

LOCATION

2001 N. Nolan River Road
Cleburne, Texas 76033

PROPERTY SIZE

± 1.046 Acres

ZONING

RC - Regional Commercial District

TRAFFIC COUNTS

10,898 VPD on N. Nolan River Rd
31,756 VPD on Highway 67
16,056 VPD on Chisholm Trail Pkwy

UTILITIES

Water / Electricity / Sewer Delivered
Sewer lines along N. Nolan River Rd and Kilpatrick Court

PRICE

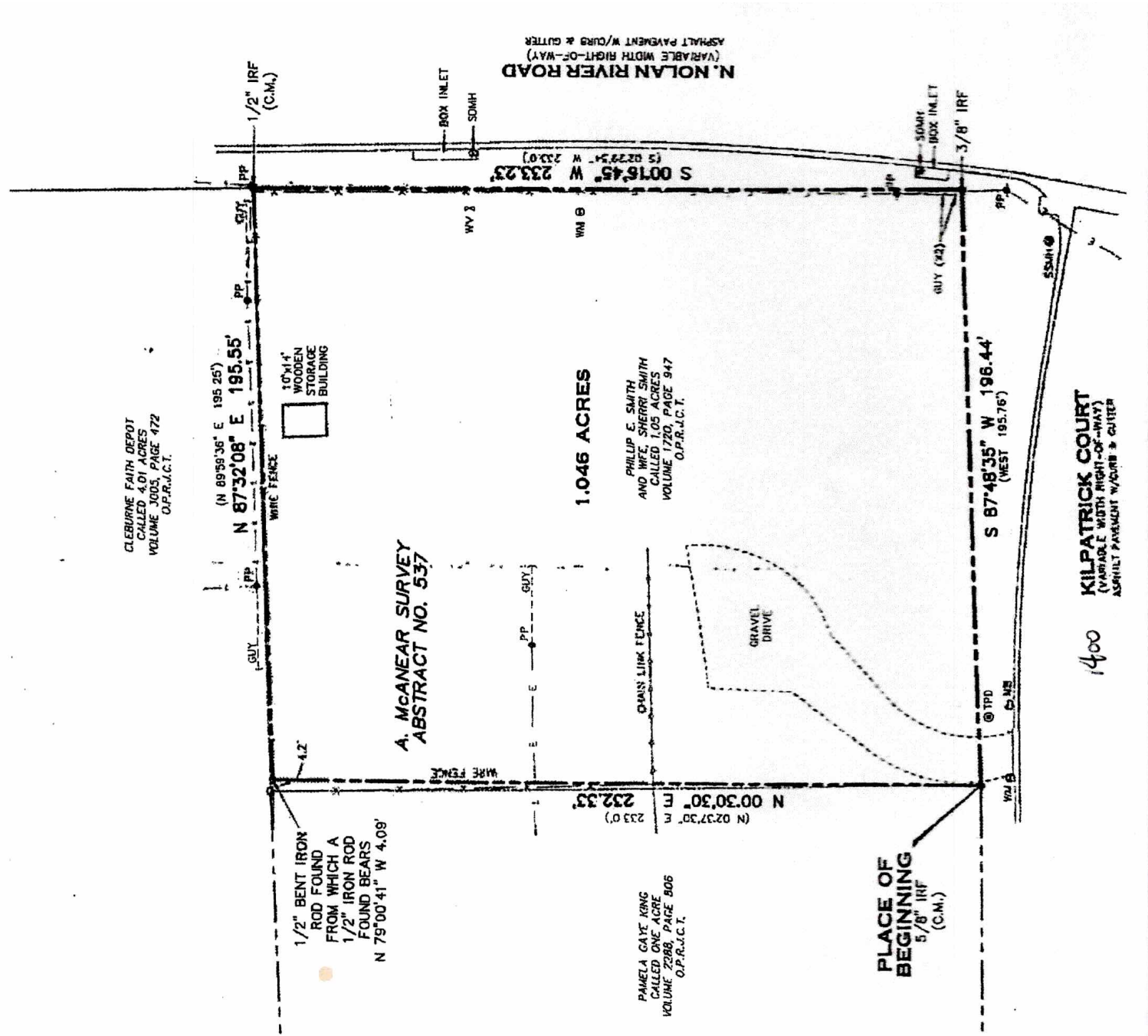
\$350,000

BY THE NUMBERS

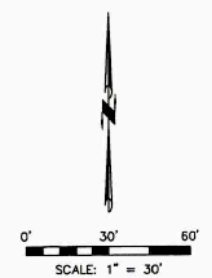
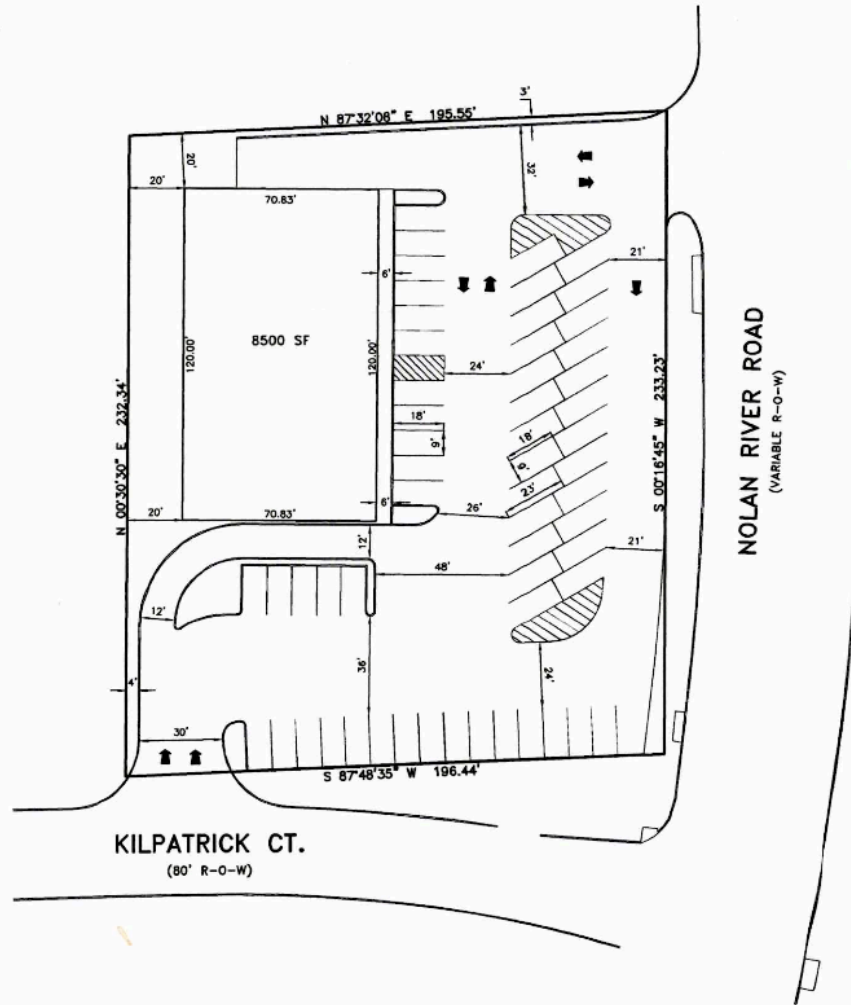
Population		
1-mile	3-miles	5-miles
10,100	46,200	58,100
Median Household Income		
1-mile	3-miles	5-miles
\$58,400	\$66,200	\$65,300

HIGHLIGHTS

- Prime development site for a professional office building, medical office or retail
- Situated within a federally designated opportunity zone
- Located in the booming Cleburne market, surrounded by housing and industrial developments
- Near Cleburne Station and The Railhead Residential future developments
- Property is located on a hard corner with frontage along Nolan River Rd and Kilpatrick Ct



CONCEPT #3



AN EXHIBIT OF
1400 KILPATRICK COURT
CLEBURNE, TX 76033
 JOHNSON COUNTY, TEXAS

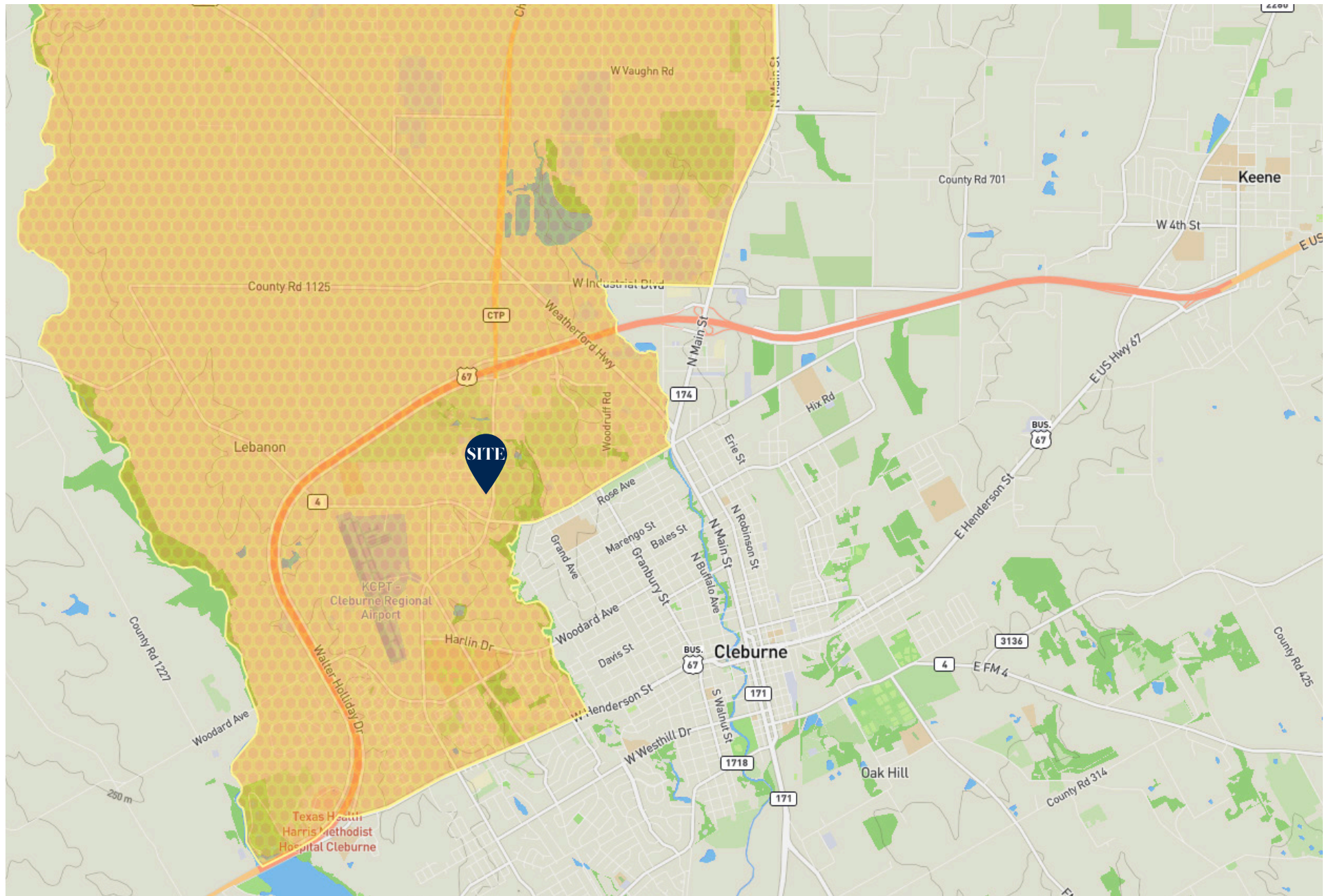
03/05/21

DFW JOB NUMBER 2021012-01

SURVEYOR:

 DFW Geodesy
 1108 SOUTH DORRAN STREET
 WILKESBORO, TX 76098
 817-843-1122

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Planning and Zoning

Specific Use Permits



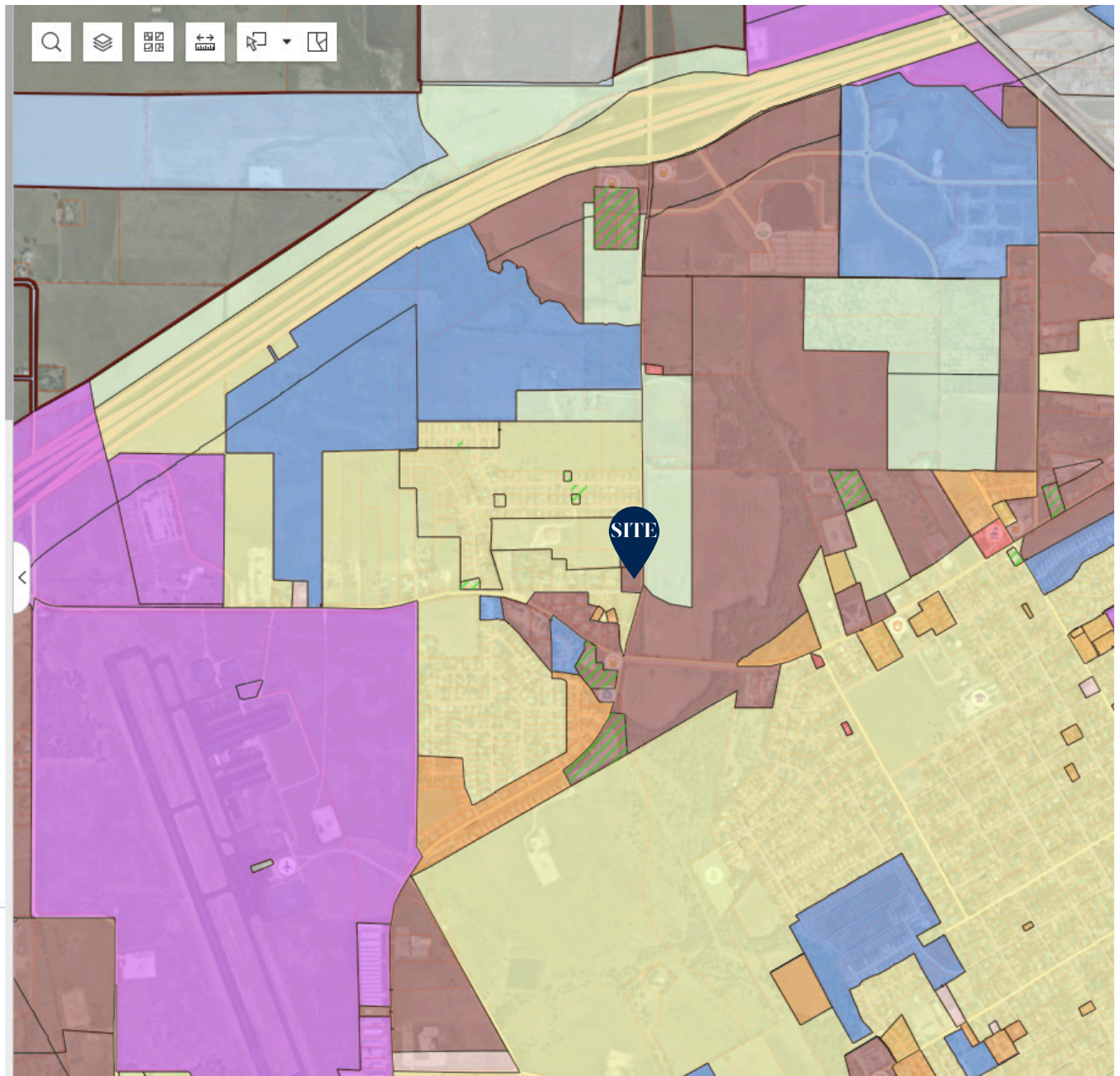
Zoning Districts

District

-  A, Agricultural District
-  SF-6, Single-Family Dwelling District
-  SF-7, Single-Family Dwelling District
-  SF-10, Single-Family Dwelling District
-  SF-20, Single-Family Dwelling District
-  MF-1, Medium-Density Residential District
-  MF-2, High-Density Residential District
-  D, Duplex Dwelling District
-  MU, Mixed-Use District
-  NC, Neighborhood Commercial District
-  LC, Local Commercial District
-  RC, Regional Commercial District
-  CI, Commercial/Industrial Flex District
-  I, Industrial District
-  IH, Interim Holding District
-  PD, Planned Development District

Parks and Recreation

Parks Athletic Fields





LISTING TEAM

LESTER DAY

817.919.8515

lday@briggsfreeman.com

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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.



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.

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