

402 E CHAMBERS ST, CLEBURNE, TX 76031

PORTFOLIO SALE

PORTFOLIO OF PROPERTIES

402 E CHAMBERS ST, CLEBURNE, TX 76031
410 E CHAMBERS ST, CLEBURNE, TX 76031
412 E CHAMBERS ST, CLEBURNE, TX 76031
426 E CHAMBERS ST, CLEBURNE, TX 76031
105 S WILHITE ST, CLEBURNE, TX 76031
205 S WILHITE ST, CLEBURNE, TX 76031

PROPERTY FEATURES

- **+/-3.7 AC**
- **+/-36,000 SF**
- **Zoned Flex/Industrial**
- **Excellent Site for Mixed-Use Development**
- **City Water & Sewer**
- **1 Building Leased (Investment Sale)**
- **1 Office Building**
- **1 Historic Warehouse (Potential Retail)**
- **+/-1.34 AC Unimproved Land for Future Expansion**
- **Frontage on 3 roads**
- **Close to Hwy US-67 Bus with +/-20,000 VPD**
- **Close to SH 171 with +/-21,000 VPD**

**CENTURY 21
COMMERCIAL.**

Judge Fite Company

402 E CHAMBERS ST, CLEBURNE, TX 76031

AERIAL VIEW

**Subject Property
+/-3.7 AC**

402 E CHAMBERS ST, CLEBURNE, TX 76031

SITE DETAILS



Historic Warehouse/Retail Potential

Leased - Auto Parts Sale

Office Space

402 E CHAMBERS ST, CLEBURNE, TX 76031

PARCEL ID & LAND AREA

Parcel IDs (Johnson CAD):

126280021260 (0.224 AC)

126280021270 (0.075 AC)

126280021280 (0.075 AC)

126280021290 (0.609 AC)

126280021305 (1.087 AC)

126280021291 (0.309 AC)

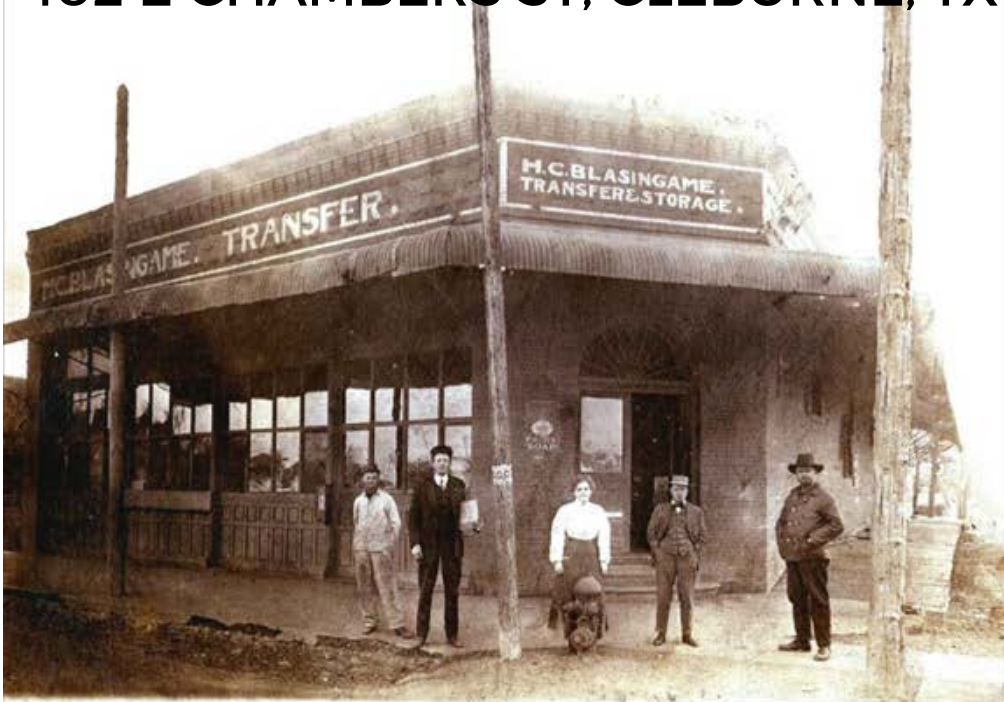
126280021300 (0.647 AC)

126280021320 (0.718 AC)

Total=3.742 AC



402 E CHAMBERS ST, CLEBURNE, TX 76031 **HISTORIC WAREHOUSE**



402 E CHAMBERS ST BUILDING NOW

**Historic site - Ideal to setup a
Steakhouse/Pub/Brewery/Coffee
House/Boutique Wine Tasting Room, etc.**

105 S WILHITE ST, CLEBURNE, TX 76031

OFFICE SPACE



Uses could include
Office/Flex/Industrial/Retail

205 S WILHITE ST, CLEBURNE, TX 76031

INVESTMENT
PROPERTY



Investment Highlights
Tenant Business: Auto Parts Sales
Lease Type: Absolute NET till July 2027
Effective Rental Income: \$66,000
NOI : +/- \$46,200

402 E CHAMBERS ST, CLEBURNE, TX 76031



FOR SALE



CONTACT INFO

Cherith Samson
917-583-6393
cherithsamson@judgefite.com

www.century21judgefite.com



**CENTURY 21
COMMERCIAL**

Judge Fite Company

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

CENTURY 21 Judge Fite Company	316490	broker@judgefite.com	(214) 920-9611
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ashley Conlon	459849	ashleyconlon@judgefite.com	817-565-3760
Designated Broker of Firm	License No.	Email	Phone
Kris Johnson	0660148	krisjohnson@judgefite.com	(817) 713-8995
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cherith Samson	0800081	cherithsamson@judgefite.com	(917) 583-6393
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	