 720
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DEAN STRAKA

Transaction Manager
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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 - That the owner will accept a price less than the written asking price;
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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