

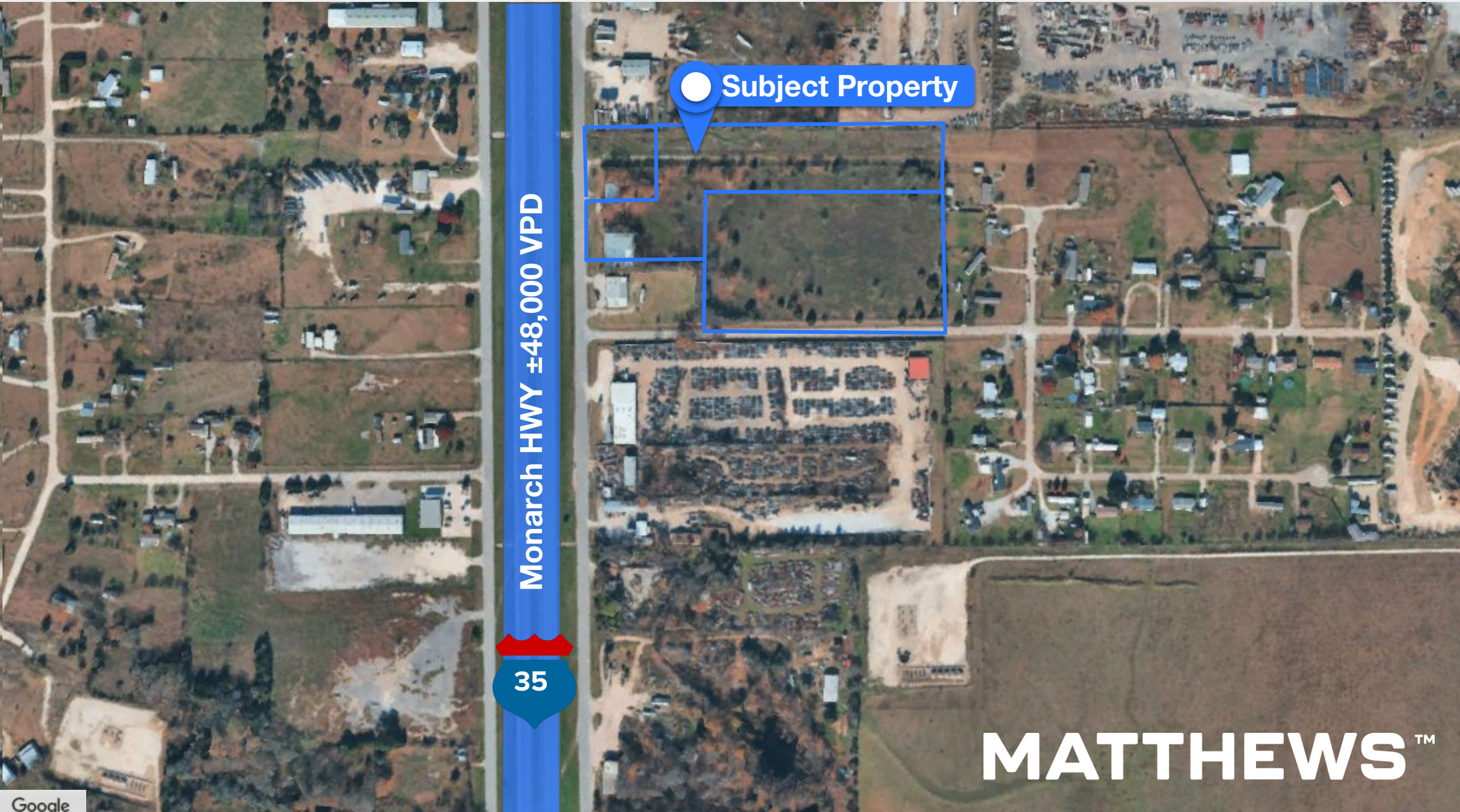
# Vacant Land For Sale

3711 S Burleson Blvd, Alvarado, TX 76009

Land  
Investment Opportunity

Offering Memorandum

±11.50 Acres Along The I-35W Growth Corridor



Subject Property

Monarch HWY ±48,000 VPD

35

**MATTHEWS™**

# Exclusively Listed By

## Point of Contact



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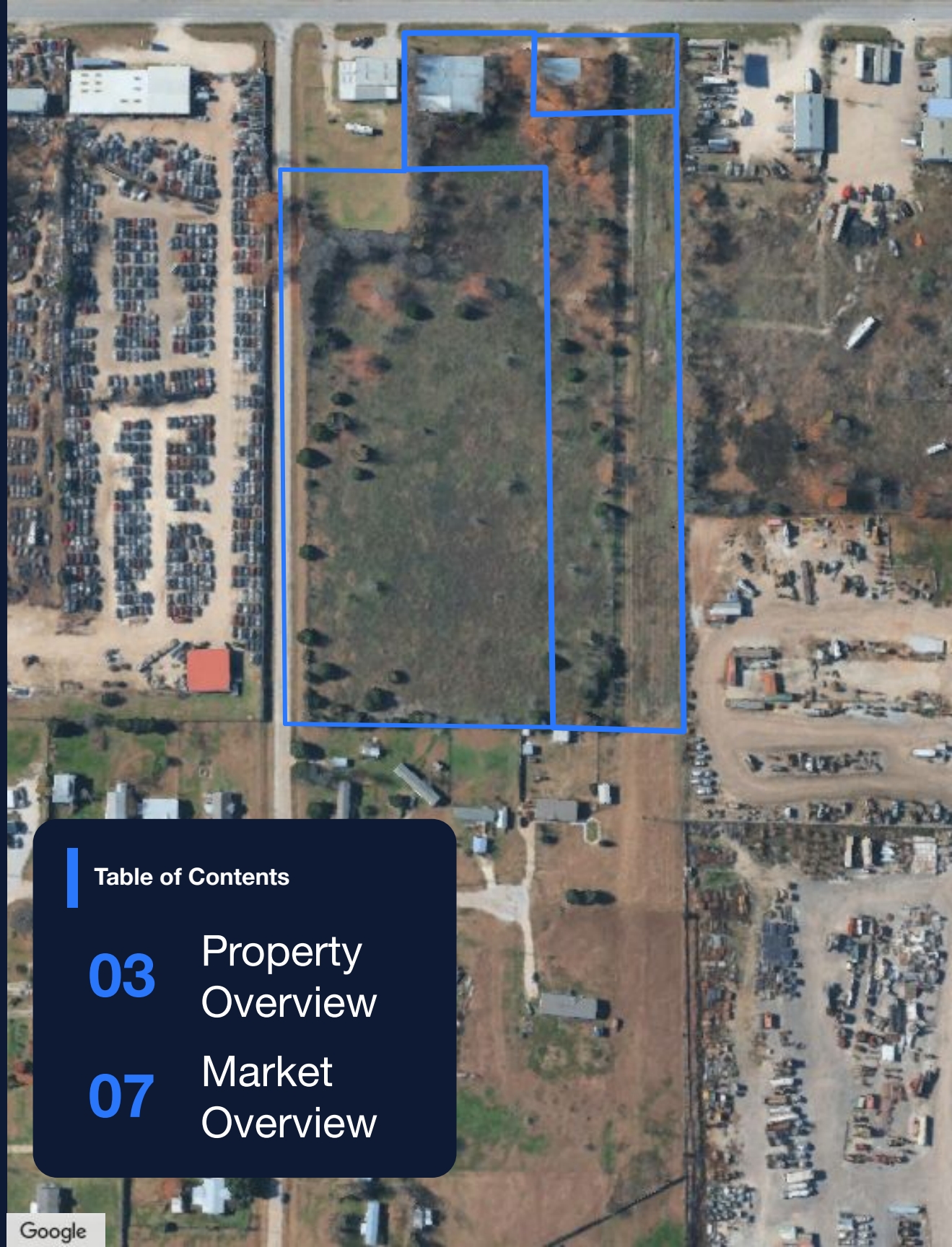
License No. 726278 (TX)

## Broker of Record

Patrick Graham

Lic. No. 9005919 (TX)

Firm Lic. No.: 9005919 (TX)



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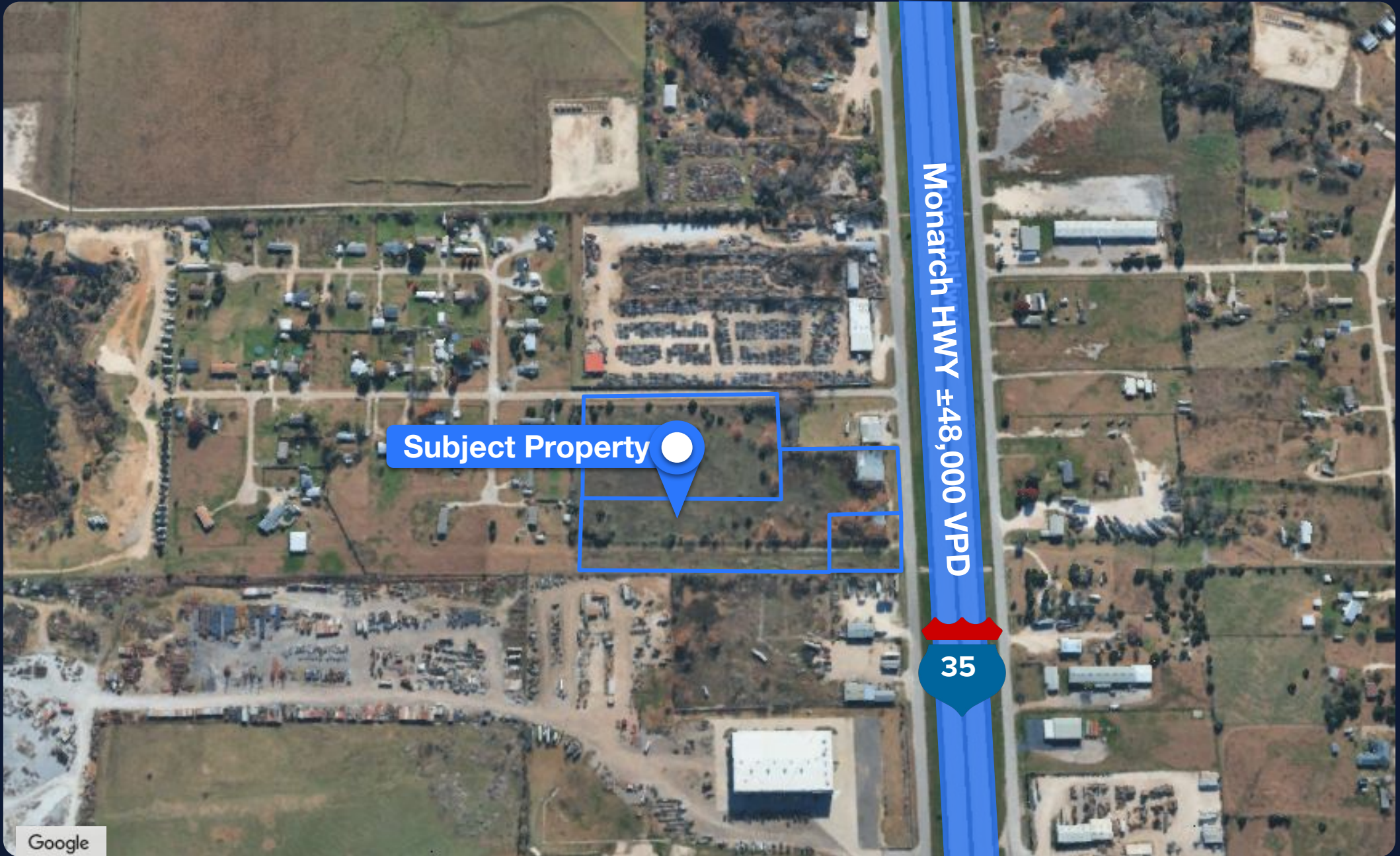
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Google

# Property Overview

**Industrial Vacant Land For Sale**  
3711 S Burleson Blvd, Alvarado, TX 76009



# Investment Highlights

## Property Highlights

- **Prime Land Acquisition Opportunity**  
Rare chance to acquire a vacant industrial property with significant upside on approximately 11.50 acres along the I-35W growth corridor in Alvarado, Texas.
- **Immediate Occupancy & Redevelopment Potential**  
Existing  $\pm 9,786$  SF industrial facility offers immediate use for an owner-user or repositioning/redevelopment opportunities for investors.
- **Excellent Regional Connectivity**  
Strategically located on South Burleson Boulevard with direct access to Interstate 35W, providing connectivity across the Dallas-Fort Worth Metroplex and Texas Triangle.
- **Industrial Outdoor Storage (IOS) Expansion Opportunity**  
Excess land supports trailer parking, equipment storage, contractor yards, fleet operations, truck parking, and future industrial expansion in a high-demand IOS market.
- **Located in a High-Growth Industrial Corridor**  
Situated within one of the fastest-growing industrial corridors south of Fort Worth, benefiting from population growth, logistics expansion, and ongoing industrial development.





INTERSTATE 35W  
#48,400 VPD



± 22,700 VPD



± 48,400 VPD



3

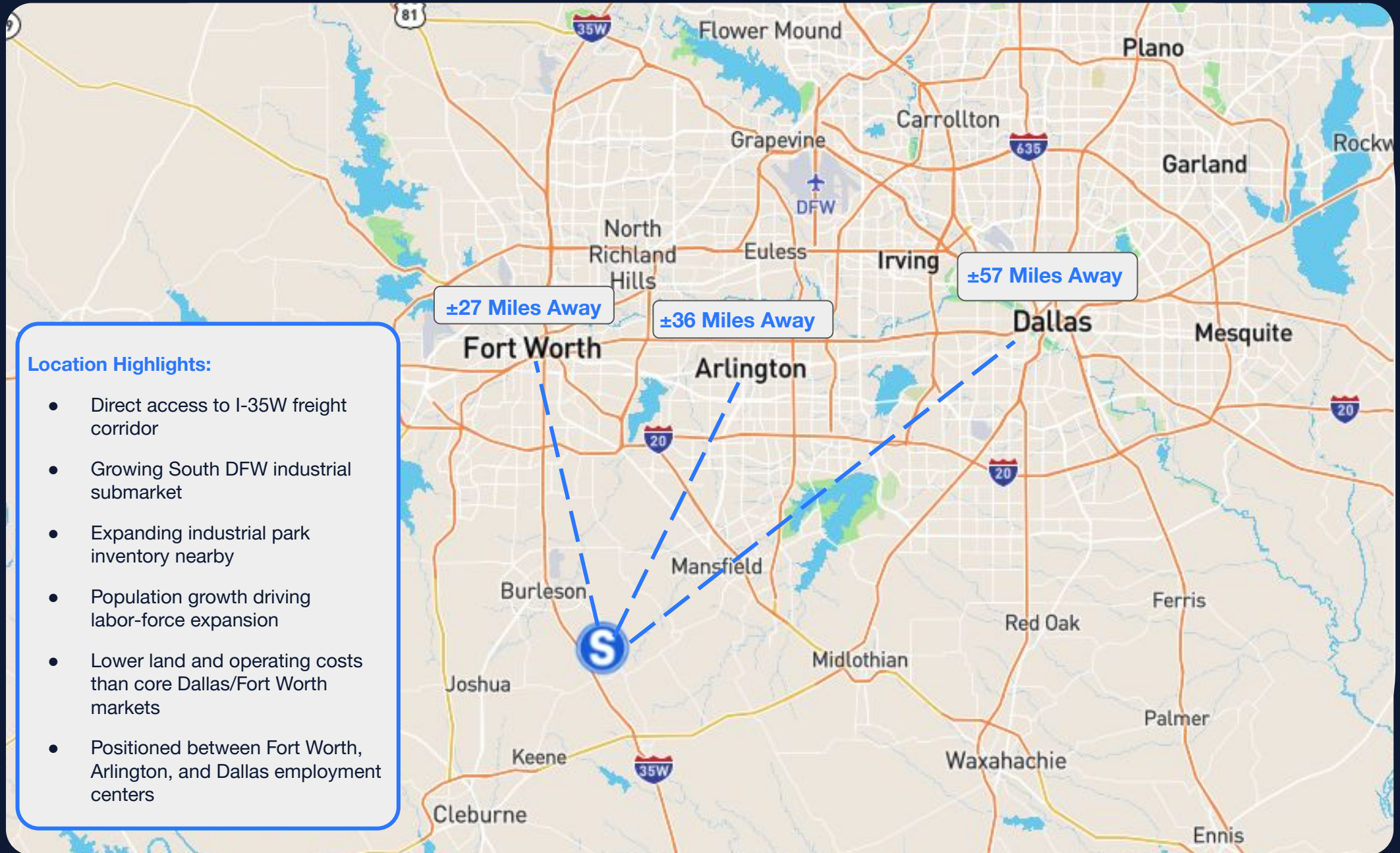
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# Market Overview

## Industrial Vacant Land For Sale

3711 S Burleson Blvd, Alvarado, TX 76009



# Alvarado, TX

## Market Demographics

**7,539**

Total Population

**\$80,523**

Median HH Income

**\$249,000**

Median Property Value

**32**

Median Age

Dallas-Fort Worth, TX MSA



## Local Market Overview

Located within the rapidly expanding southern portion of the Dallas–Fort Worth Metroplex, Alvarado has emerged as a strategic industrial growth market benefiting from regional population expansion, business migration, and transportation connectivity. The community has experienced substantial population growth over the past several years as households seek more affordable housing options while maintaining access to major employment centers throughout North Texas. Strong household incomes, increasing home ownership levels, and ongoing residential development continue to support long-term economic stability and workforce availability.

For industrial users and investors, Alvarado offers direct access to Interstate 35W, one of the nation’s most significant north-south freight corridors connecting Texas to major U.S. distribution markets. The city's proximity to Fort Worth, downtown Dallas, AllianceTexas, and the broader DFW logistics ecosystem has positioned the area as an attractive location for manufacturing, warehousing, e-commerce fulfillment, and transportation-related operations. Continued infrastructure investment, business-friendly policies, and sustained regional growth trends support demand for industrial space and reinforce the market’s long-term investment appeal.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,986	34,633	198,988
Current Year Estimate	8,144	30,899	177,542
2020 Census	7,518	28,177	159,388
Growth Current Year-Five-Year	10.34%	12.09%	12.08%
Growth 2020-Current Year	8.32%	9.66%	11.39%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,154	12,112	70,507
Current Year Estimate	2,811	10,640	61,966
2020 Census	2,574	9,683	54,251
Growth Current Year-Five-Year	12.22%	13.84%	13.78%
Growth 2020-Current Year	9.18%	9.88%	14.22%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$118,551	\$116,547	\$120,770

# Dallas-Fort Worth, TX MSA

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The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

## Total Population

8.3 million+

## Median HH Income

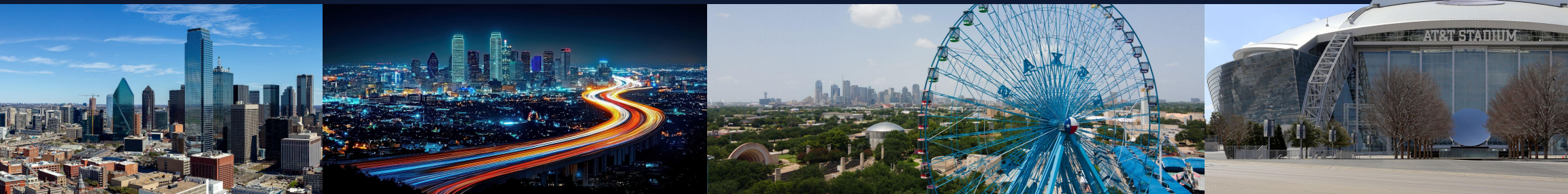
\$89,713

## Annual Visitors

75.5 Million+

## GDP

\$745+ Billion



# DFW - The Powerhouse of Progress, Diversity & Opportunity



## Dallas-Fort Worth Accolades & Rankings

# **1** **In the Country for 3 Year Job Growth**  
- BLS (Dec 2022)

# **4** **Largest MSA in the United States**  
- U.S. Census Bureau

# **14** **Best Performing Cities in the United States**  
- Milliken Institute (2021)

# **1** **Largest MSA in the State of Texas**  
- U.S. Census Bureau

# **1** **Top Growth Metro in U.S. 2010-2020**  
- U.S. Census Bureau

# **1** **Largest Population gain in U.S. 2020-2021**  
- U.S. Census

# **1** **Corporate Expansion**  
- Dallas Business Journal

# **6** **Most Innovative Cities in the World**  
- 2thinknow (2021)

**4** **Global 500 Companies**  
- Fortune (2021)

**22** **Fortune 500 Companies**  
- Fortune (2021)

**Dallas-Fort Worth (DFW)** The Dallas–Fort Worth (DFW) metroplex consistently ranks among the top regions in the United States because of its strong economy, vibrant culture, and exceptional quality of life. Texas—and Dallas in particular—offers a business-friendly environment characterized by low taxes, limited regulations, and attractive incentives that continue to draw major corporations, entrepreneurs, and startups. Combined with a diverse workforce, growing infrastructure, and affordable cost of living, these factors make DFW one of the most desirable places in the country for both businesses and residents.

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility  
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market

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### Point of Contact



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License No. 841641 (TX)



**Drew Boroughs**

Vice President

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License No. 726278 (TX)

## **Patrick Graham | Broker of Record | Broker Lic. No. 528005 (TX) | Firm License No. 9005919 (TX)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3711 S Burleson Blvd , Alvarado, TX, 76009 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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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