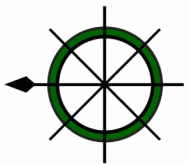


FOR LEASE



NOLAN RIVER MALL OUTLOT

CLEBURNE, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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NOLAN RIVER MALL OUTLOT | SEC Nolan River Rd & Henderson St, Cleburne, Texas

OVERVIEW

- Pad site available between Chili's and Taco Casa.
- Nolan River Mall tenants include Planet Fitness, Burkes Outlet, GNC, Sears< Bealls, Claires, Zales, The Shoe Show and more.
- Easy access and excellent visibility.
- Surrounded by national retailers including Walmart Supercenter, Kroger, Dollar Tree, Cato, Hibbett Sports, Tractor Supply, Big Lots and many more.
- Close proximity to Cleburne High School, AD White Middle School, Texas Health Hospital and Hill College.
- Call for Pricing

TRAFFIC COUNTS

W. Henderson St: 13,582 VPD
 Highway 67: 10,997 VPD
 (TXDOT 2016)

DEMOGRAPHICS

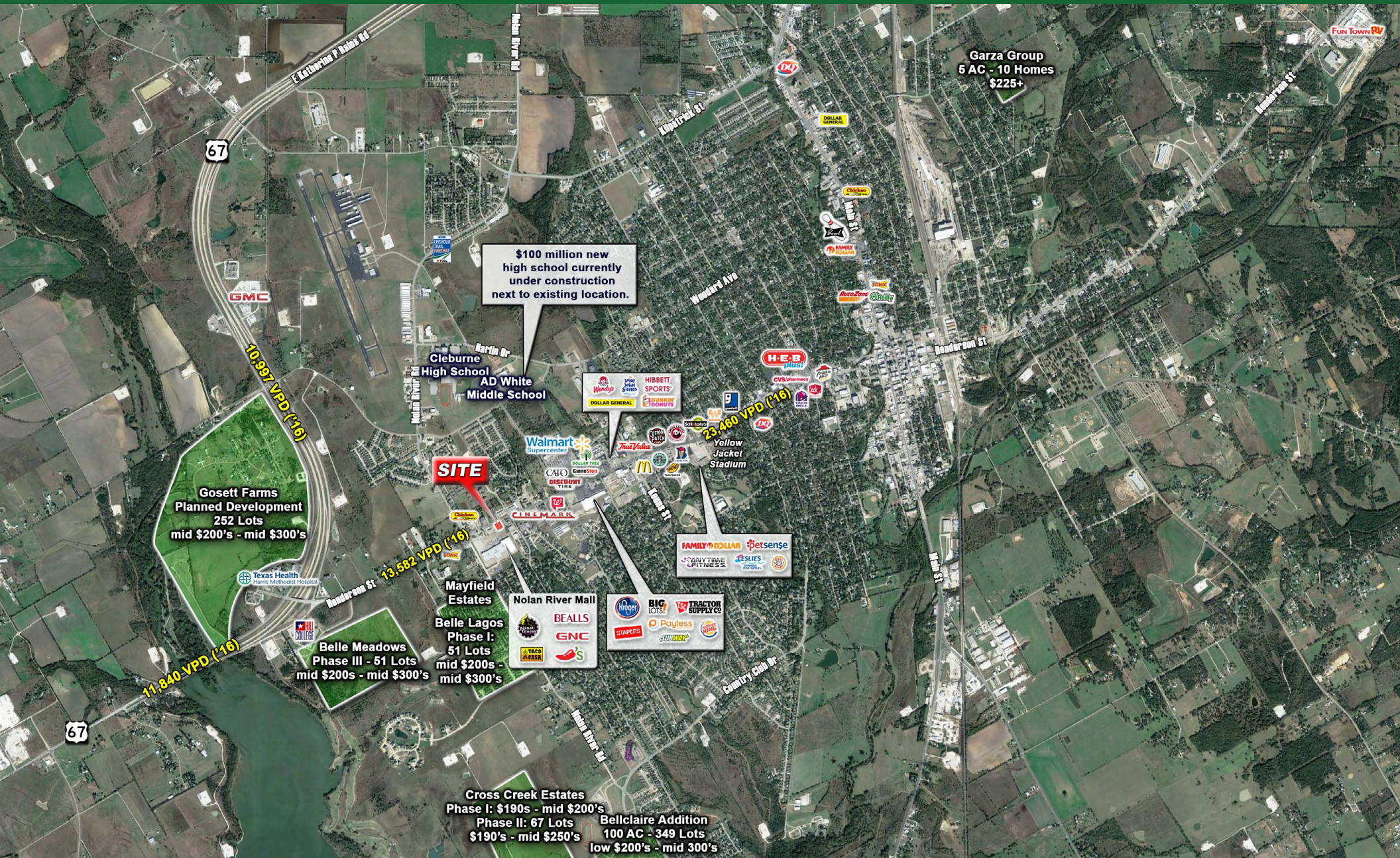
	1-mile	3-mile	5-mile
2017 Population	4,396	25,793	33,576
Avg HH Income	\$65,535	\$66,569	\$64,731
Daytime Pop.	5,943	26,067	35,477



NOLAN RIVER MALL OUTLOT | SEC Nolan River Rd & Henderson St, Cleburne, Texas



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\$100 million new high school currently under construction next to existing location.

Garza Group
5 AC - 10 Homes
\$225+

Gosett Farms
Planned Development
252 Lots
mid \$200's - mid \$300's

Mayfield Estates
Belle Lagos Phase I:
51 Lots
mid \$200's - mid \$300's

Belle Meadows Phase III - 51 Lots
mid \$200's - mid \$300's

Cross Creek Estates
Phase I: \$190s - mid \$200's
Phase II: 67 Lots
\$190's - mid \$250's

Bellaire Addition
100 AC - 349 Lots
low \$200's - mid 300's