



2448 State Highway 174 (N Main St), Cleburne, TX 76033



OFFERING SUMMARY

SALE PRICE:	\$225,000
AVAILABLE SF:	
LOT SIZE:	3.91 Acres
PRICE / SF:	\$1.32

PROPERTY OVERVIEW

Cleburne is North Texas' best kept secret and offers many advantages for opening/expanding retail, commercial or industrial operations in North Texas. Area provides easy access to Dallas/Fort Worth consumer markets, Houston & San Antonio markets. A regional airport is minutes away from this property. Cleburne has rail service to this industrial park and is connected with Fort Worth via a short 20 minute commute across Chisholm Trail Parkway. Over 40 manufacturing & corporate facilities call Cleburne home.

Cleburne has excellent public schools, modern healthcare facilities and major universities, perfect weather most of the year, a challenging golf course, recreation lakes and parks, and affordable homes. With rolling hills, natural streams & wooded landscape, Cleburne retains a small town feel with major metropolitan convenience. Cleburne is a growing city with a rich cultural past that enjoys a distinct presence in the Dallas/Fort Worth Metroplex, the most dynamic economy in Texas. The city has its own industrial base, city-owned utilities, and every ingredient is available to support business. The local job market is good, taxes and utilities are low.

Property is currently zoned M2 (heavy industrial), allowing for a variety of uses including, but not limited to: Gasoline sales, hauling/ storage, auto/motorcycle sales or repairs, equipment tool rental, equipment tool rental and storage, sand & gravel sales, storage warehouse/distribution, wholesale sales/storage, plumbing & paint shop, and many more. Located on State Highway 174 (N. Main) with easy access to I-67. Property is located in an Opportunity Zone which allows for significant tax incentives. Depending on the project, there may be other Economic Development Incentives available as well.

Located near Cleburne Railroaders stadium, Cleburne Municipal Airport, Lowe's home improvement, Home Depot, Albertsons, Downtown Cleburne, Texas Health Harris Methodist Hospital, Greenbrier Rail Services and many more.

KW COMMERCIAL
2611 Cross Timbers, Ste. 100
Flower Mound, TX 75028

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Confidentiality & Disclaimer

CLEBURNE, TX

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Flower Mound, TX in compliance with all applicable fair housing and equal opportunity laws.

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WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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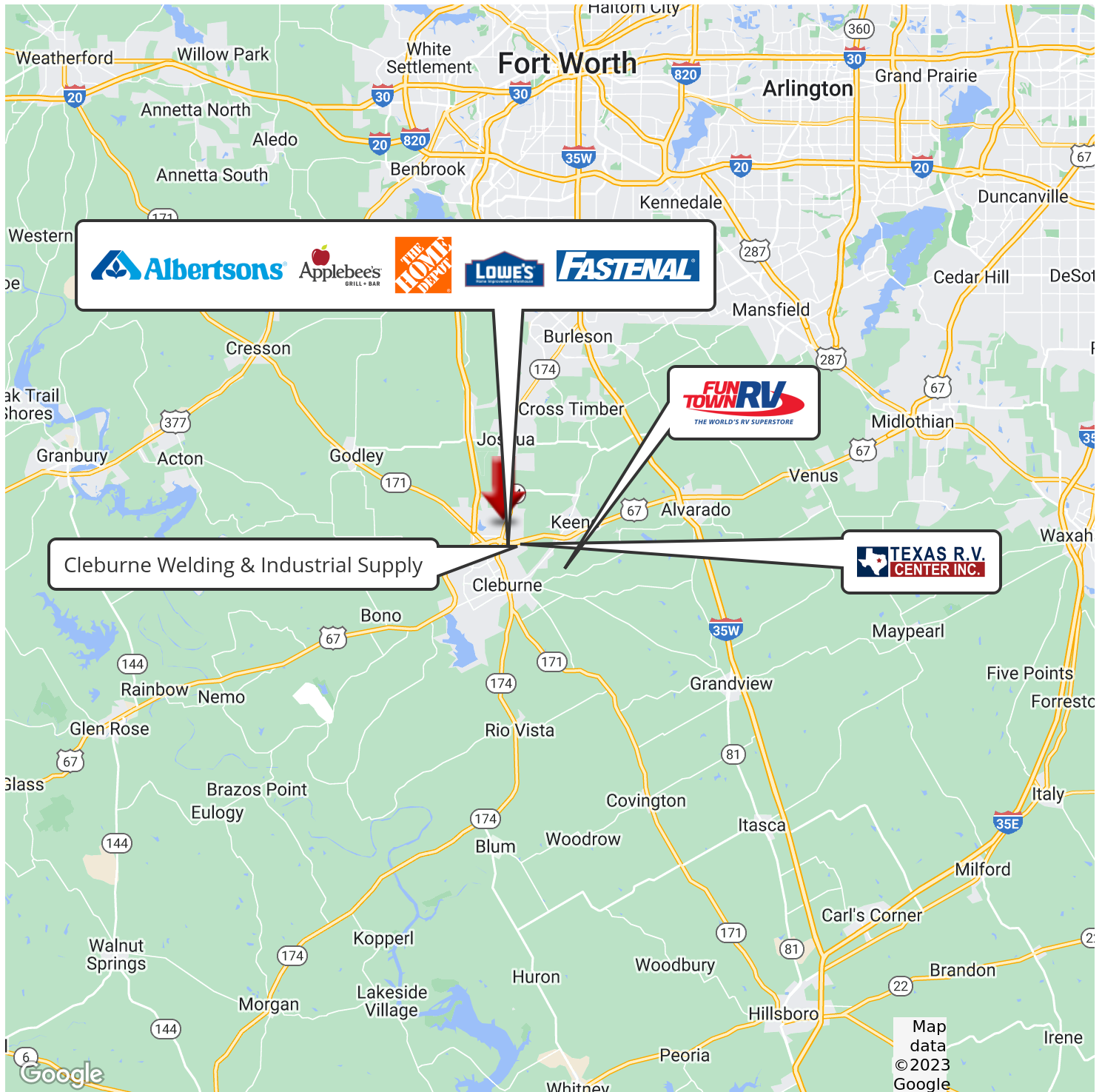
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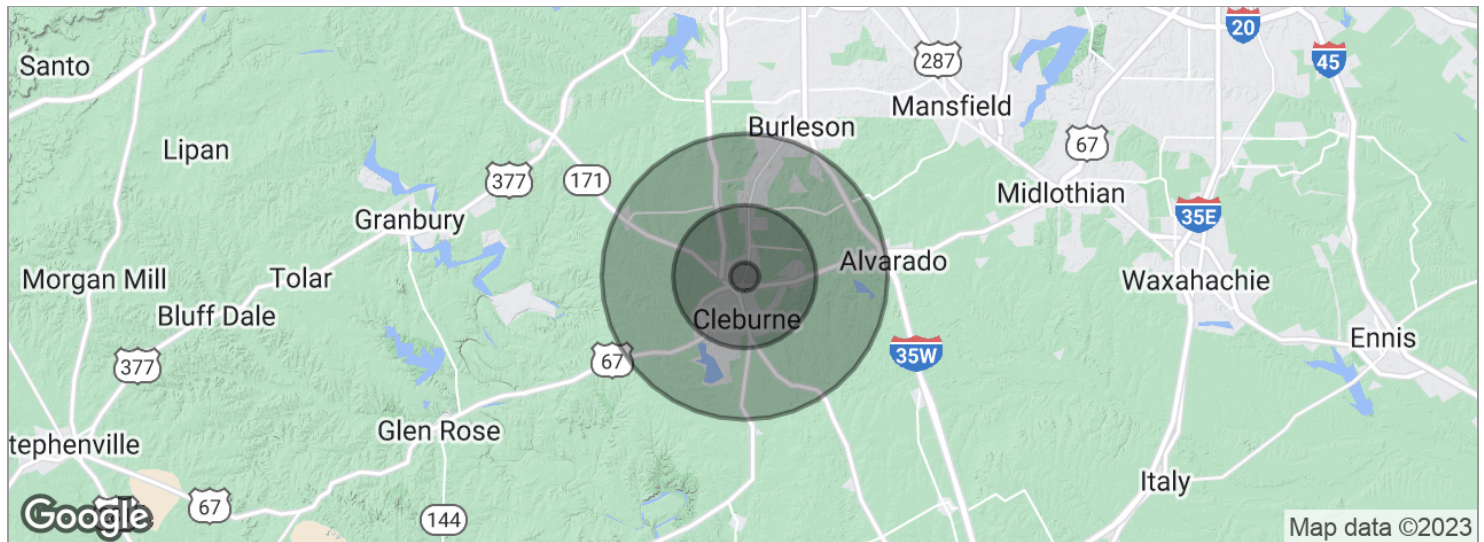
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	227	31,950	63,643
Median age	37.6	36.1	36.9
Median age (male)	37.9	35.5	35.4
Median age (Female)	37.4	36.3	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	80	11,280	22,598
# of persons per HH	2.8	2.8	2.8
Average HH income	\$64,443	\$58,702	\$59,374
Average house value	\$167,715	\$127,483	\$158,360

* Demographic data derived from 2020 ACS - US Census

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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.

Sackborn, LLC - KELLER WILLIAMS® Realty	9005113	klrw92@kw.com	972-874-1905
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
TJ McNeece	0447661	tjmcneece@kwcommercial.com	972-755-3734
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date