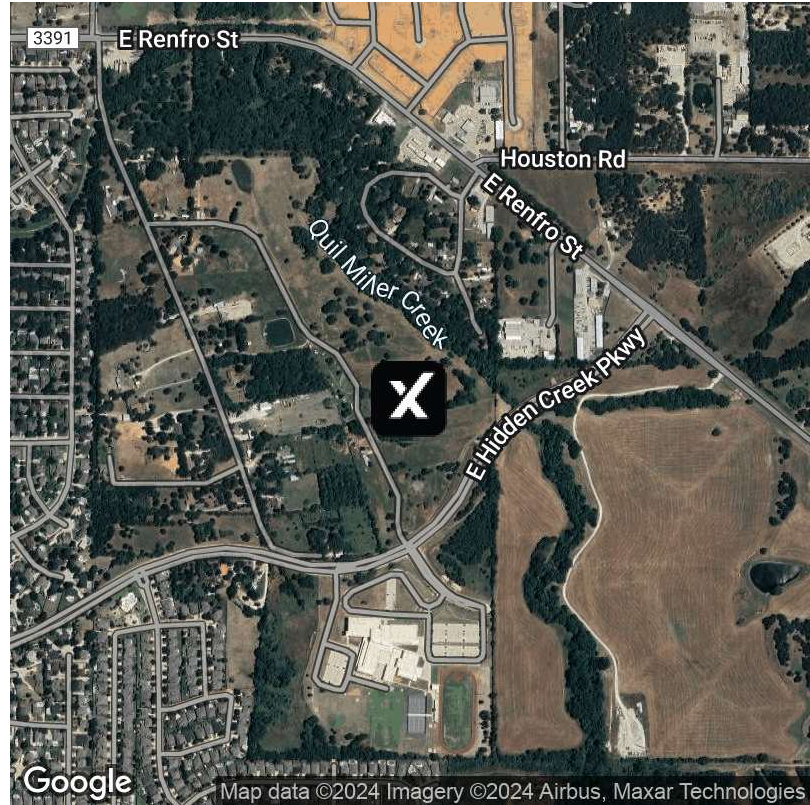


# FOR SALE | 3024 Fm 731

Burleson, TX 76028



## Offering Summary

Sale Price:	\$1,844,000
Building Size:	2,014 SF
Available SF:	
Lot Size:	9,525,308,760 SF
Price / SF:	\$915.59
Year Built:	1968
Zoning:	Residential
Market:	Fort worth
Submarket:	Cleburn

## Property Overview

5.02-acre property for sale located just 2 miles outside the city of Burleson, Texas, 3.5 miles from SH174 (Wilshire Blvd), and 6 miles from I35. It is also located across the street from Nichols Middle School. The property is currently zoned as residential, but it is outside the city limits. However, the city has confirmed that with the proper permits, it is approved for commercial use. There is a residential house on the property that could potentially be repurposed for commercial use, such as offices or other structures. The septic system on the property has been recently cleaned, and plumbing parts have been replaced. The current water service is provided by Bethesda, and electric service is provided by Johnson County Co-Op. The property is located within the Extraterritorial Jurisdiction (ETJ) of the City of Burleson, and the city has platting rights. The front of the property is located on John Jones (FM731) and also borders CR803.

## Property Highlights

- 5.02 acres
- Outside city limits
- Corner Lot
- Lots of trees
- The septic system was recently serviced

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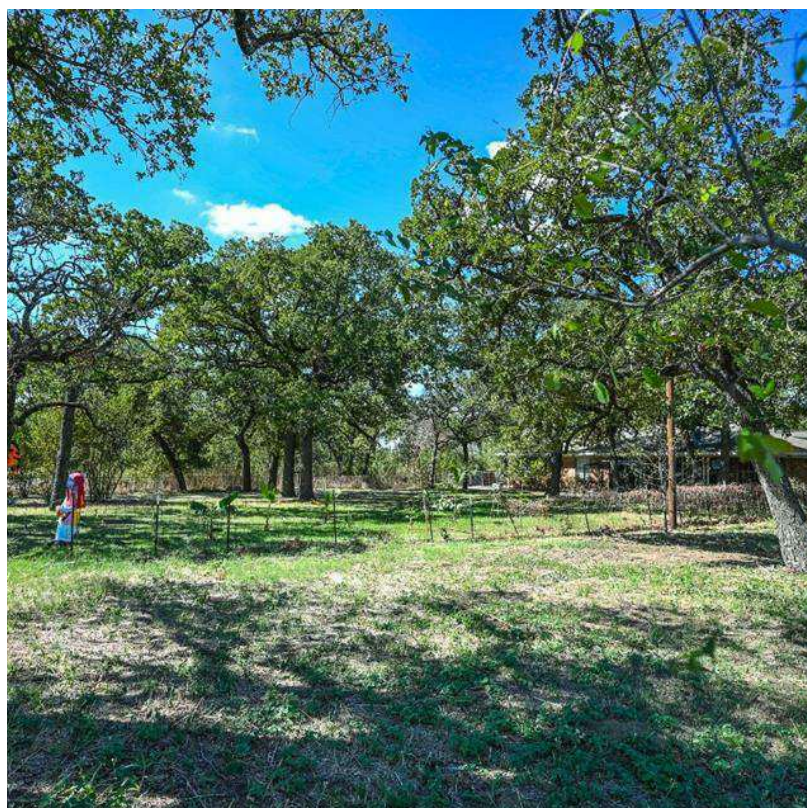


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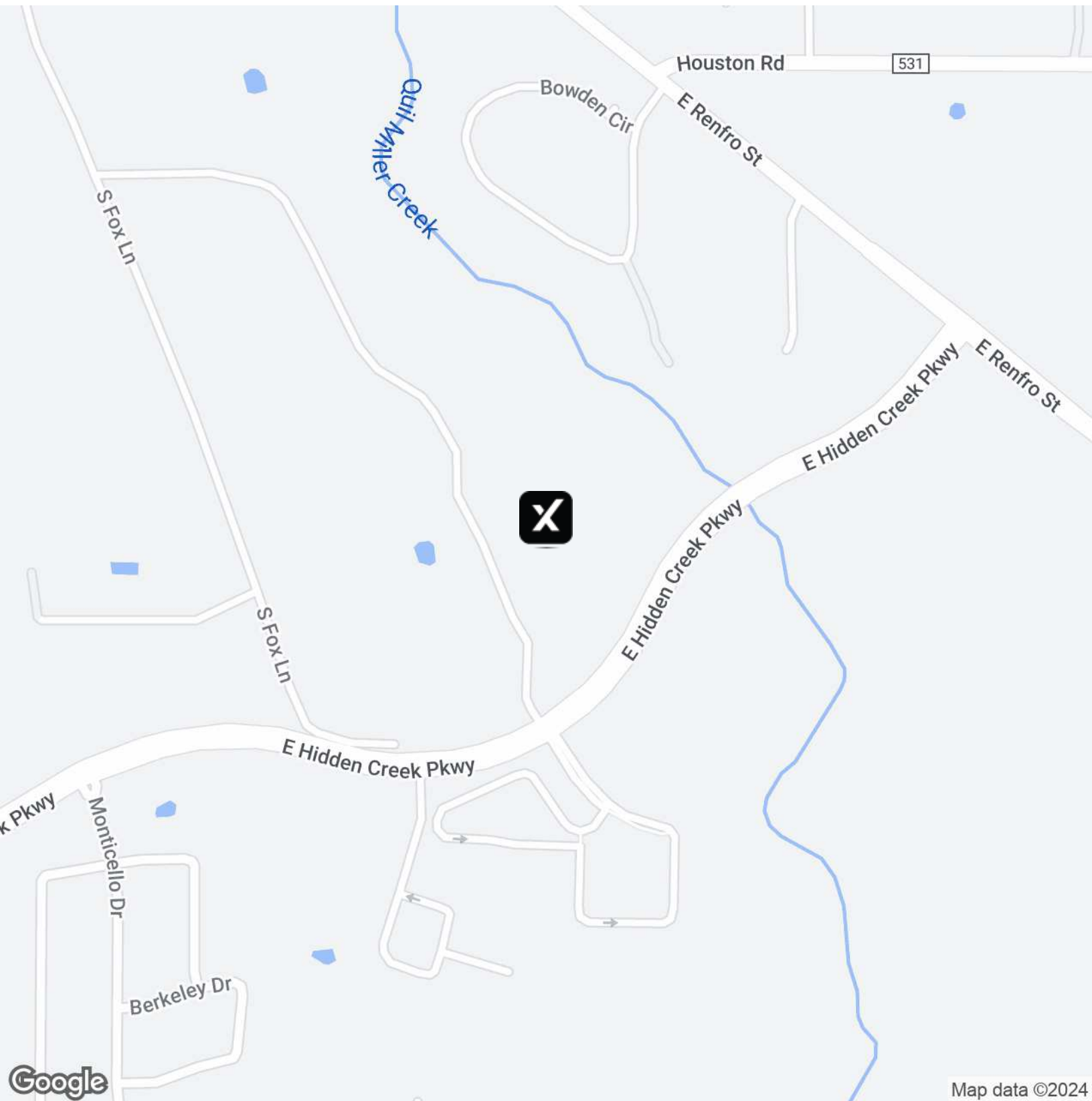
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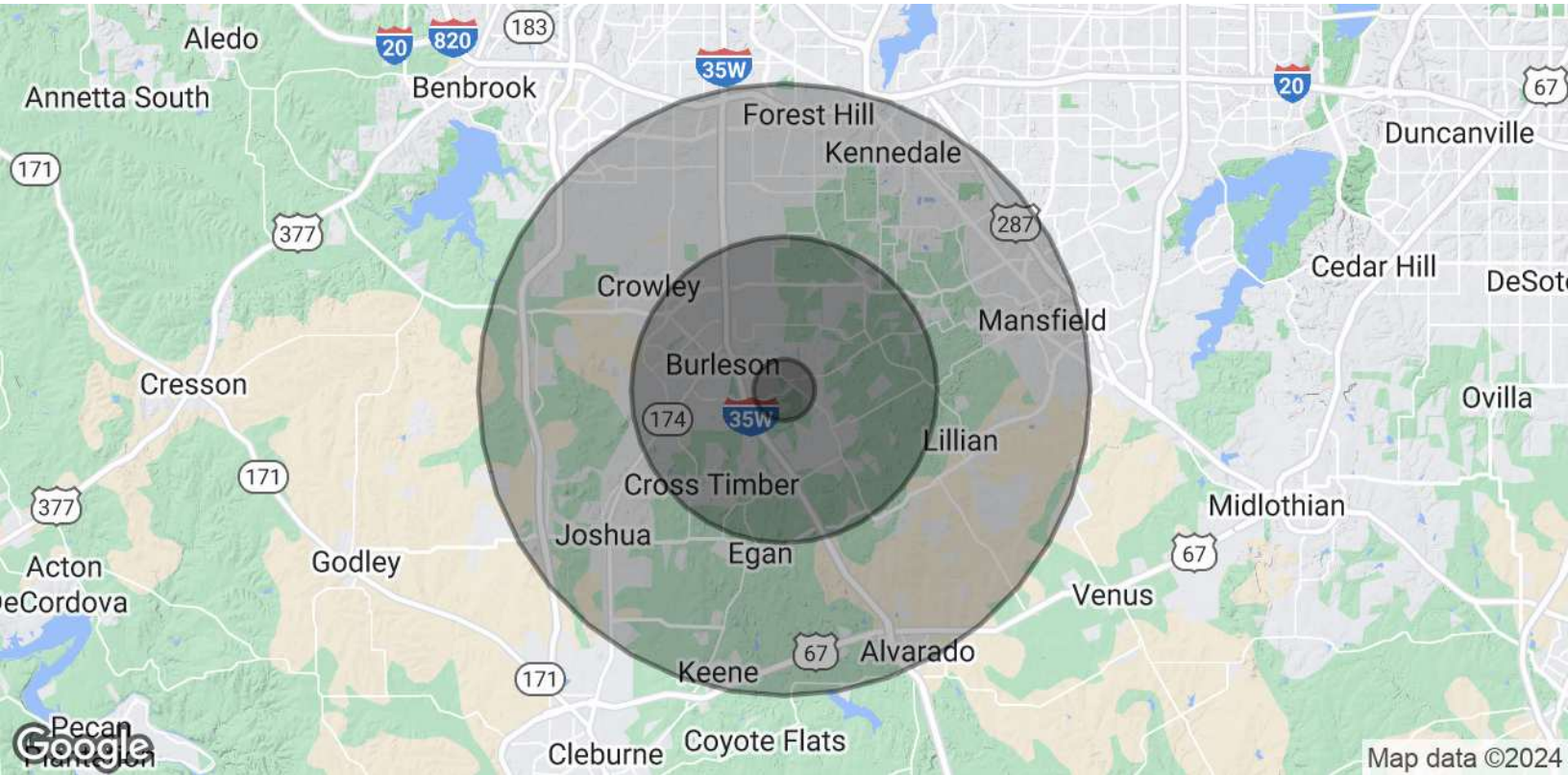
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Burleson, TX 76028



Population	1 Mile	5 Miles	10 Miles
Total Population	4,411	87,487	350,772
Average Age	40	39	38
Average Age (Male)	40	38	37
Average Age (Female)	41	40	39

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,504	30,663	117,606
# of Persons per HH	2.9	2.9	3
Average HH Income	\$135,876	\$116,510	\$102,936
Average House Value	\$351,303	\$333,422	\$298,646

Demographics data derived from AlphaMap

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