

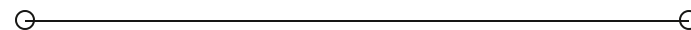


**OWNER OCCUPANCY - VACANT**

## Former All State Building - FOR SALE

**400 N RIDGEWAY DR**

Cleburne, TX 76033



**PRESENTED BY:**

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## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	Former All State Building
<b>PROPERTY TYPE</b>	Office
<b>SALES PRICE</b>	\$699,000.00
<b>BUILDING SIZE</b>	3,419 SF
<b>LOT SIZE</b>	0.412 Acres
<b>YEAR BUILT</b>	1980
<b>YEAR LAST RENOVATED</b>	2020
<b>NUMBER OF FLOORS</b>	2

400 N Ridgeway is a recently renovated, former All State Office Building. This turn-key property is ideal for owner-occupant and is ready for immediate occupancy.

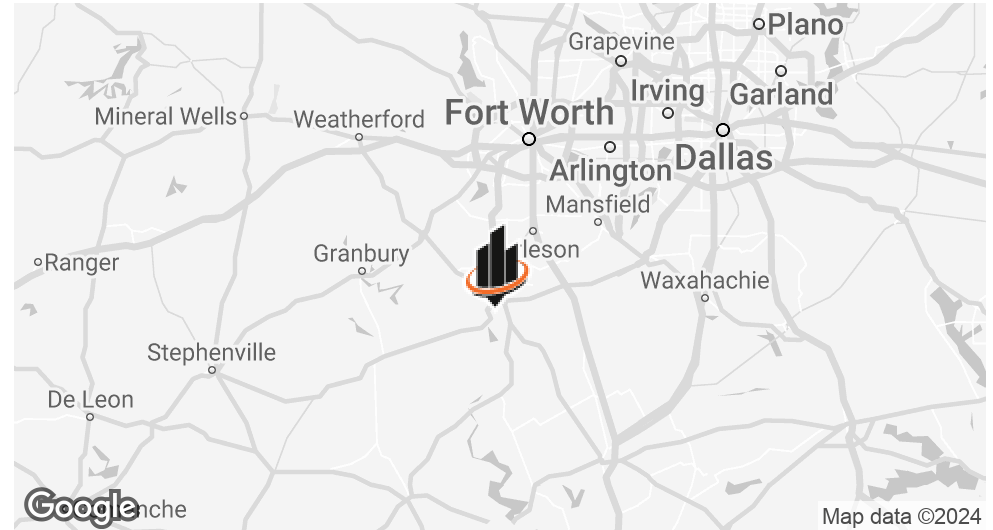
This building stands adjacent to W Henderson St, Cleburne's primary retail and business hub situated between Main Street and U.S. 67. Surrounded by medical and office establishments, it offers an optimal location for an owner-occupant seeking to capitalize on the existing foot traffic and amenities in the vicinity.

Prime owner occupant opportunity at 400 N Ridgeway Dr, Cleburne, TX. This 3,419 SF building, recently renovated with flooring, paint and more. Expand your business in the Cleburne area. Versatile layout and convenient location, located near W Henderson St, which is Cleburne's main retail and business area just west of main street and east of U.S. 67.

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- Owner Occupant
- Recently Renovated
- Turn Key Ready
- Vibrant corridor - Surrounded by Medical, Office & Retail Establishments
- Highly Visible Signage
- 17+ Parking Spaces
- 2-Story
- Multiple Large Offices
- Breakroom



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# LARGE OFFICE SPACES



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# SURROUNDED BY MEDICAL, OFFICE, SERVICES AND RETAIL



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## CITY & METROPLEX INFORMATION



### CLEBURNE, TX

Cleburne, the county seat of Johnson County, Texas, has a population of 36,185 (2024 census). Named after Confederate General Patrick Cleburne, the city features Lake Pat Cleburne. Major employers include Walmart (914 employees), Cleburne Independent School District (968 employees), local government (348 employees), and Johnson County (598 employees). Other key employers are Johns Manville, Texas Resources Harris Methodist Hospital, Greenbrier rail service, Supreme Corporation of Texas, and Broan-Nutone. The city's economy is also supported by a recent natural gas boom and Fun Town RV, the largest single-location towable RV dealer in the U.S., employing 412 people.

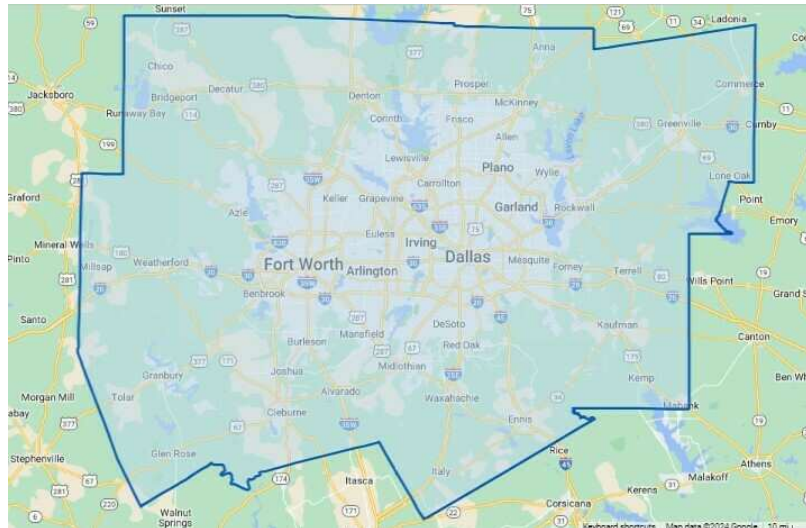
### LOCATION DETAILS

<b>COUNTY</b>	Johnson
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### DALLAS FORT WORTH

The Dallas/Fort Worth Metropolitan Statistical Area (DFW MSA), known as "DFW" or "the Metroplex," is the largest MSA in the South and the fourth largest in the U.S., with a population exceeding 7.57 million. Located in North Texas, it spans 12 counties and covers 9,286 square miles, surpassing the combined area of Rhode Island and Connecticut. Over the past decade, DFW has experienced rapid growth, adding 1.3 million people, a 25% increase. By 2030, the population is projected to grow by an additional 37% to over 9.2 million.

DFW hosts all four major sports leagues and boasts 14 four-year and 15 two-year colleges. It ranks as an affordable metro area with a cost of living index of 94.7. The region has the fourth-largest number of corporate headquarters in the nation, including 18 Fortune 500 and 40 Fortune 1000 companies, with collective revenues of over \$813 billion. DFW's central location, extensive transportation network, low costs, pro-business environment, and favorable climate contribute to its continued growth and economic vitality.



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**FORMER ALL STATE BUILDING** | 400 N Ridgeway Dr Cleburne, TX 76033

**SVN | TRINITY ADVISORS** 6

# DEMOGRAPHICS MAP & REPORT

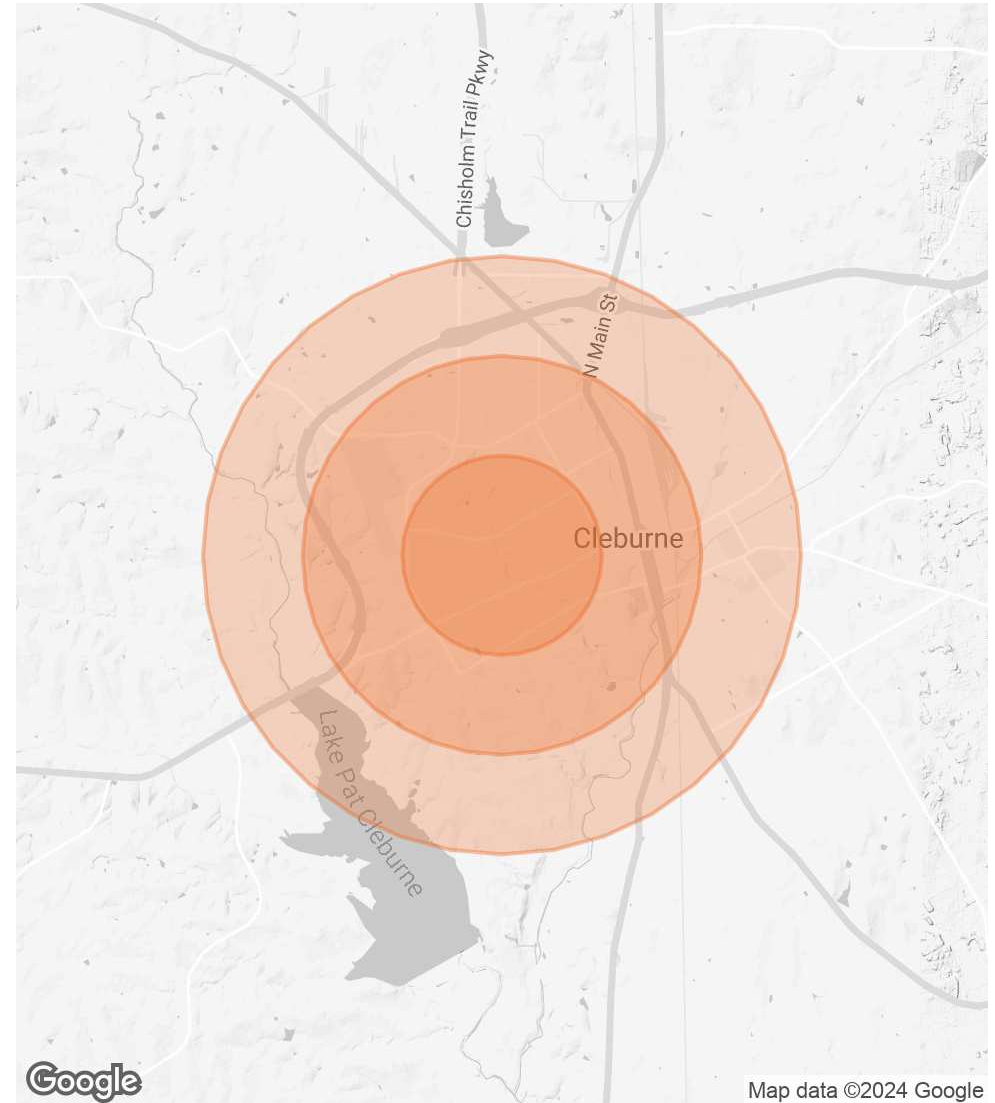
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,597	25,496	33,420
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	42	41	40

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,581	9,234	11,883
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$81,963	\$86,603	\$83,703
AVERAGE HOUSE VALUE	\$183,992	\$203,158	\$200,848

Demographics data derived from AlphaMap



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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.

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
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