

BURLESON OLD TOWN DEVELOPMENT – FOR LEASE

Burleson, TX



Texas Invest Co.
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ELLISON

ON THE PLAZA





Burleson
TEXAS
CITY HALL

PLAZA
CONSTRUCTION
COMPLETED

ELLISON
ON THE PLAZA



GREEN CREEK

WILLOW CREEK

FREE

Executive Summary – FOR LEASE



PROPERTY HIGHLIGHTS

JOIN HEIM BBQ and be one of the first tenants in the 2nd phase of redevelopment of Burleson's Historic Old Town

- ❖ Preleasing - Up to 36,000 SF Available
- ❖ Zoning Allows for Multiple Retail or Office Uses
- ❖ Extremely walkable with 619 parking spaces within in 1 block
- ❖ Burleson has the lowest vacancy rate in the metroplex of cities over 10k at 1.9%
- ❖ Burleson outpaces the state and national average growth rate by 177% and 57% respectively
- ❖ Burleson's Population is just over 77k, including ETJ
- ❖ The 15-minute drive time population exceeds 250,000
- ❖ Daytime population is 51k within 3 miles
- ❖ The City of Burleson recently constructed the adjoining Mayor Vera Calvin Plaza, a \$7 MM community open-space which will be the epicenter for events in the heart of Old Town
- ❖ \$15 MM combined sales of Babe's, Fresco's, Brewery, Pandan, Spice Rack and Grumps with very strong lunch sales



Additional Photos

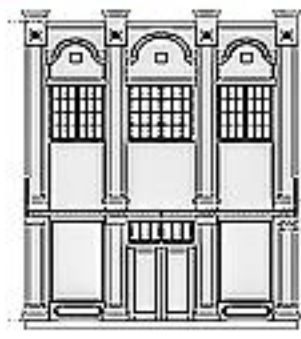
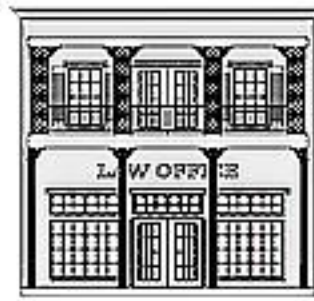
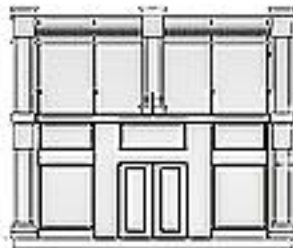


Additional Photos





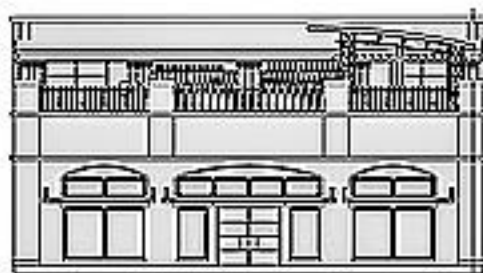
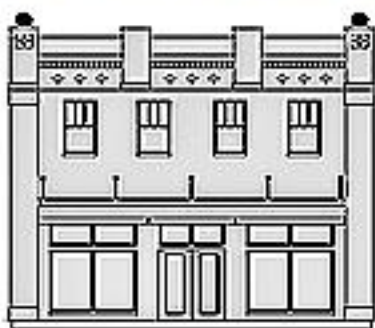
BUILDING DESIGN



Building #	Building 1	Building 2	Building 3	Building 4
1st Floor SF	5,030	2,875	LEASED	LEASED
2nd Floor SF	5,030	0	2,875	2,875
Total SqFt	10,060	2,875	5,750	5,750



BUILDING DESIGN



Building #	Building 5	Building 6	Building 7
1st Floor SF	LEASED	LEASED	LEASED
2nd Floor SF	3,795	LEASED	4,600
Total SqFt	7,590	10,580	9,200



3D VIDEO TOUR





CITY OF BURLESON *Texas*

Texas Invest Co is pleased to present Ellison on the Plaza, a unique retail/professional office development. It is located in the highly sought-after City of Burleson, Texas. The project consists of 63,000 square foot of leasable space divided amongst 8 individually designed buildings. The project is located in the heart of Downtown Burleson. It is extremely walkable with 619 parking spaces within one block. The City of Burleson recently constructed the adjoining Mayor Vera Calvin Plaza, a \$7 MM community open-space which will be the epicenter for events in the heart of Old Town.

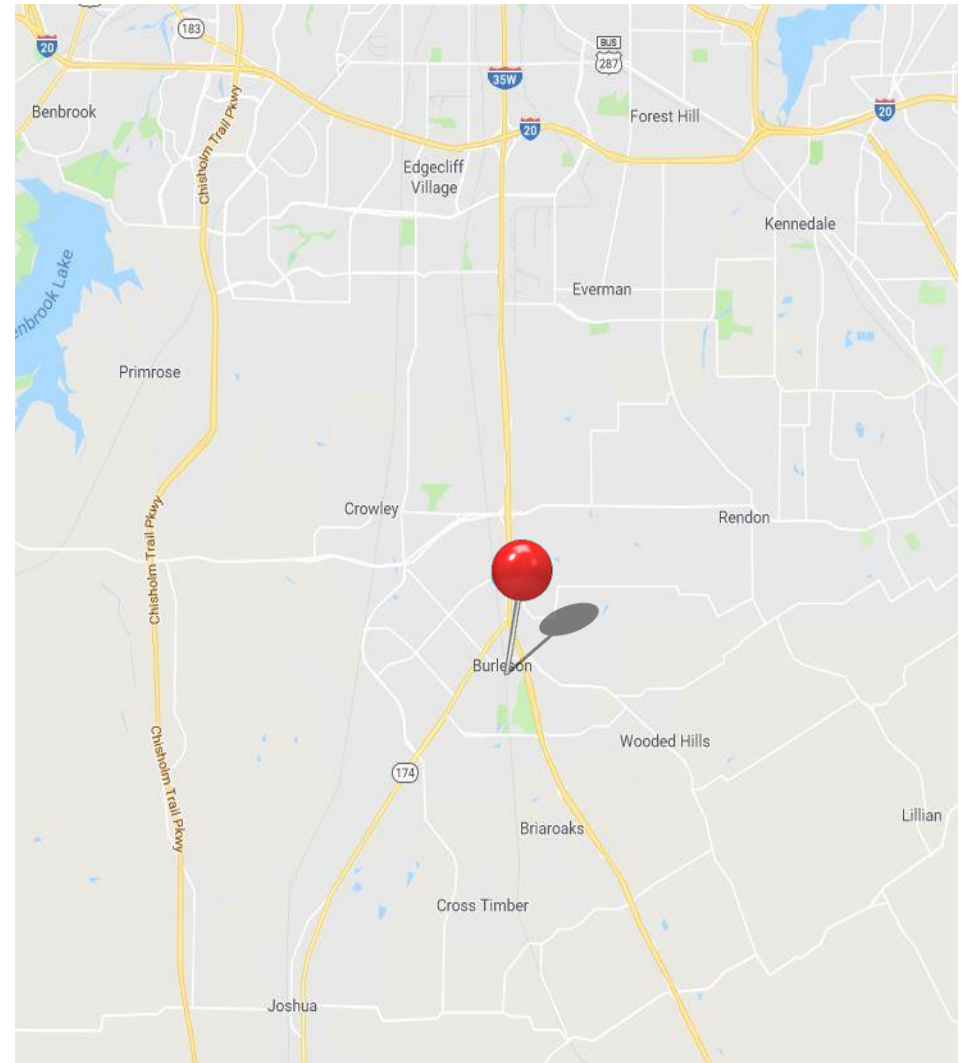
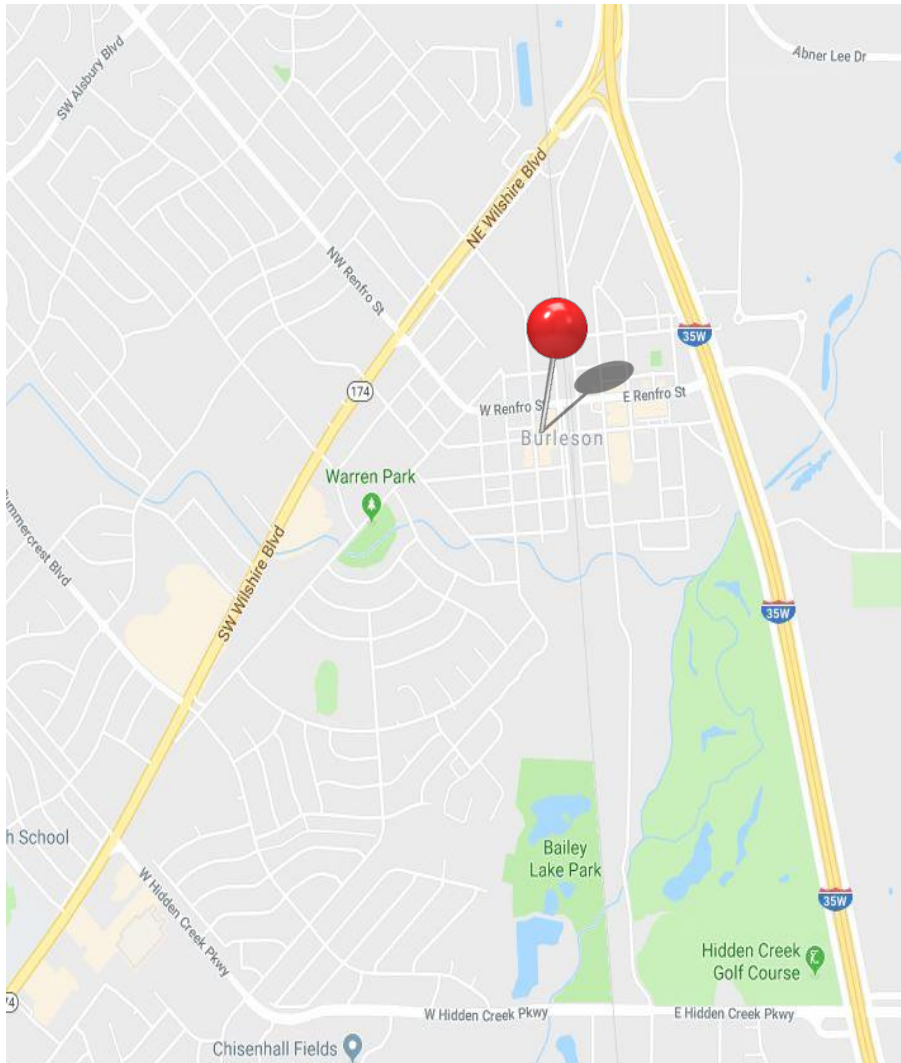
Burleson is a suburb of the Dallas-Fort Worth Metropolitan area and has an estimated population of just over 77k including ETJ. It borders Fort Worth to the South and is still only 30 minutes away from DFW Airport or 45 minutes from Downtown Dallas. The 15-minute drivetime population is 252k. Burleson also has an average household income almost 1.5 times the national average. Burleson also boasts the lowest vacancy rate of the 23 metropolitan cities with populations over 25k.

The Burleson community earned kudos as one of the America's Promise Alliance's "100 Best Communities for Young People (100 Best). Burleson, and winners spanning 37 states, were recognized at a ceremony in front of the Washington Monument on the National Mall in Washington, D.C.. The 100 Best honors communities that make youth a priority with programs that help keep children in school and prepare them for college and the workforce.

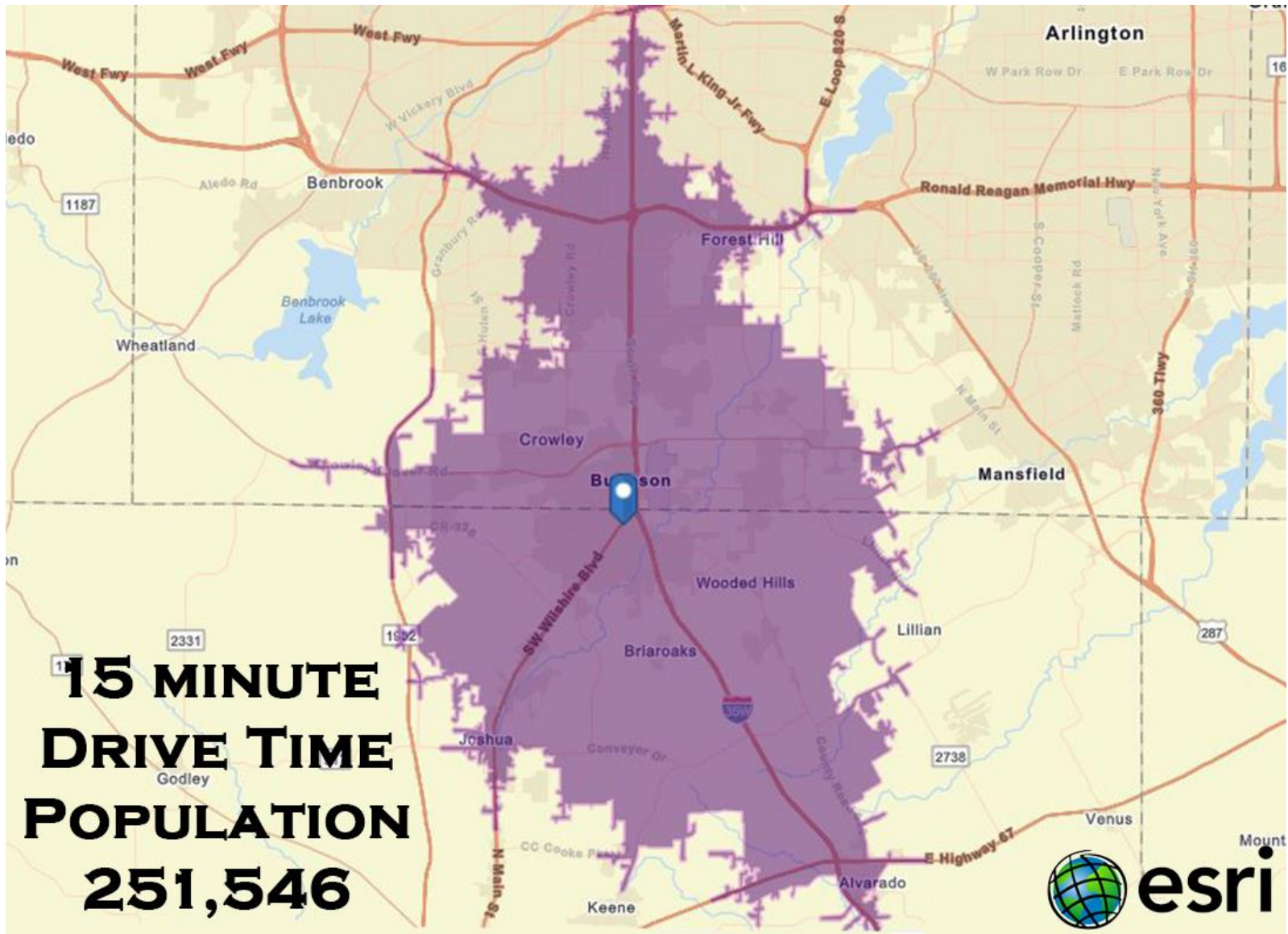




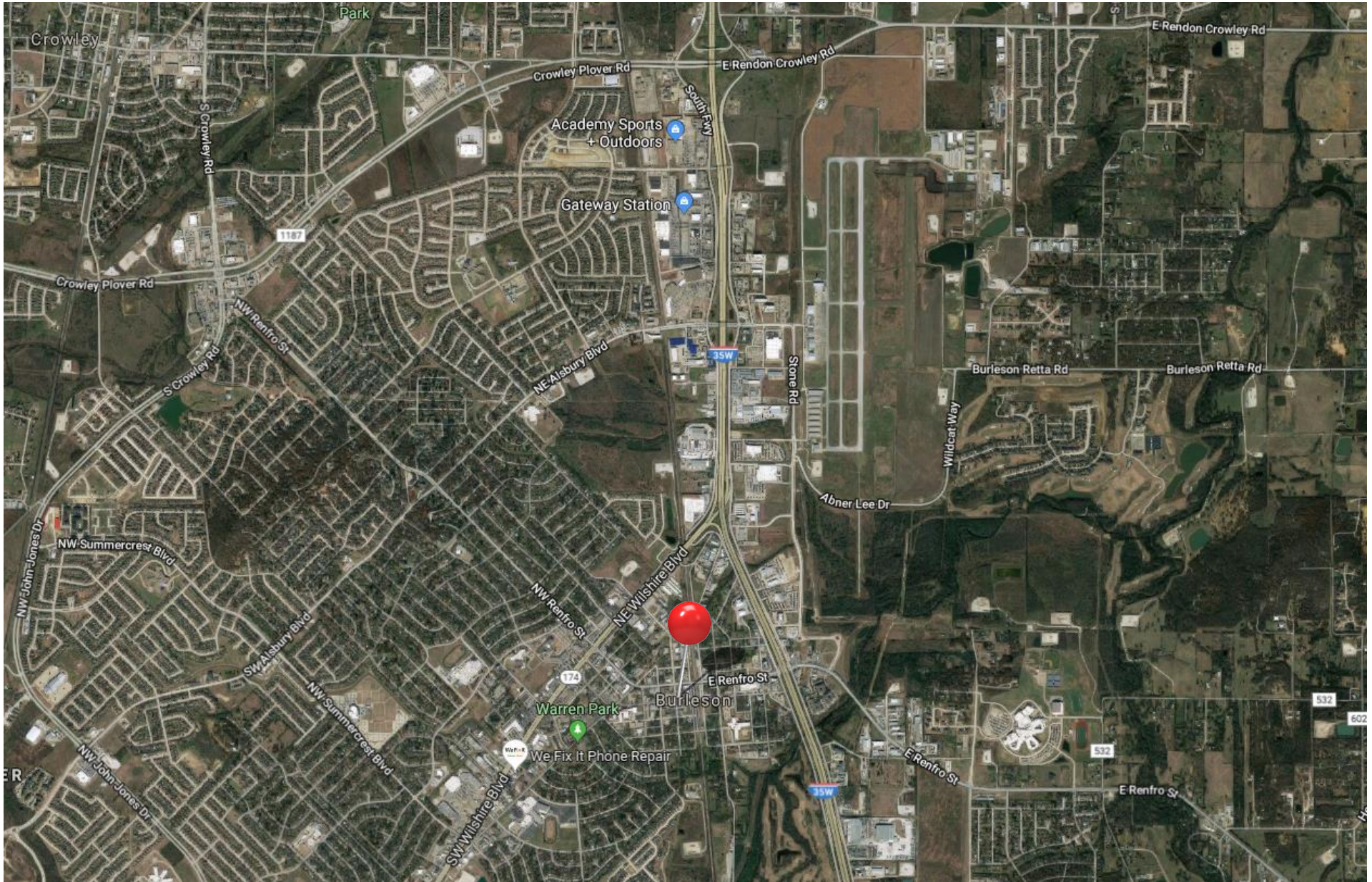
Location Maps



15 Minute Drive Time



Aerial Map



Retailer Map



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