



**200 ENTITLED TOWNHOME LOTS (PAPER OR FINISHED)**

18.53 +/- Acres | Townhome Lots | 2500 SW Hulén Street | Burleson, Texas 76028

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**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase 18.53 +/- acres out of a larger 22.62 +/- acre parcel. The offering is up to 200 townhome lots located at 2500 Southwest Hulen Street in Burleson, TX (the "Site"). The Planned Development zoning allows single family attached townhome zoning (SF-AT) for a for-sale or rental community. The Site is just 3 miles west of Interstate 35 within the City of Burleson which has a population of approximately 53,500 as of 2022 and just 11 miles south of the Fort Worth Central Business District. **This represents a great opportunity to acquire entitled land at a low basis of only \$23,500 per paper lot or \$72,000 per finished lot.**

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW <sup>(1)</sup>	
Property	200 Paper Lots (18.53 +/- Acres)
Location	2500 South West Hulen Street, Burleson, TX 76028 (32.532571, -97.375168)
Due Diligence Vault	<a href="#">Link to Due Diligence Vault</a>
Access	Via Alsbury Blvd and SW Hulen St
Utilities	Water (Johnson County SUD) and Sewer (City of Burleson) to be brought to Site (See preliminary exhibit in due diligence vault) Approx. \$2.1MM cost per Seller for 2,200 LF Sewer Extension
Zoning	SF-AT through Ordinance 22-131
Appraisal District Property ID	R000117915
School District	Burleson ISD (A- Grade per Niche.com)

(1) Purchaser to confirm all information during due diligence

PRICING			
Paper Lot Pricing <sup>(1)</sup>		Finished Lot Pricing	
Asking Price	\$4,700,000	Asking Price	\$14,400,000
Asking Price per Paper Lot	\$23,500	Asking Price per Finished Lot	\$72,000

(1) For Paper Lots platting will be responsibility of Buyer.

## DEMOGRAPHICS

### ESTIMATED POPULATION (2023)



**1-MILE | 3,946**  
**3-MILE | 49,826**  
**5-MILE | 96,859**

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$107,915**  
**3-MILE | \$91,467**  
**5-MILE | \$86,633**

### MEDIAN HOME VALUE



**1-MILE | \$281,713**  
**3-MILE | \$252,837**  
**5-MILE | \$260,947**

TAX INFORMATION	
Taxing Entity	Tax Rate
Lateral Road	0.050000
City of Burleson	0.632500
Burleson ISD	1.257500
Johnson County	0.335000
<b>Total Tax Rate</b>	<b>2.275000</b>








LOT SIZES & QUANTITY PER CURRENT CONCEPT PLAN (PAGE 3)	
20'X100'	54
25'X80'	96
28'X80'	14
25'X95'	6
25'X100'	20
26'X100'	10
<b>Total</b>	<b>200</b>

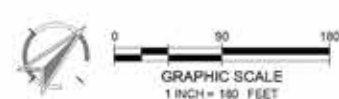
\*Seller is open to discussion as it pertains to lot size and layout.

# CONCEPT PLAN

\*Red Outline depicts tract for sale. Purchaser on paper lot sale will be responsible for platting as well as any Site Plan approval required by city.

## 200+/- TOWNHOME LOTS BURLESON, TEXAS

<b>SITE DATA</b>	
35.24 ACRES TOTAL	
<b>OPEN SPACE</b>	
7.54 ACRES (21.42%)	
<b>TRACT I - RETAIL ZONE</b>	
4.35 ACRES	
<b>TRACT II - RETAIL ZONE</b>	
3.22 ACRES	
<b>DETENTION POND AREA</b>	
1.46 ACRES	
<b>TRACT III - TOWNHOMES</b>	
27.45 ACRES	
<b>PHASE 1 - 18.53 ACRES</b>	
FRONT LOADED TOWNHOMES W/ GARAGE -	84 (42%)
REAR LOADED TOWNHOMES W/ GARAGE -	116 (58%)
<b>TOTAL UNITS</b>	<b>200 (100%)</b>
<b>PHASE 2 - 9.39 ACRES</b>	
FRONT LOADED TOWNHOMES W/ GARAGE -	44 (50%)
REAR LOADED TOWNHOMES W/ GARAGE -	28 (37%)
<b>TOTAL UNITS</b>	<b>70 (100%)</b>
<b>TOTAL</b>	
FRONT LOADED TOWNHOMES W/ GARAGE -	128 (47%)
REAR LOADED TOWNHOMES W/ GARAGE -	142 (53%)
<b>TOTAL UNITS</b>	<b>270 (100%)</b>
<b>PARKING TABULATION</b>	
<b>TRACT III - TOWNHOMES</b>	
PARKING REQUIRED	5402
PARKING PROVIDED	
SURFACE	272
GARAGES	270
<b>TOTAL</b>	<b>542</b>
<b>PARKING RATIO</b>	<b>2.01/UNIT</b>
<b>Approximate lot sizes</b>	
	20x100 - 2,000 Sq.Ft Lot
	25x80 - 2,000 Sq.Ft Lot
	28x80 - 2,240 Sq.Ft Lot
	25x95 - 2,375 Sq.Ft Lot
	25x100 - 2,500 Sq.Ft Lot
	26x100 - 2,600 Sq.Ft Lot
 <b>PHASE I OPEN SPACE AREA INCLUDING THE DETENTION POND - 4.36 ACRES (21.83%)</b>	



**SITE PLAN**  
SCALE 1" = 180'-0"

CALLED 4.000 AC  
CITY OF BUR  
(FILE NO. 20  
O.P.R.

**Cross**  
CONSTRUCTION

REMAINDER OF CALLED 1,021.925 ACRES  
JAMES RANCH LTD.  
(VOL. 3803, P. 887 O.P.R.J.C.T.)

**BURLESON ALSBURY  
BURLESON, TEXAS**

**A1.1**  
SITE PLAN  
TOWNHOMES

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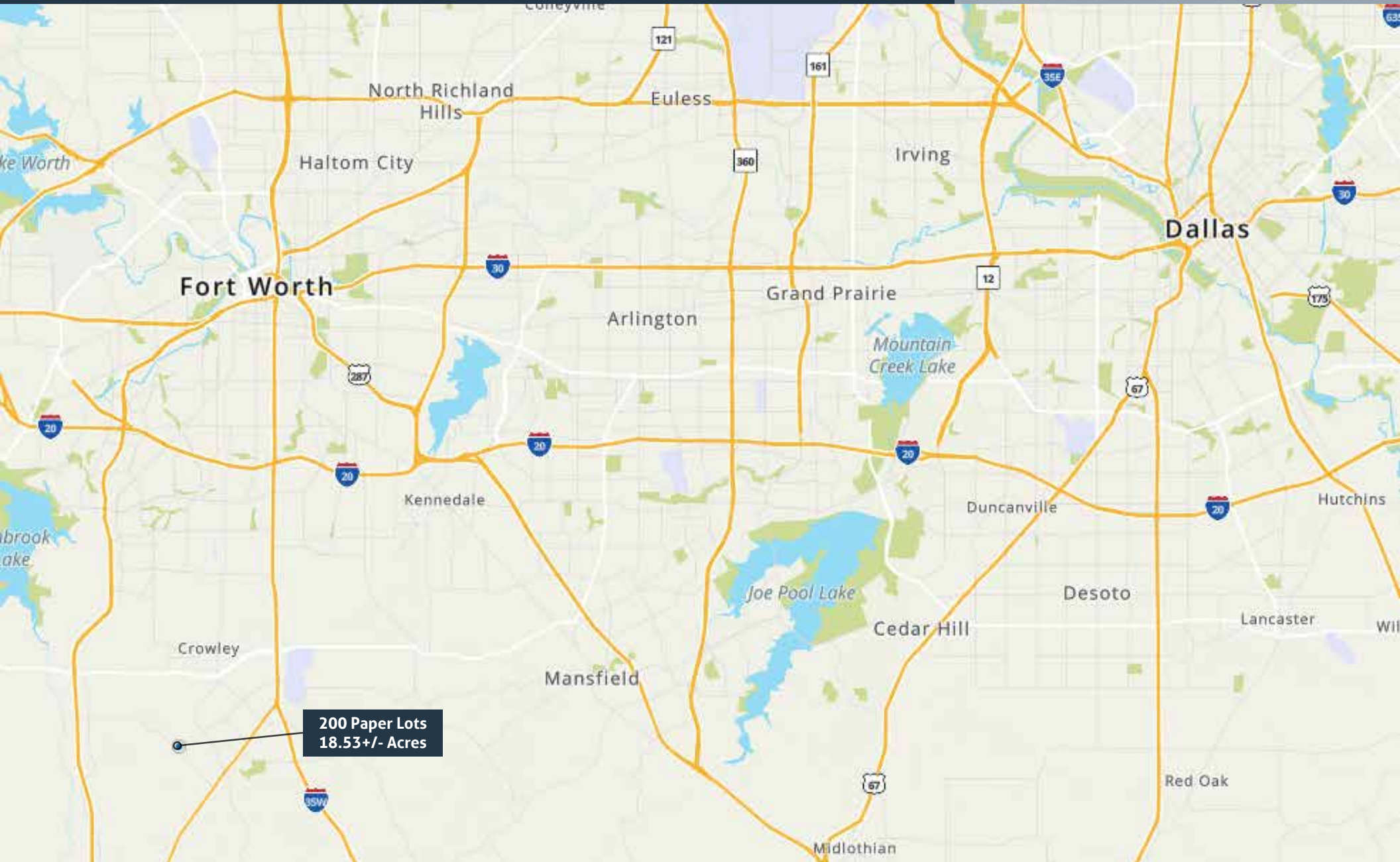
# 200+/- TOWNHOME LOTS BURLESON, TEXAS



200 +/- TOWNHOME LOTS  
BURLESON, TEXAS



200+/- TOWNHOME LOTS  
BURLESON, TEXAS



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is located just 3 miles west of I-35, a major north-south thoroughfare of the DFW Metro and a mile west of Highway 174. Additionally, the Site is located approximately 3.5 miles east of the Chisholm Trail Parkway and 11 miles south of the Fort Worth CBD, giving the Site extreme accessibility to the metro.
- In close proximity to the Site are retailers such as Walmart, 7-Eleven, Home Depot, Target, and H-E-B plus.
- Located within the A- rated Burleson ISD, the Site is one mile west of Clinkscale Elementary and Burleson High School.



### Zoning

- Site is entitled for 200 attached townhome lots with a mix of front and rear entry garages through zoning ordinance 22-131 by the city of Burleson.
- The ordinance follows SF-AT zoning which allows for a minimum lot size of 2,000 square feet with a minimum width of 20 feet; minimum required living area per unit is 600 square feet and maximum living area per unit is 2,400 square feet.
- The Purchaser will be responsible for preliminary platting the Site if they are purchasing paper lots.
- The Site is Phase 1 of a larger 35.21+/- acre development which will contain up to 270 total townhome lots and 7.86+/- acres of retail fronting Alsbury Boulevard.
- *Purchaser to verify zoning and uses allowed on the Site.*



### Population and Demographics

- According to the 2022 U.S. Census Bureau, Burleson has an estimated population of approximately 53,500, a 12% increase from 2020.
- As of February 2024, the median home price in Burleson was \$340,250, a 4.7 percent increase year-over-year.
- According to the U.S. News & World Report, Burleson, Centennial, and Colligate high schools rank in the top 35% in the nation.
- The multifamily market Asking Rent per CoStar is \$1.52 per square foot, while build-to-rent properties are asking up to \$2.16 per square foot.



Burleson, TX



Old Town Burleson

**AREA HIGHLIGHTS**

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro’s stellar performance, recording the highest year-over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro’s estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW’s recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- The population of Johnson County saw an increase of over 19 percent from 2010 to 2020 with an estimated population of 202,906 people as of July 2023 according to the US Census.

Positioned within Johnson County, within the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (“DFW”), the Site contributes to the region’s robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth-largest in the U.S., and the seventh-largest in the Americas. The Site’s strategic location in Johnson County has experienced population growth every year since 2010, aligning with the dynamic growth trajectory of this thriving metropolitan area.



**GROSS METROPOLITAN PRODUCT**

**\$682 Billion**



**DFW POPULATION GROWTH**

**9.1% (2020-2022)**



**DFW ESTIMATED POPULATION**

**8.1 Million**



*Fort Worth*



*Johnson County*



## ECONOMIC OVERVIEW

Burleson resides within Johnson County, strategically positioned in the southwestern sector of the Dallas-Fort Worth area, the fourth largest metropolitan statistical area in the country. Burleson has experienced sustained growth due to its proximity to DFW, and because of the consistent outflow of urban dwellers from Dallas and Fort Worth. DFW is one of the fastest growing economies in the nation with Johnson County having an impressive average weekly wage of over \$1,051 across all industries as of Q4 2023 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas Fort Worth metro experienced continued job growth seeing employment in DFW rise 2.4 percent in December 2023, with the unemployment rate dipping to only 3.7 percent. Burleson is also recognized for having a new very robust and expanding logistics and transportation industry which employs 437 people and has been growing at a greater annual average rate compared to the national annual growth rate within these industries.



Texas Health Harris Methodist Hospital

## JOHNSON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Burleson ISD	1,500
Cleburne ISD	1,160
Walmart Distribution Center	1,037
Johnson County	884
Hill College	450
City of Burleson	432
Texas Health Harris Methodist Hospital	404
City of Cleburne	373



## AREA OVERVIEW

Burleson is a well-established city in North Texas located in Johnson County bordering the City of Fort Worth and approximately 15 miles south of Downtown Fort Worth. Burleson is located along Interstate 35W providing convenient access to Downtown Fort Worth and the rest of the greater North Texas area. Residents of Burleson benefit from a well-established employment base in Fort Worth as well as diverse local Johnson County major employers including Walmart Distribution Center, Johnson County Government, Texas Health Harris Methodist Hospital, and more. The estimated population of Burleson is just over 53,000 residents according to the most recent US Census. According to Texas Realtors, the median home price in Burleson as of February 2024 was \$340,250, a 4.7 percent year-over-year increase. Well-located on the southern edge of the flourishing Dallas-Fort Worth metroplex, the City of Burleson has been able to capitalize on the continued growth to the area and has seen positive population growth every year since 2010.



*Burleson, TX*

## EDUCATION

The Site is served by Burleson ISD, which is a highly rated school and earned "A-" accountability ratings per Niche.com. Burleson ISD proudly accommodates a student body of nearly 13,000 students spread across 16 campuses. The educational landscape surrounding the Site includes Clinkscale Elementary School (1.02 miles east), STEAM Middle School (1.66 miles east), and Burleson High School (1.74 miles east). The Site is also 2.48 miles east of Hill College Burleson Higher Education Center. Additional higher education options in the area include Tarleton State University's Fort Worth Campus and TCU, five and twelve miles north respectively.



*Burleson High School*

## TRANSPORTATION



**Air:** DFW International Airport, located approximately 28 miles northeast of the Site, is the largest and primary international airport serving the DFW Metro and the Greater North Texas area. DFW International is the 3rd largest airport in the world in terms of operations, and the 2nd largest in terms of passenger volume with an economic impact of \$37B annually. Additionally, commercial flights are also available via Dallas Love Field Airport located 37 miles northeast of the Site. Fort Worth Spinks Airport is also located 4 miles east of the site and is a city owned public use airport for smaller aircraft.



**Highway:** The Site is located along SW Alsbury Blvd which connects to I-35W, approximately 4 miles northeast of the Site. I-35W is a major highway running north-south connecting the Site to Fort Worth to the north and, Waco, Austin, and San Antonio to the south. I-35W also connects to I-30 and I-20 to the north, both being primary east-west throughfares in DFW, which directly connects Fort Worth and Dallas.



*DFW International Airport*



*I-35W Highway*

Property	Distance from Site (Miles)	Year Built	No. of Units	Avg SF	Market		Effective	
					Rent	Rent/SF	Rent	Rent/SF
Avilla Trails	7.0	2022	230	961	\$1,925	\$2.00	\$1,604	\$1.67
Cottages at Summer Creek	5.5	2023	196	744	\$1,606	\$2.16	\$1,515	\$2.04
Chaparral Ranch Homes	5.0	2024	236	943	\$1,964	\$2.08	\$1,823	\$1.93
<b>Averages:</b>	<b>5.8</b>	<b>2023</b>	<b>221</b>	<b>883</b>	<b>\$1,832</b>	<b>\$2.08</b>	<b>\$1,647</b>	<b>\$1.88</b>

\*Per CoStar as of April 17, 2024.

February 2024 Market Statistics - Burleson

**Median Price**  
**\$340,250**  
▲ 4.7% YoY

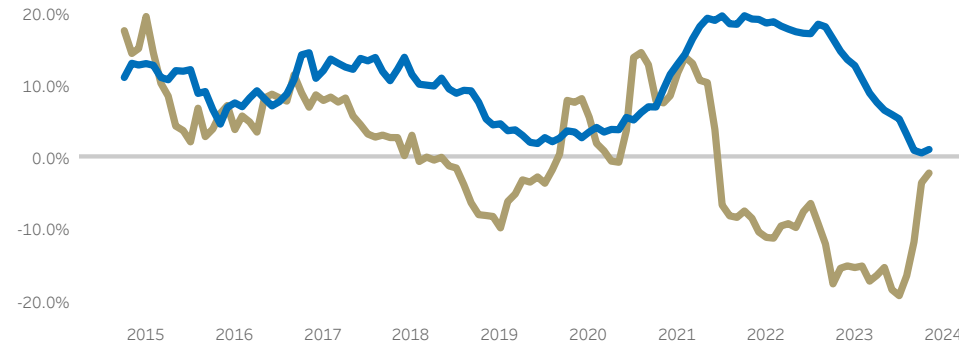
**Closed Sales**  
**51**  
▲ 18.6% YoY

**Active Listings**  
**200**  
▲ 29.0% YoY

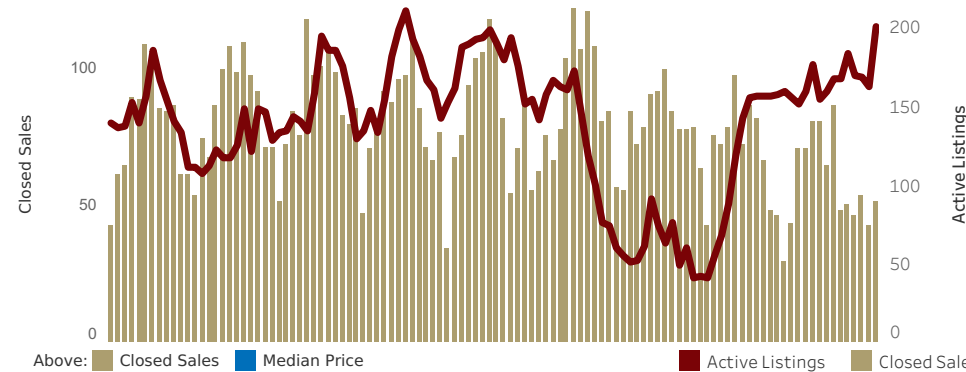
**Months Inventory**  
**3.2**  
▲ 0.9 YoY



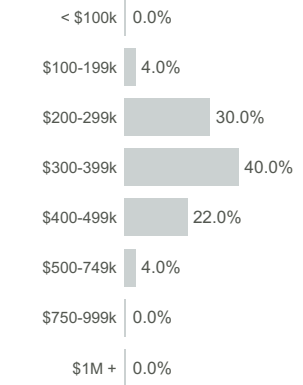
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



TRANSACTION TIME STATS

**Days on Market**  
**69**  
12 days more than February 2023

**Days to Close**  
**28**  
2 days less than February 2023

**Total Days**  
**97**  
10 days more than February 2023

HOME VALUATION STATS

**Median Price/Sq Ft**  
**\$174.75**  
▲ 1.3% YoY

**Median Home Size**  
**1,884 sq ft**

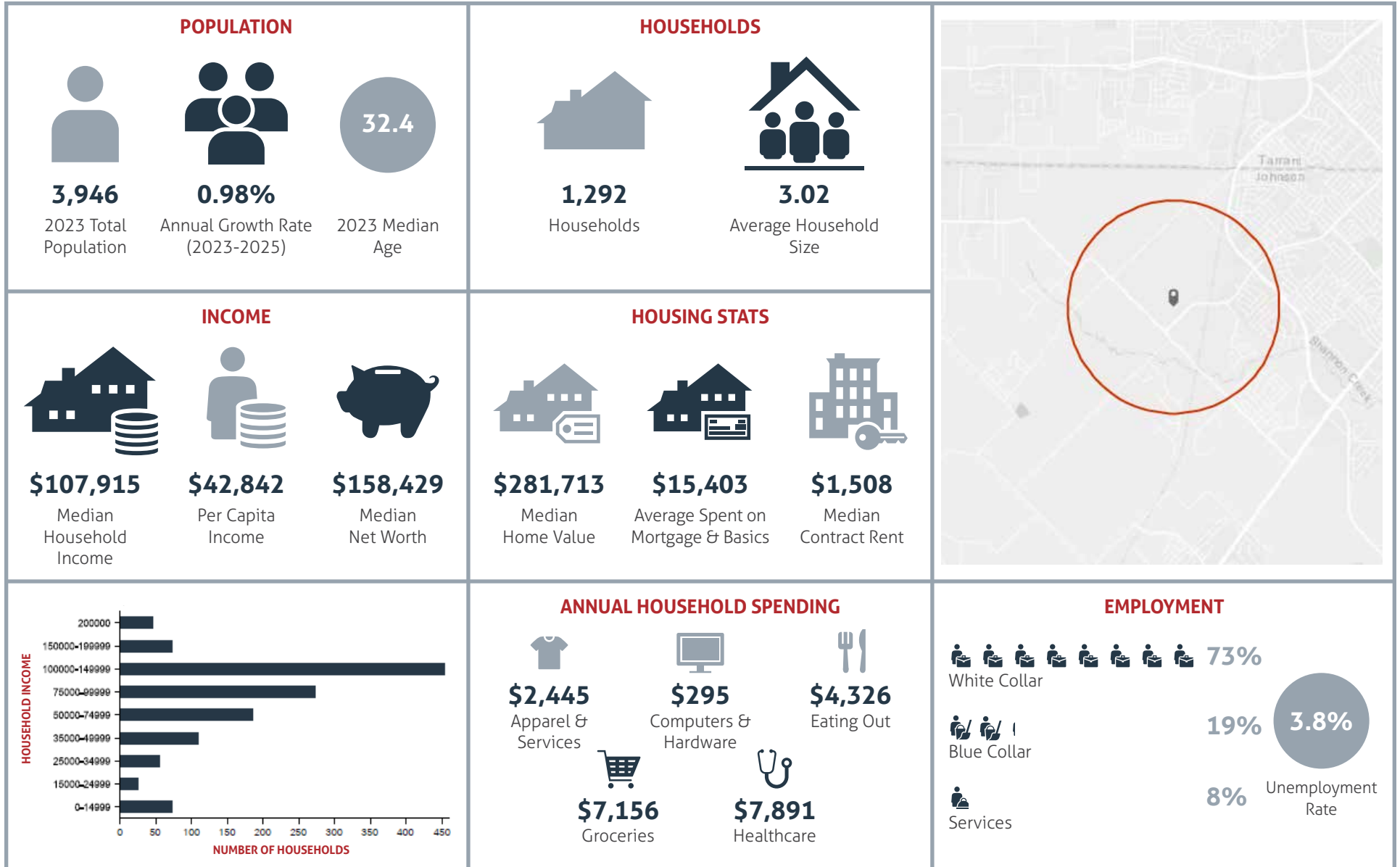
**Median Year Built**  
**2007**

**Close/Original List**  
**96.2%**

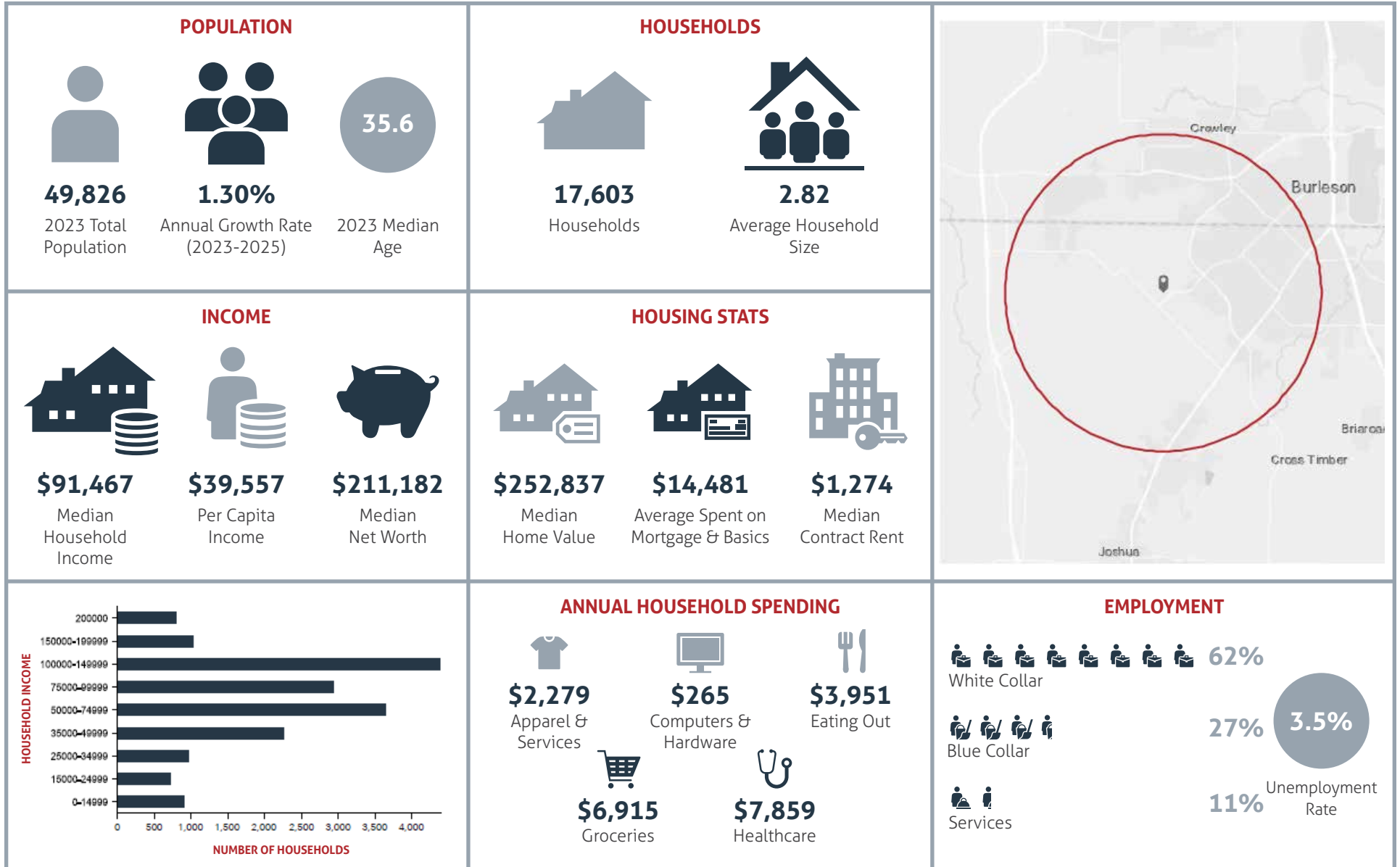


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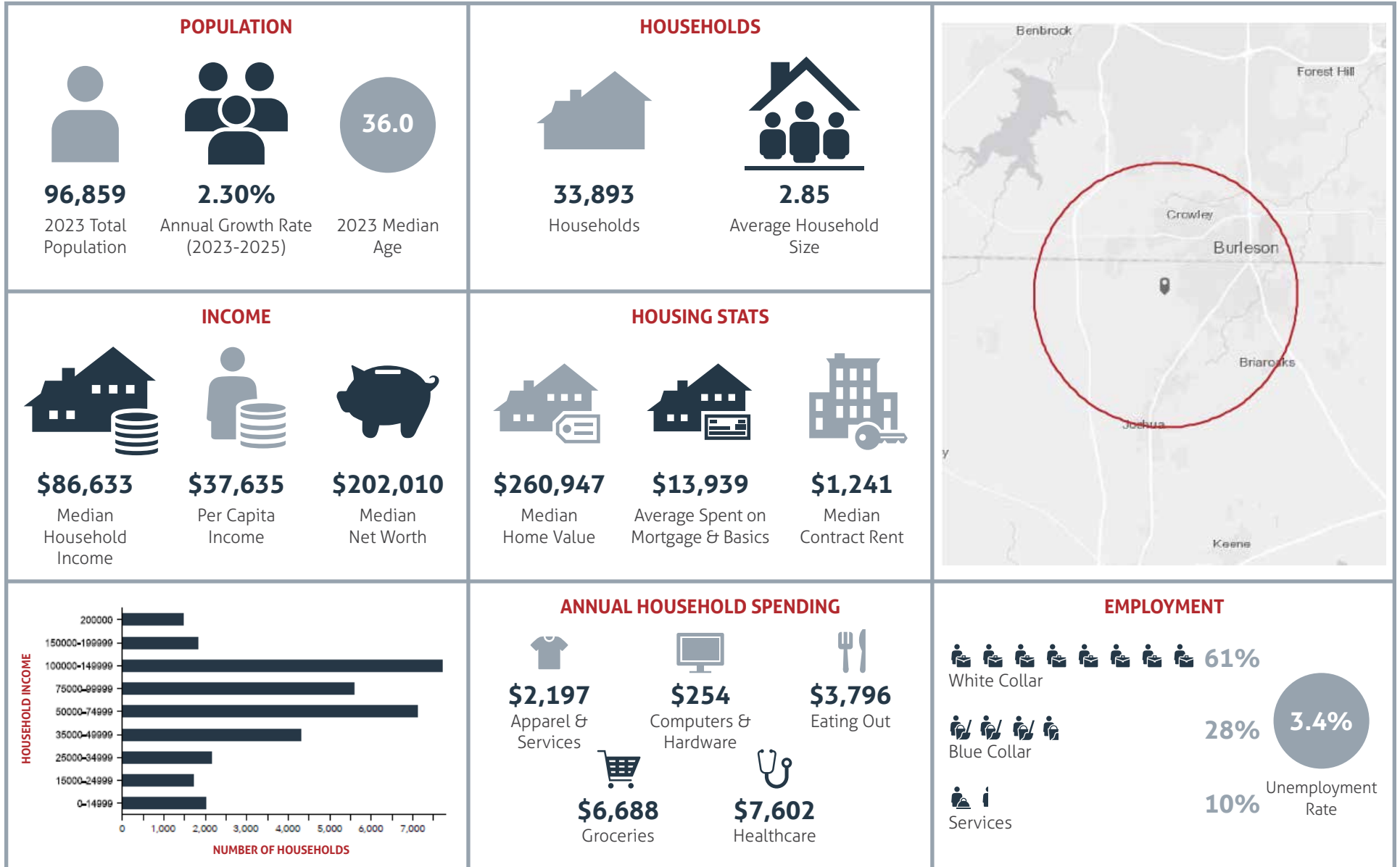
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS





## 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:
  - 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.

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**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



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