

CLEBURNE

NWQ W. HENDERSON ST. & NOLAN RIVER RD. | CLEBURNE, TX

PAD SITE AVAILABLE



AREA OVERVIEW

Prime retail development opportunity available on the northwest quadrant of W. Henderson St. and N. Nolan River Rd in Cleburne, a small but rapidly growing suburb located approximately 30 miles south of Fort Worth. Ideally situated in a prime spot adjacent to a newly opened Olive Garden, the site enjoys a regional draw with its easy access from several major thoroughfares such as Hwy 67, SH 174, and Chisholm Trail Parkway as well as from its strategic position along the highly-trafficked Henderson Street. Area neighbors include many national retailers such as H-E-B, Aldi's, Walmart, Hobby Lobby, Boot Barn, Chili's, and numerous other restaurants, banks, and hotels.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE OR BTS: ±2.47 ACRE PAD SITE**
- Centrally located in the heart of Cleburne, the county seat of Johnson County
- Easily accessible from both Henderson and Nolan River (via cross access with neighboring retailers) at a lighted intersection
- Prime spot with excellent exposure from heavy foot traffic generated from the surrounding array of major retail neighbors
- Close proximity to Hwy 67, SH 174, Chisholm Trail, and only 25 minutes south of Ft. Worth
- Zoned RC - Regional Commercial District, which allows for a wide variety of uses including retail, professional office, medical, and restaurant



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SITE SUMMARY

COUNTY: Johnson County

AVAILABLE: Lot 3, Blk 1 - 2.47± acres

ZONING: RC - Regional Commercial District, which allows for a variety of uses including retail, restaurant, medical, professional office, and/or financial institution

MARKET: Cleburne, Keene, Alvarado, Rio Vista

ASKING RATE: Please call for current rates

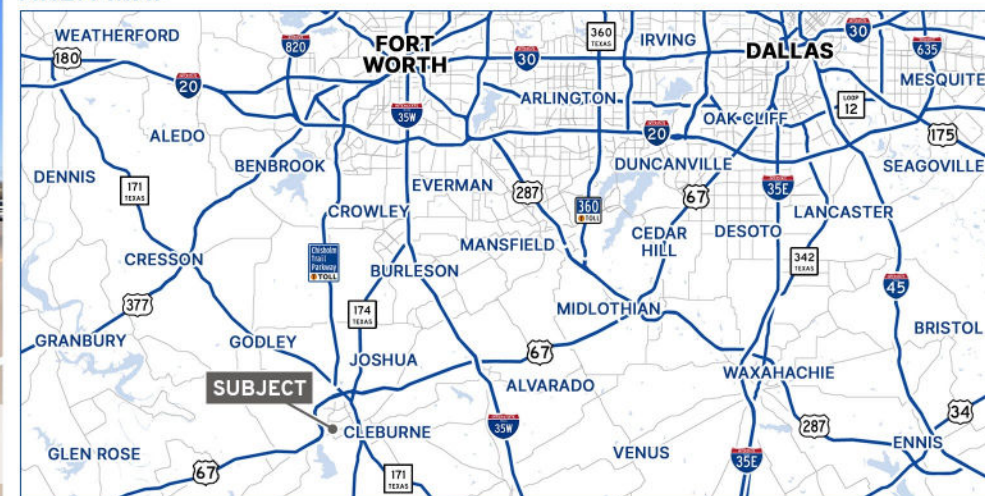
DEMOGRAPHICS

	1 MILE: 5,042		1 MILE: 1,955		1 MILE: \$85,203
	3 MILE: 28,632		3 MILE: 10,410		3 MILE: \$87,877
2025 POPULATION	5 MILE: 37,134	2025 HOUSEHOLDS	5 MILE: 13,315	2025 HH INCOME	5 MILE: \$83,078

TRAFFIC COUNTS

 2025 VPD	W. HENDERSON ST. (@ NOLAN RIVER)	15,015 vpd
	NOLAN RIVER RD. (@ W. HENDERSON)	12,647 vpd

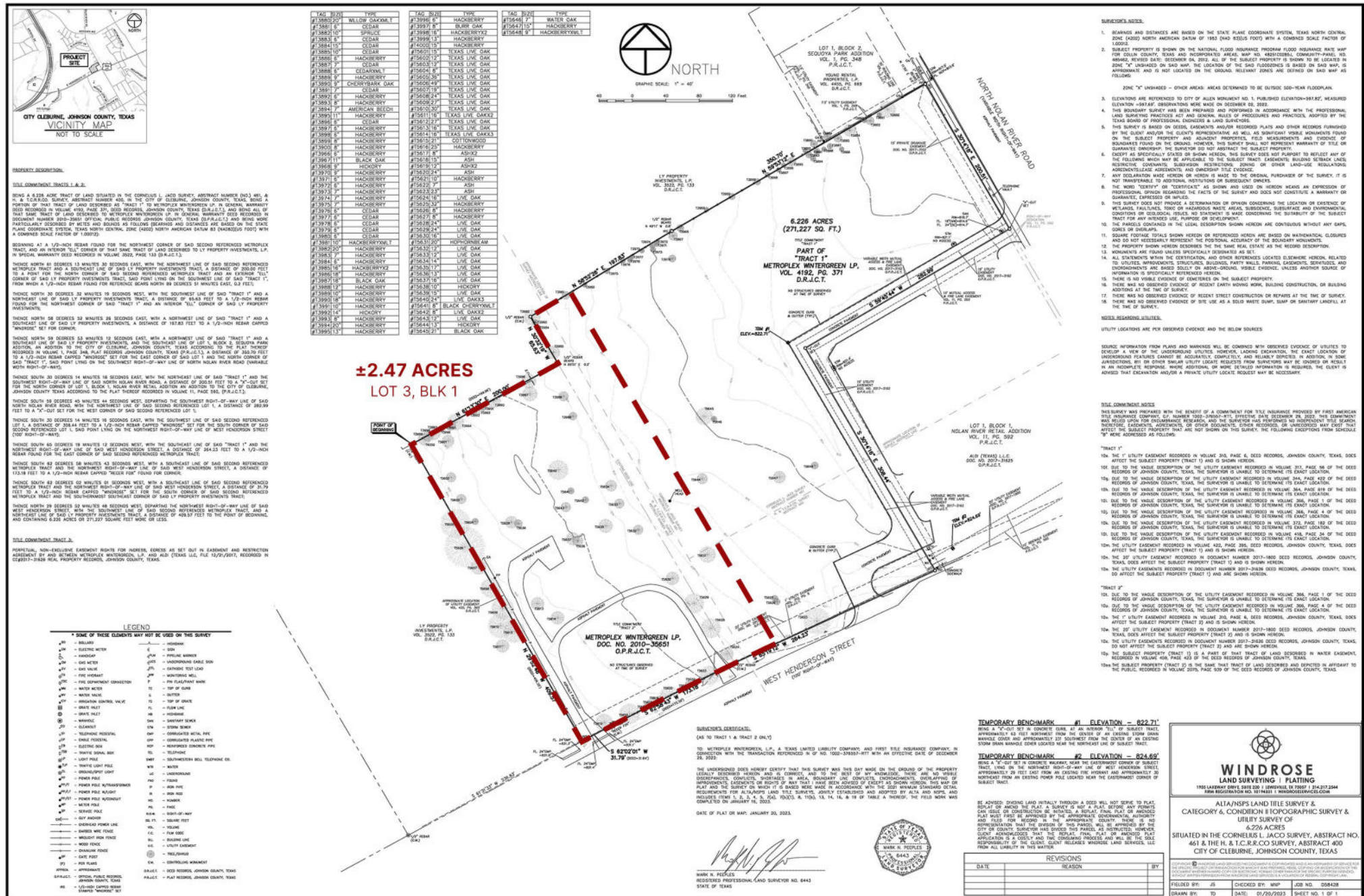
AREA MAP





NWQ W. HENDERSON ST. & N. NOLAN RIVER RD. | CLEBURNE, TX

SURVEY



CLEBURNE

AERIAL

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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:
 - 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.

CRESTVIEW REALTY, LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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