

1812 W HENDERSON STREET

CLEBURNE, TX | NEC HARD CORNER OF W. HENDERSON AND OMAHA AVENUE



- Prime retail Tract available for purchase in Cleburne, TX Trade area – located right across from Hill College with over 1,900 students enrolled.
- Ideal for QSR, Car Wash, Retail Redevelopment, or Medical users
- Accessibility and convenience are key factors in Cleburne's retail environment, with many stores located in easily accessible areas throughout the city.
- Cleburne has experienced steady population growth over the years, fueled by factors such as its proximity to the Dallas – Fort Worth metroplex, affordable housing, and a strong sense of community.
- Please call for further information

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Total Population	3,753	24,734	34,315
2023 Daytime Population	4,699	25,449	36,496
2023 Total Households	1,472	9,081	12,118
2023 Average HH Income	\$92,141	\$87,964	\$82,757

TRAFFIC COUNTS:

W Henderson St: 12,960 VPD
US- 67: 12,351 VPD

PARCEL SIZE: 1.636 AC

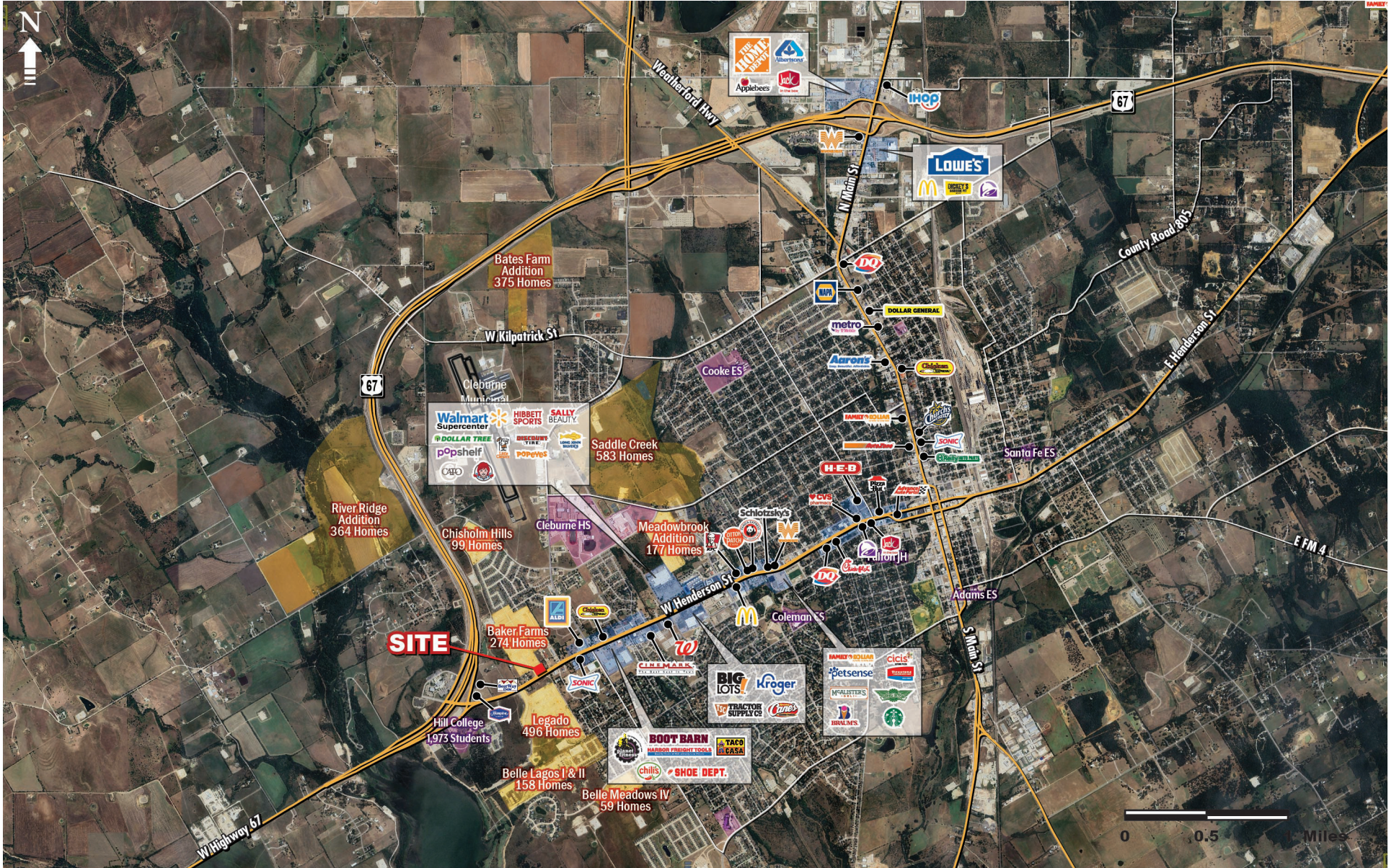
FOR SALE:
\$995,000 [\$13.96/SF]

AREA RETAILERS:



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE III
 214.572.5282
 pcooke@theretailconnection.net

JOHN MATHES
 214.572.8418
 jmathes@theretailconnection.net

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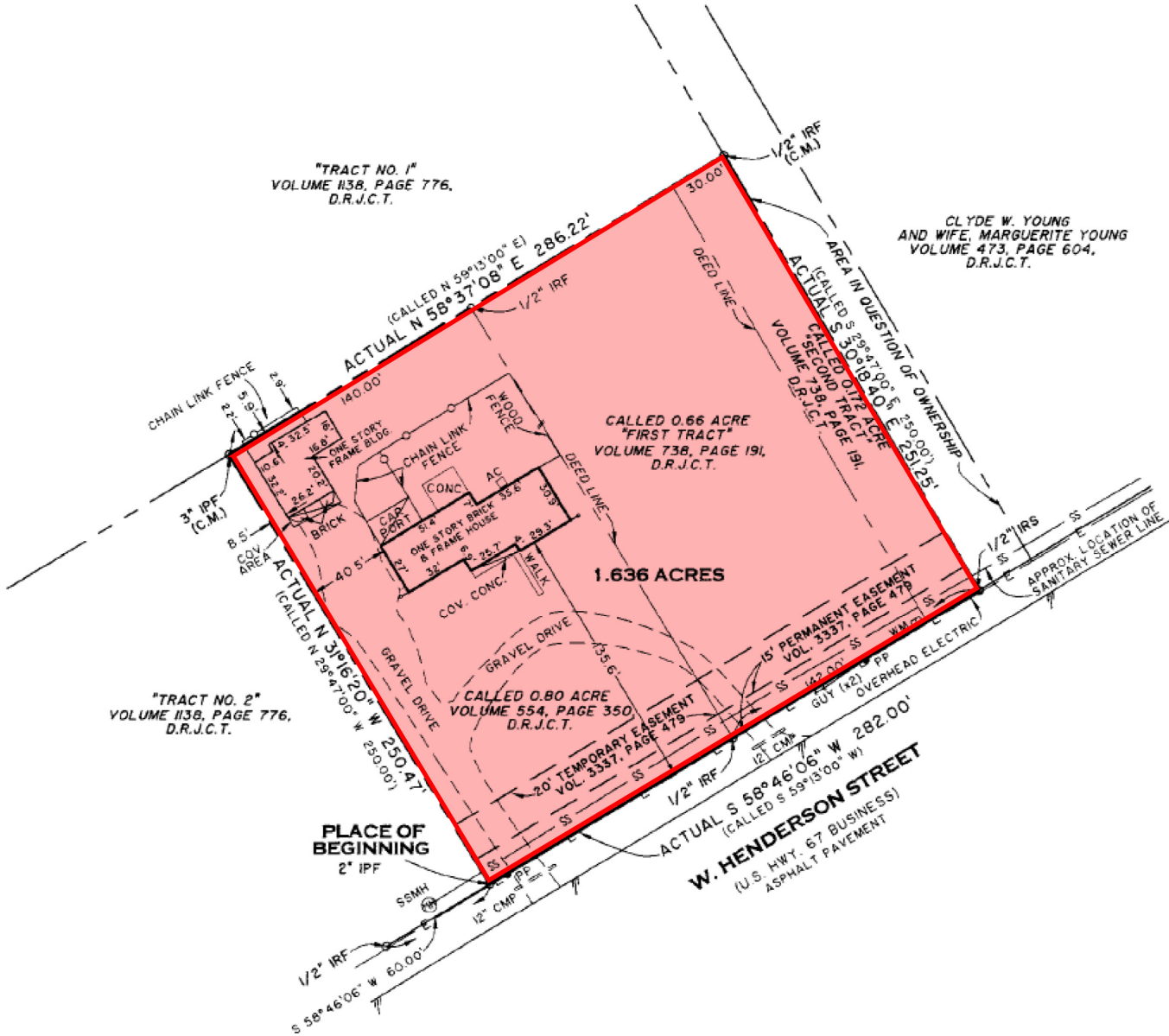
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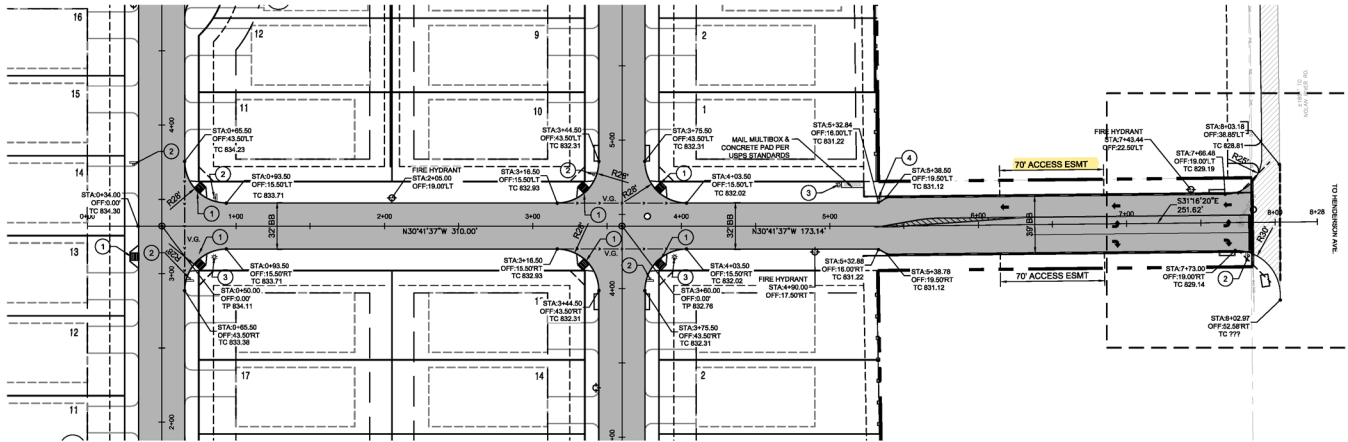
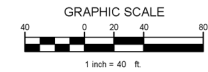
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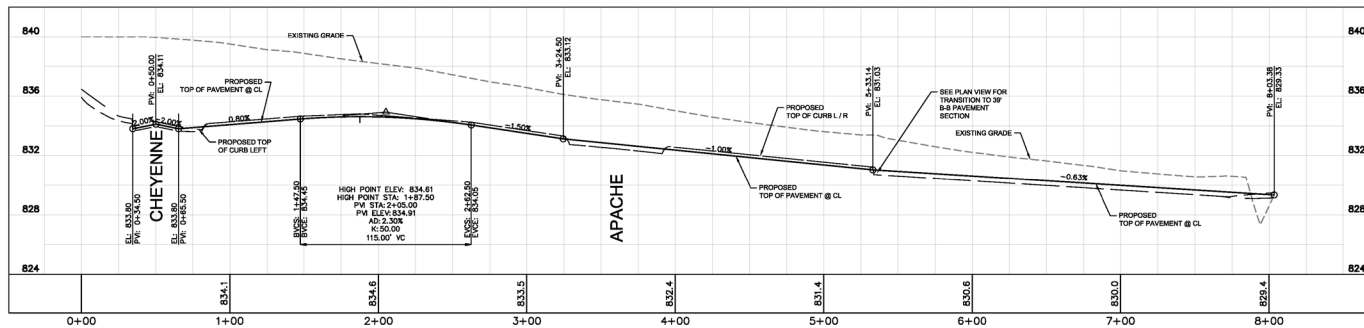
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OMAHA AVE PLAN & PROFILE



LEGEND	
	CONCRETE PAVEMENT PER CITY OF CLEBURNE STANDARD DETAILS & GEOTECH REPORT BY SAM ENGINEERING
	CONCRETE SIDEWALK OR PEDESTRIAN TRAIL PER CITY OF CLEBURNE STANDARD DETAILS
	PROP. CONCRETE CURB AND GUTTER PER CITY OF CLEBURNE STANDARD DETAILS
	FULL DEPTH SAWCUT
	VALLEY GUTTER
	NON-DIRECTIONAL BARRIER FREE RAMP PER CITY OF FRISCO STANDARD DETAIL P24 MAX 1:12 RUNNING SLOPE MAX 1:50 CROSS SLOPE
	30" STOP SIGN W STREET SIGNAGE PER CITY OF CLEBURNE STANDARD DETAILS
	12" TALL STREETLIGHT PER CITY OF CLEBURNE STANDARD DETAILS

REFER TO TPOOT PLANS
BY CLAYMOORE
ENGINEERING



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.



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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