



 **FOR LEASE**

HENDERSON STREET RETAIL

SWC OF W HENDERSON ST & S FIELD ST

CLEBURNE, TEXAS

BLAKE BARNES Vice President | blakebarnes@duwestrealty.com | 214.720.0004

TAYLOR CLUFF Vice President | tcluff@duwestrealty.com | 214.720.0004

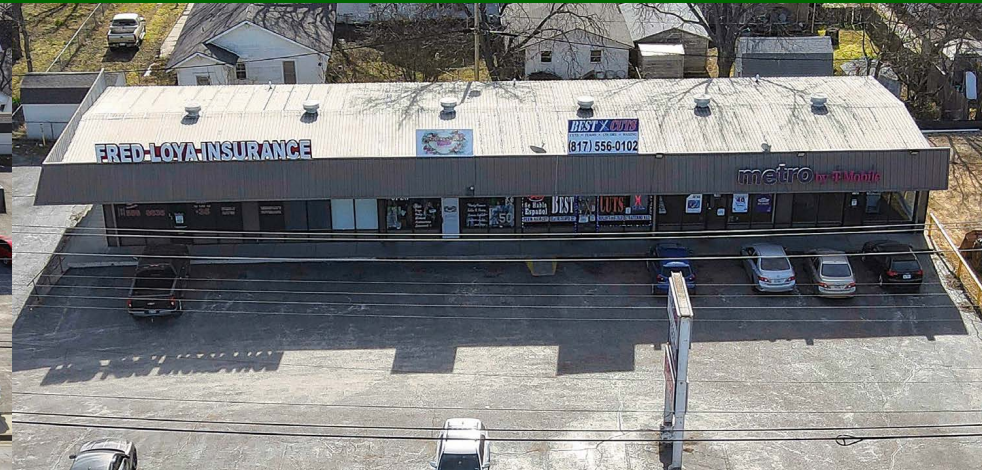
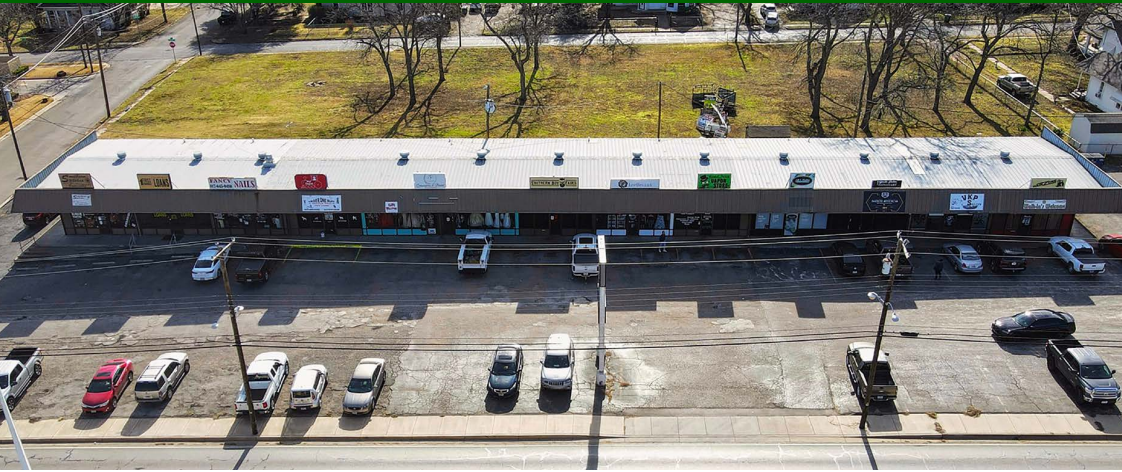
VICTORIA PAPPAS Associate | vpappas@duwestrealty.com | 972.777.4474

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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HENDERSON STREET RETAIL | 701-715 W Henderson St, Cleburne, Texas 76033



OVERVIEW

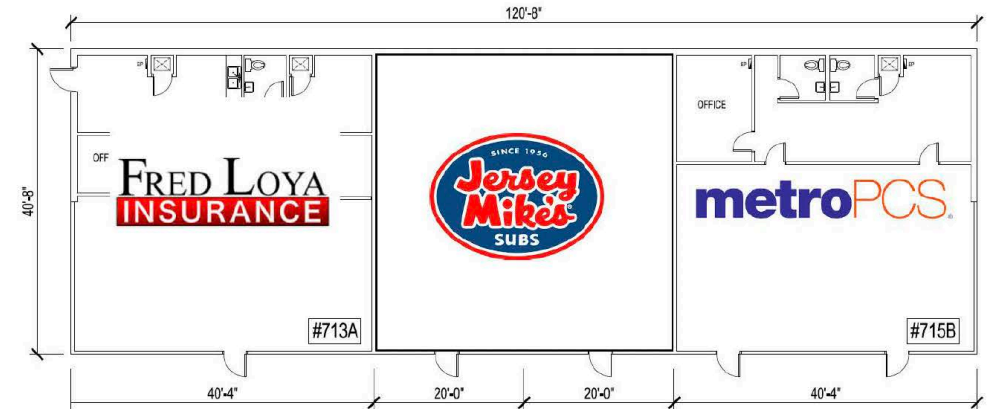
- Building 1: 4,000 SF Contiguous
- Building 2: Fully Leased
- H-E-B shadow-anchored center, adjacent to Smoothie King & Chick-Fil-A
- Frontage on Henderson Street, the main retail corridor in the market
With the completion of the Chisholm Trail toll road connecting Fort Worth to Cleburne, you can now make the commute between the cities in less than 30 minutes (If all this does not fit, you can exclude this point)
- The North Central Texas Council of Governments predicts that Johnson County will reach 300,000 people by 2035. The current trade area boasts over 100,000 people
- Call for Info & Pricing

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	9,868	31,685	38,625
2027 Projected Pop.	9,995	32,419	39,453
Daytime Pop.	11,724	32,923	39,520
Avg HH Income	\$75,394	\$76,002	\$77,046

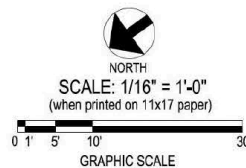
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WRIGHT CENTER CLEBURNE, TEXAS



BUILDING PLANS
701 - 715 W. HENDERSON STREET
CLEBURNE, TEXAS

Revised: 8/17/23



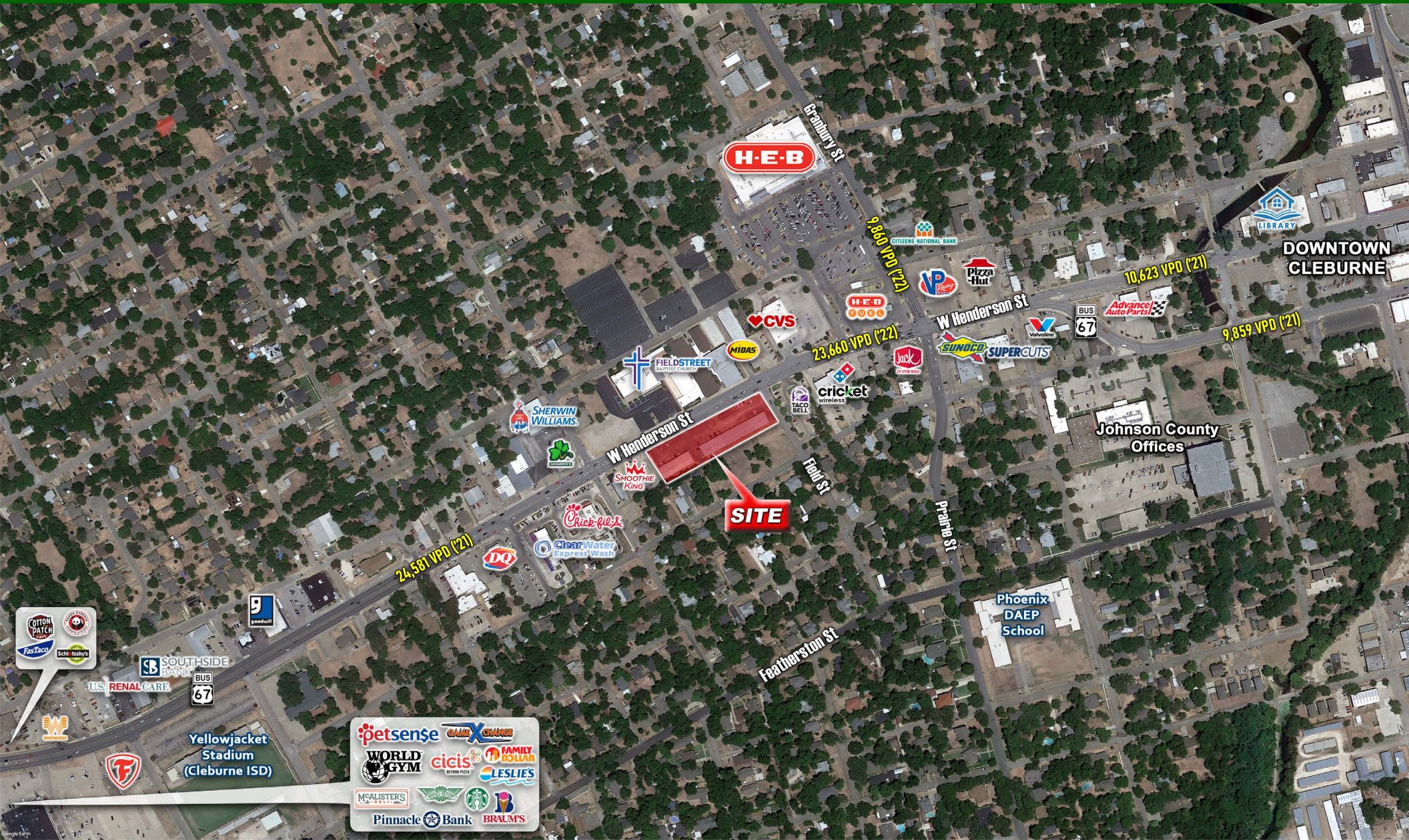
END CAP RENDERING



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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>DuWest Management Inc.</u>	<u>605046</u>	<u></u>	<u>214-720-0004</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date