

WILSHIRE GARDEN S.C.

705 SW Wilshire Blvd | Burleson, TX

Schlottsky's

CINNABON
WORLD FAMOUS CINNAMON ROLLS

OPEN

Kids Eat
FREE
ALL DAY
SATURDAY / SUNDAY
LOOK FOR THE FREE SIGNAGE

705

Welcome

Schlottsky's
OPEN DAILY
10AM - 10PM
NO SMOKING

FULLY-LOADED
CALZONES

ITALIAN, FRENCH DIP
BBQ CHICKEN

100% LEASED

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HIGHLIGHTS

- Local and regional tenants
- Located on major north/south road
- Excellent visibility and access
- 100% occupied
- Ample parking



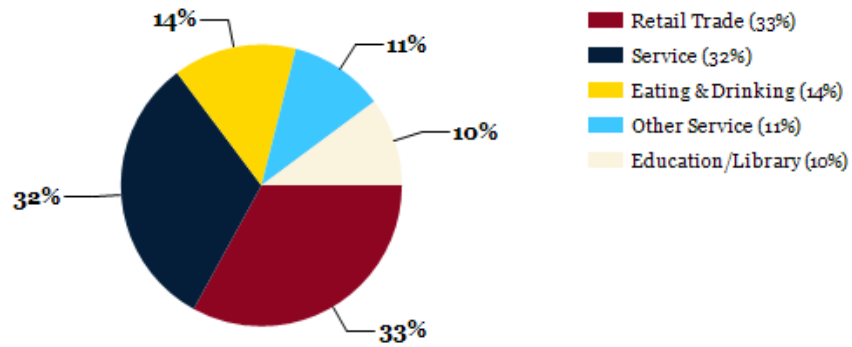
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
705	Schlotzky's	Ground	3,006	Retail	Popular sandwich shop - with drive thru
709	Venus Hair Salon	Ground	1,726	Retail	Established hair salon
713	Dragon Express	Ground	1,200	Retail	Local restaurant
721	Mama's Pizza	Ground	2,800	Retail	Outdoor seating

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	4
BUILDING SF	8,732
LAND SF	46,174
LAND ACRES	1.06
YEAR BUILT	2015
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample



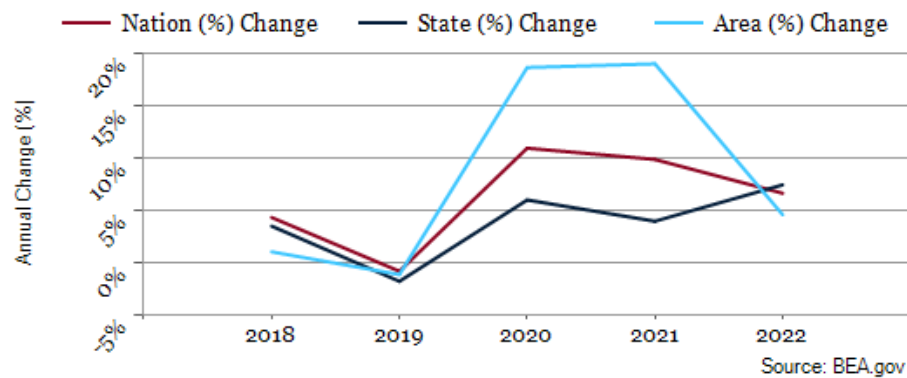
Major Industries by Employee Count



Largest Employers

Burleson ISD	1,600
Walmart	480
City of Burleson	459
H.E.B. Grocery	400
Jellystone RV Ranch/Pirates Cove	400
Air Center Helicopter	350
Golden State Foods	320
Champion Buildings Mfg	300

Johnson County GDP Trend

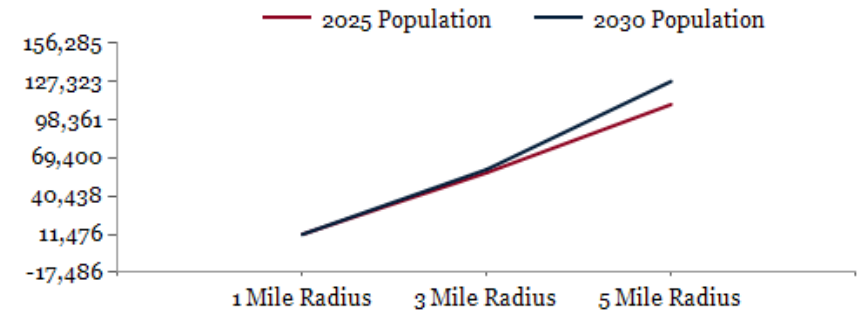




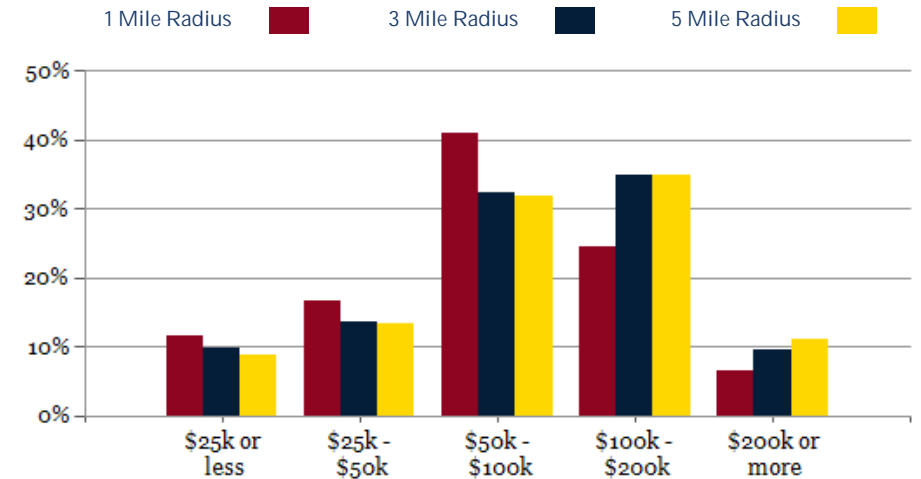
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,168	23,409	44,734
2010 Population	10,776	39,785	74,701
2025 Population	11,521	58,203	109,862
2030 Population	11,476	60,660	127,323
2025-2030: Population: Growth Rate	-0.40%	4.15%	14.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	322	1,131	1,802
\$15,000-\$24,999	213	895	1,597
\$25,000-\$34,999	250	932	1,894
\$35,000-\$49,999	518	1,898	3,196
\$50,000-\$74,999	1,161	3,436	6,129
\$75,000-\$99,999	740	3,308	6,041
\$100,000-\$149,999	763	4,557	8,579
\$150,000-\$199,999	374	2,698	4,813
\$200,000 or greater	309	2,015	4,270
Median HH Income	\$70,726	\$89,440	\$92,345
Average HH Income	\$93,991	\$111,396	\$115,896

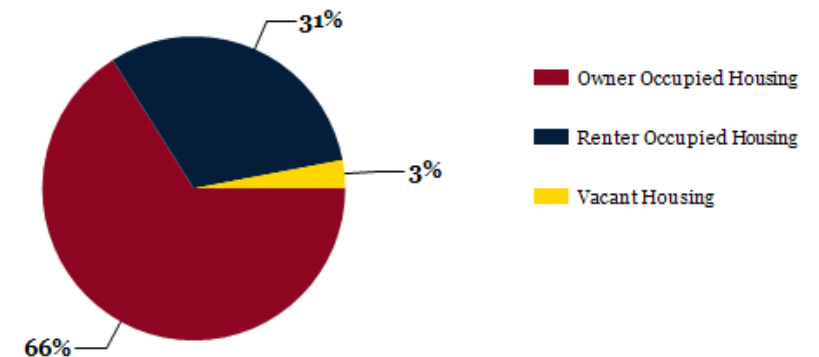
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,411	8,565	16,569
2010 Total Households	4,104	13,955	26,159
2025 Total Households	4,650	20,870	38,323
2030 Total Households	4,668	21,946	44,563
2025 Average Household Size	2.46	2.78	2.85
2025-2030: Households: Growth Rate	0.40%	5.05%	15.30%



2025 Household Income



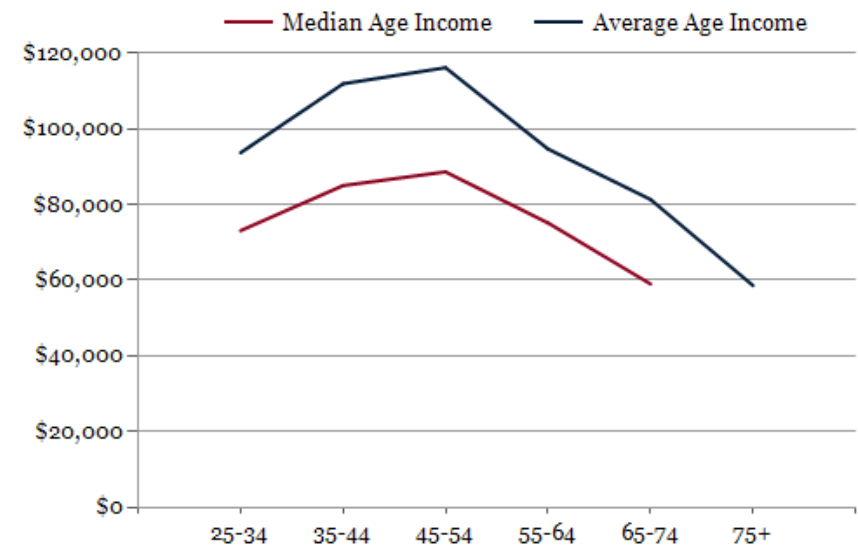
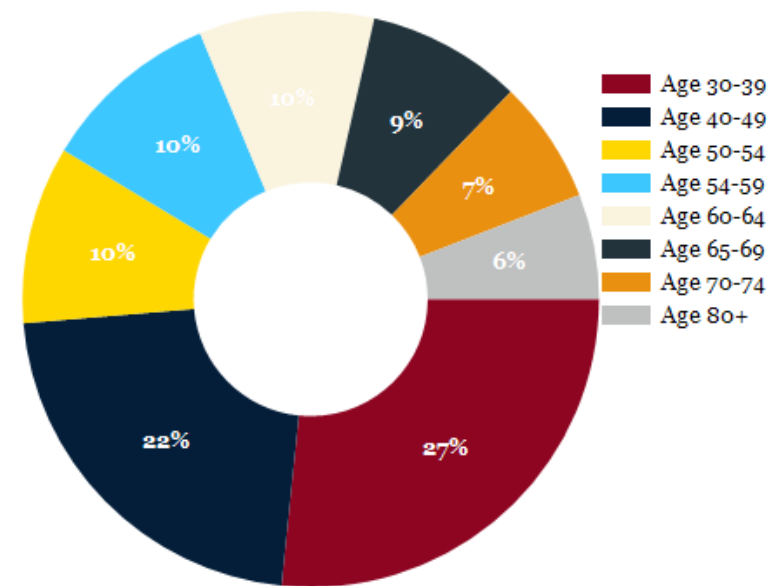
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	880	4,029	7,641
2025 Population Age 35-39	863	4,484	8,234
2025 Population Age 40-44	793	4,445	8,034
2025 Population Age 45-49	651	3,740	6,880
2025 Population Age 50-54	654	3,617	6,866
2025 Population Age 55-59	660	3,111	6,143
2025 Population Age 60-64	643	2,970	6,008
2025 Population Age 65-69	567	2,615	5,267
2025 Population Age 70-74	452	2,134	4,082
2025 Population Age 75-79	386	1,573	3,077
2025 Population Age 80-84	245	953	1,832
2025 Population Age 85+	213	855	1,618
2025 Population Age 18+	8,709	43,204	81,915
2025 Median Age	37	37	37
2030 Median Age	38	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,084	\$89,785	\$92,455
Average Household Income 25-34	\$93,690	\$109,088	\$111,987
Median Household Income 35-44	\$84,996	\$106,407	\$108,100
Average Household Income 35-44	\$111,907	\$128,836	\$132,275
Median Household Income 45-54	\$88,621	\$107,915	\$109,530
Average Household Income 45-54	\$116,155	\$132,626	\$136,052
Median Household Income 55-64	\$75,128	\$93,585	\$99,079
Average Household Income 55-64	\$94,663	\$116,565	\$124,356
Median Household Income 65-74	\$58,989	\$71,619	\$75,973
Average Household Income 65-74	\$81,338	\$92,736	\$99,050
Average Household Income 75+	\$58,574	\$65,936	\$69,504



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Exclusively Marketed by:

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