

INDUSTRIAL DEVELOPMENT OPPORTUNITY

503 W VAUGHN RD, CLEBURNE, TX 76033

- > ±358 ACRES
- > RAIL-SERVED
- > LOCATED IN OPPORTUNITY ZONE (CENSUS TRACT 48251130302)



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

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SLJ

SLJ Company, LLC
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 503 W Vaughn Rd (the “Property”), an approximately 358-acre industrial development site located on Vaughn Rd, west of SH 174, east of Chisholm Trail Parkway (SH 121), and north of US Hwy 67, in Cleburne, Texas. The Property is approximately eighteen miles south of Fort Worth and positioned within Cleburne’s Opportunity Zone (Census Tract 48251130302). There are utilities nearby the Property and there is a BNSF rail spur adjacent to the Site. The property’s zoning, I – Industrial, allows a variety of manufacturing, assembly, storage, warehousing/distribution, and research/development uses, among others.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property is located on Vaughn Rd, west of SH 174, east of Chisholm Trail Parkway (SH 121), and north of US Hwy 67, in Cleburne, TX. Approximately 18 miles south of Fort Worth, the Property is well-positioned nearby numerous large industrial users.

PRIME VISIBILITY AND ACCESS

The Property offers many advantages as an industrial development site including, large ±358-acre size, liberal zoning, excellent access, and exceptional highway connectivity. The Property is also adjacent to a BNSF Rail spur.

AVAILABLE INFRASTRUCTURE

Electric, water, wastewater, and gas utility infrastructure are located nearby the Property.

SPARKS DRIVE EXTENSION

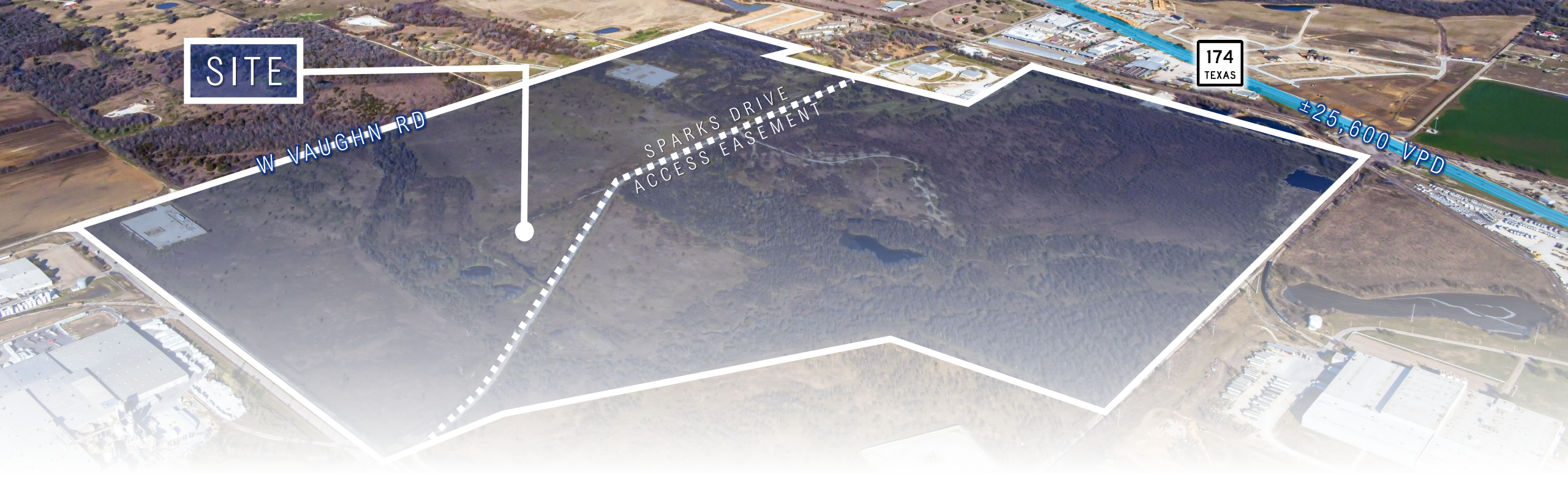
The extension of Sparks Drive to Chisholm Trail Parkway has been completed, offering improved access to the Property and surrounding area.

OPPORTUNITY ZONE

The Property is located within Cleburne's Opportunity Zone Census Tract 48251130302.

BOOMING INDUSTRIAL AREA

As industrial sites become rare in the Dallas/Fort Worth market, industrial development is moving south into Cleburne and beyond, making the Property well-positioned for industrial growth for years to come.



PROPERTY PROFILE

ADDRESS

503 W Vaughn Rd, Cleburne, TX 76033

LOCATION

The subject property is located on W Vaughn Rd, east of SH 174, adjacent in Cleburne, Texas.

LAND AREA

Total Area: ±358.589 Acres (15,620,136 SF)

*No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on W Vaughn Rd (CR 901):	±4,218 Feet
Frontage on Pipeline Rd (CR 1022):	±2,549 Feet
Maximum Depth:	±3,624 Feet

TRAFFIC COUNTS

Vaughn Rd (CR 901):	±1,500 VPD (2022)
SH 174:	±25,600 VPD (2019)
US 67:	±18,500 VPD (2020)

ZONING

I – Industrial District

APN

126.0089.00040

ZONING INFORMATION

PRIMARY USES

Manufacturing & Assembly, Storage Warehouse/Distribution, Research & Development

[LINK TO SITE INVESTIGATION REPORT](#)

LINKS

[Link to Zoning Verification Letter](#)

[Link to Zoning Map](#)

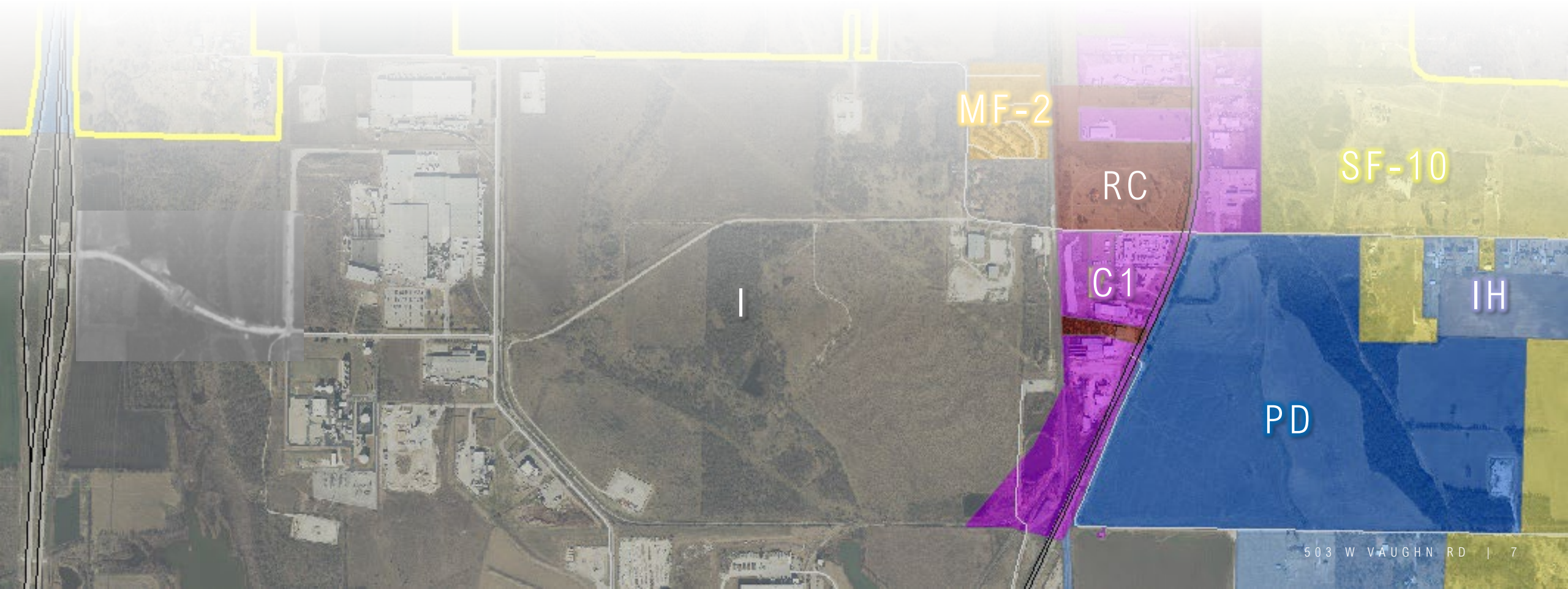
[Link to Cleburne Utility Map](#)

[Link to Opportunity Zone Map](#)

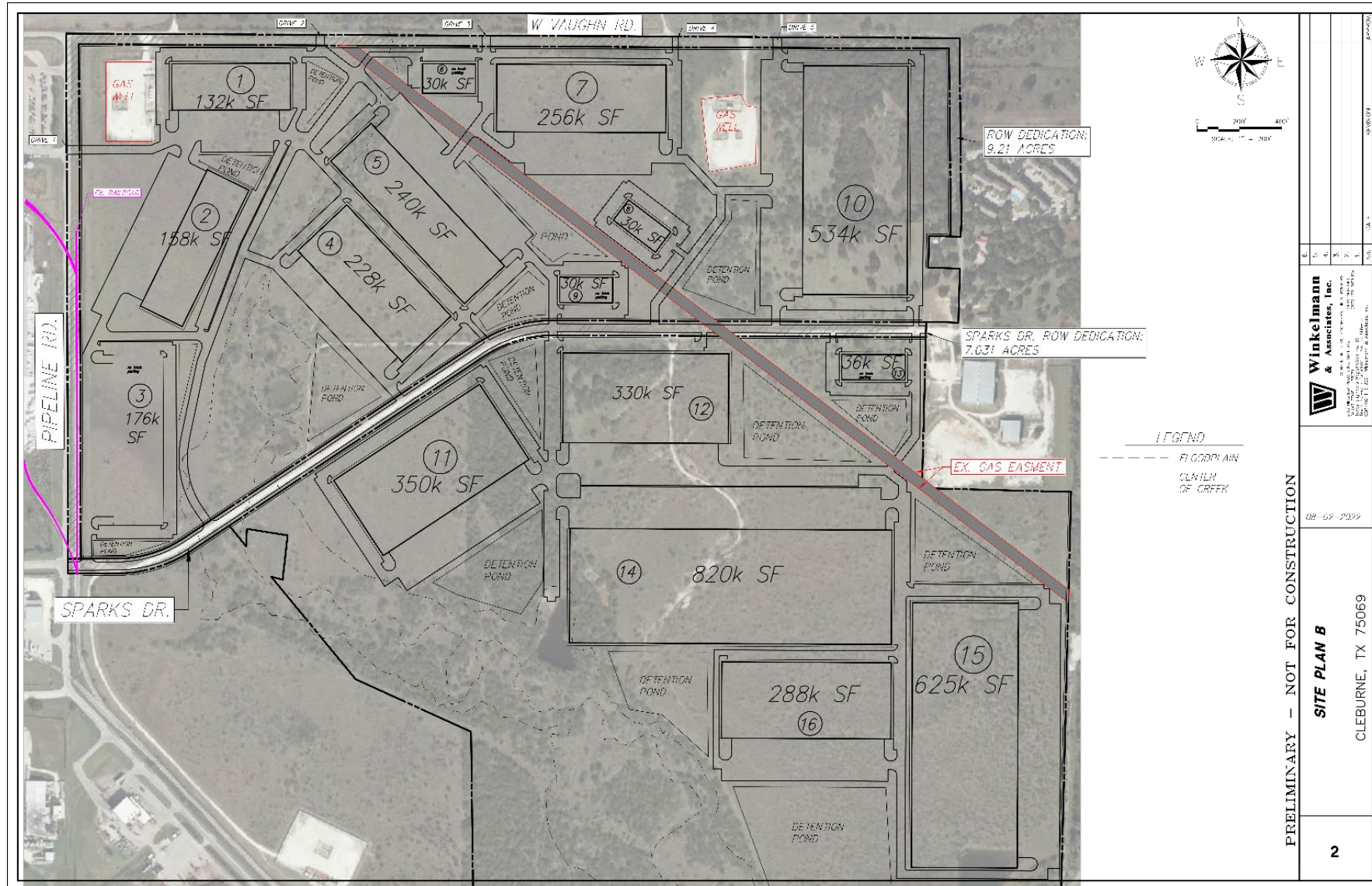
[Link to New I District Standards](#)

[Link to New Zoning Ordinance](#)

[Link to Email from City of Cleburne](#)



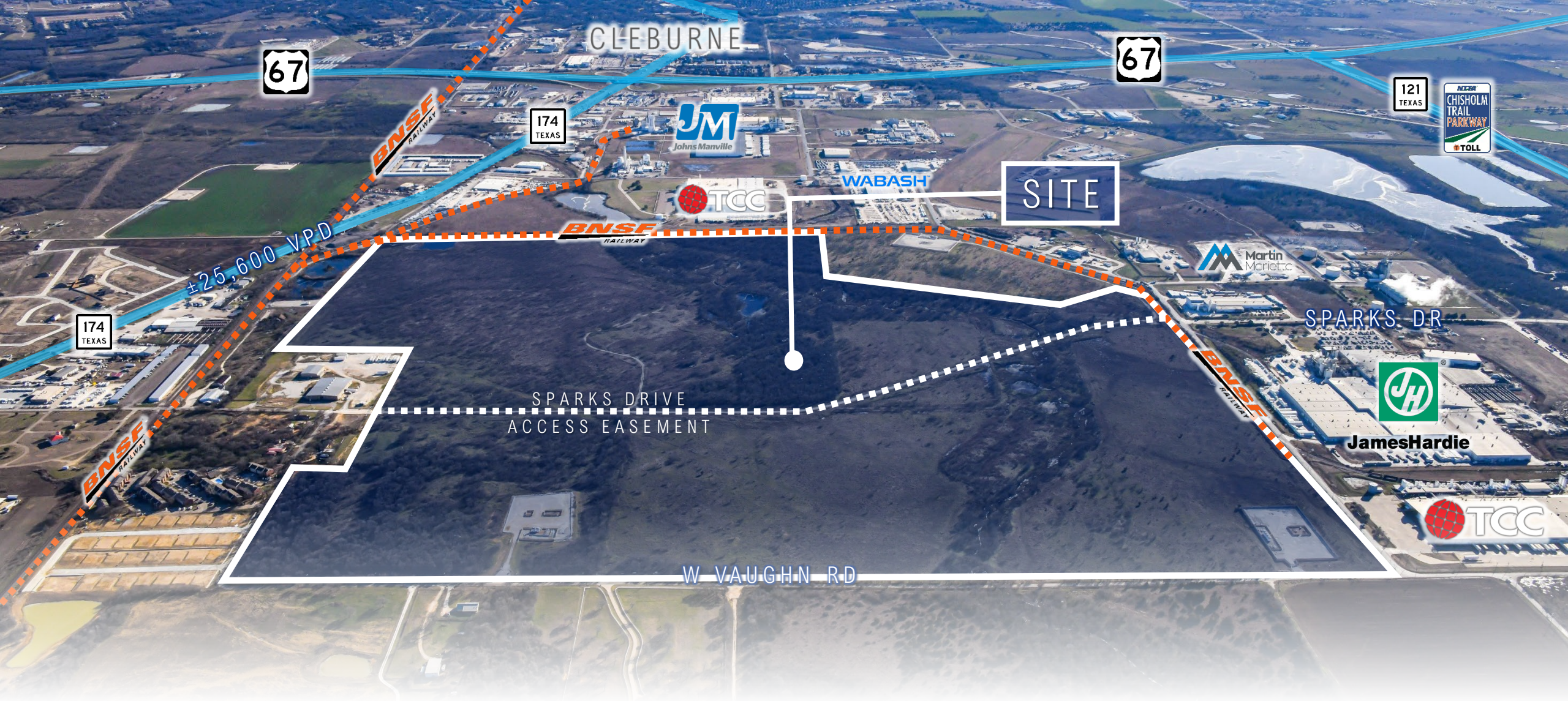






2023 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	44	1,210	3,935
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	55.3%	42.8%	53.3%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	49K	17K	35.6
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2023-2028
\$78K	\$164K	10.0%	



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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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Louis Harold Lebowitz</u>	<u>171613</u>	<u>llebowitz@sljcompany.com</u>	<u>214-520-8818</u>
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<u>Charles Titus Underwood III</u>	<u>488370</u>	<u>tyunderwood@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Fabio Ernesto Felix Vega</u>	<u>802044</u>	<u>fabio@sljcompany.com</u>	<u>214-520-8818</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date