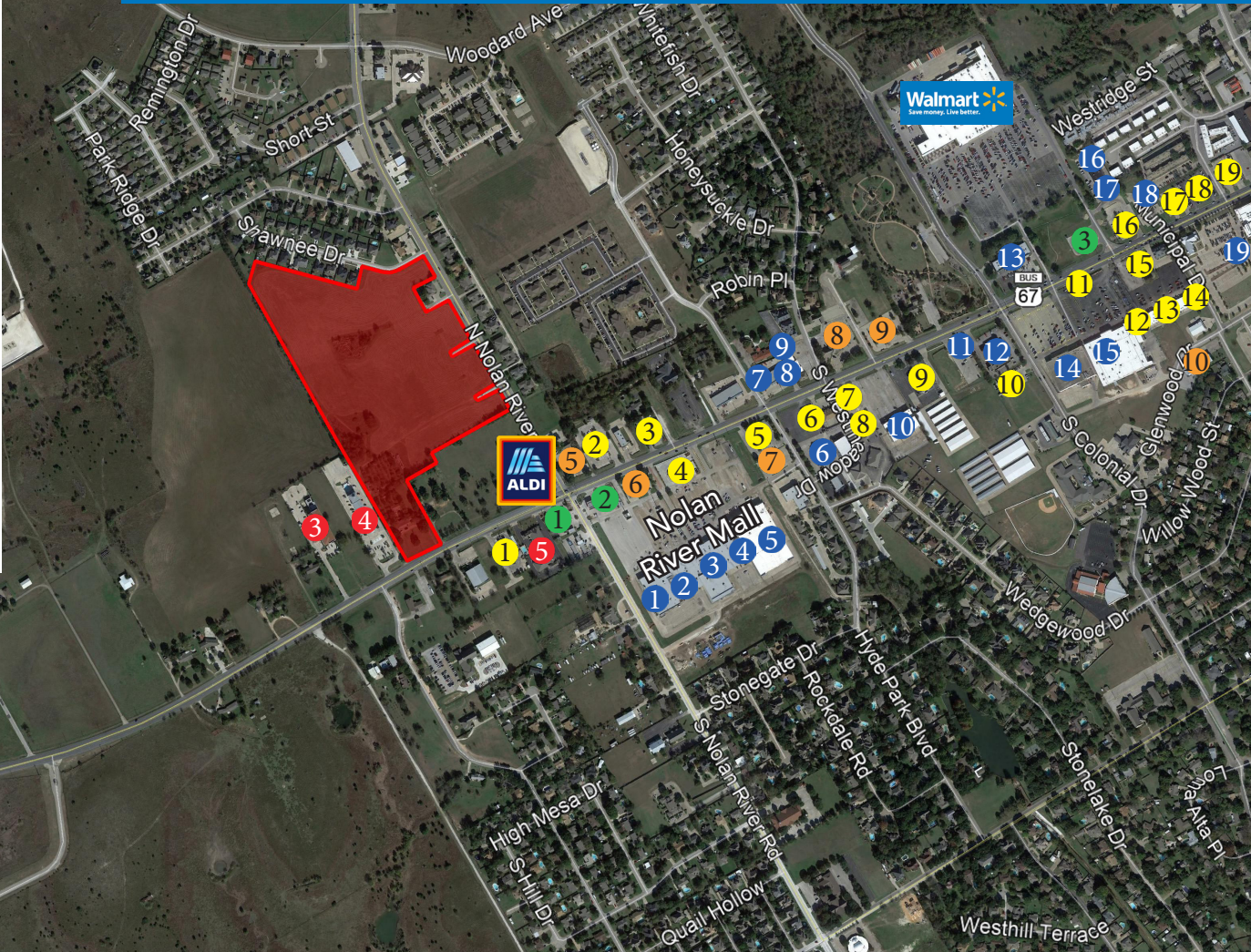


NWQ OF NOLAN RIVER RD & W. HENDERSON ST

± 29 ACRES IN AN OPPORTUNITY ZONE | CLEBURNE, TX

- Hotels/Motels**
- 1 Hampton Inn & Suites
- 2 Best Way Inn
- 3 Holiday Inn Express & Suites
- 4 Motel 6
- 5 Super 8
- Restaurants/Fast Food**
- 1 Sonic Drive-In
- 2 Pastafina
- 3 Chicken Express
- 4 Taco Casa
- 5 Chili's Grill & Bar
- 6 Barrera's Tex Mex
- 7 Taco T
- 8 Pappa John's Pizza
- 9 West End Grill
- 10 Huddle House
- 11 Hawaii Shaved Ice
- 12 Subway
- 13 Little Caesars Pizza
- 14 Donut Express
- 15 Burger King
- 16 Wendy's
- 17 Long John Silver's
- 18 Susannah's Homestyle Cooking
- 19 Baskin Robbins
- Retail/Grocery Stores/Drug Stores**
- Nolan River Mall
- 1 Family Nutrition Center
- 2 Anita's Styling Salon
- 3 GNC
- 4 Bealls
- 5 Tractor Supply Co
- 6 Island Tans
- 7 Cleburne Gold & Silver
- 8 Sky Smoke Shop
- 9 The Stand Tanning & Boutique
- 10 Cinemark Cinema 6
- 11 AT&T
- 12 Walgreens
- 13 Discount Tire Store
- 14 Kroger
- 15 Big Lots
- 16 Dollar Tree
- 17 GameStop
- 18 Dollar General
- Convenience Stores**
- 1 Valero Corner Store
- 2 Exxon
- 3 Murphy USA
- Other**
- 1 First Step Pediatric
- 2 Texas Health Harris Methodist
- 3 Ridgeview Rehabilitation & Nursing
- 4 Wells Fargo Bank
- 5 Grandview Bank
- 6 Independent Bank
- 7 Hill College
- 8 BBVA Compass
- 9 Stewart Title Company
- 10 Capital Title of Texas, LLC



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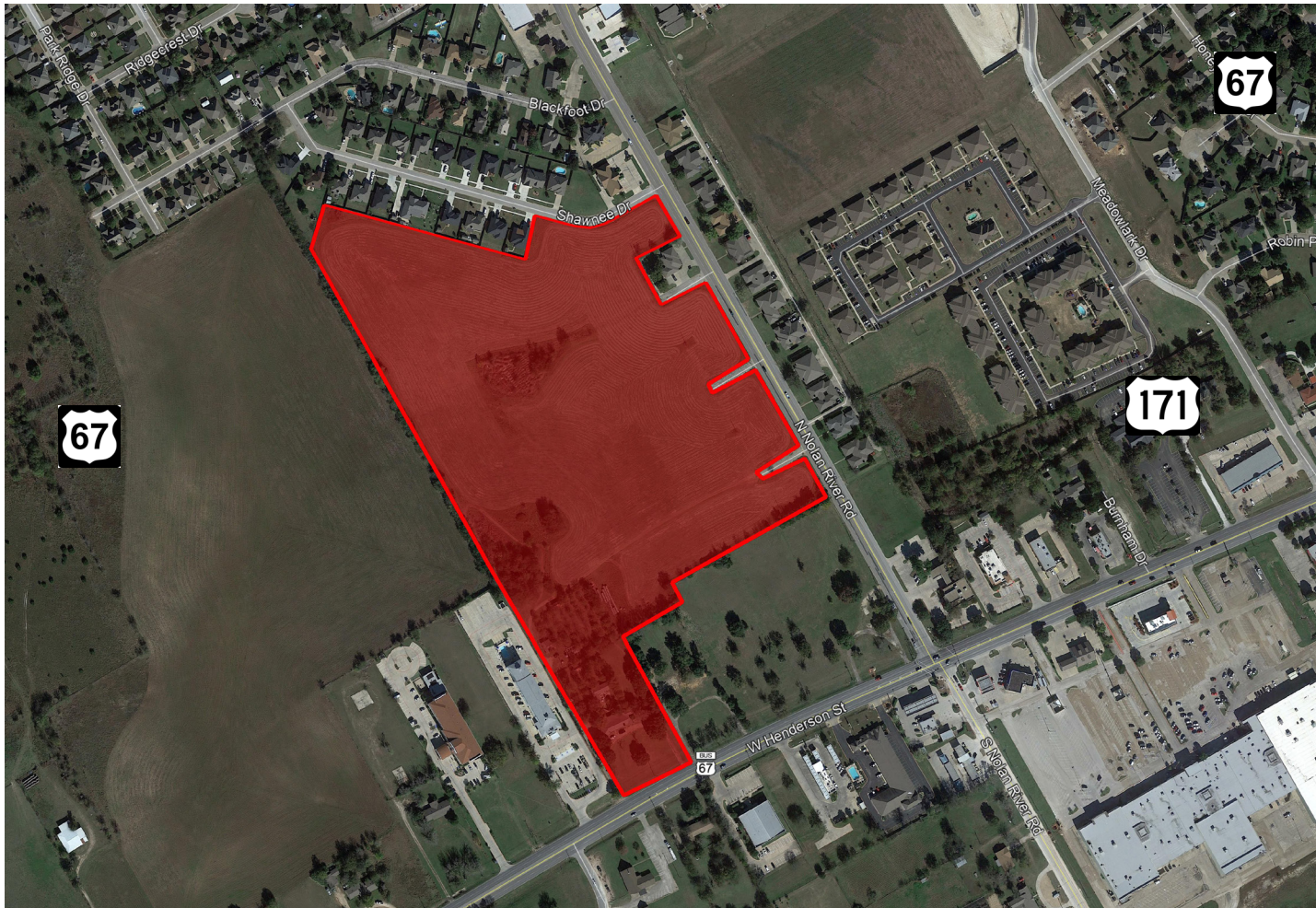
Broker Information:

Whit Kelly
817.259.3504
whit.kelly@transwestern.com

Ben McBroom
817.259.3538
ben.mcBroom@transwestern.com

NWQ OF NOLAN RIVER RD & W. HENDERSON ST

± 29 ACRES | CLEBURNE, TEXAS



PROPERTY INFORMATION

- Located in an Opportunity Zone
- ± 29 Acres
- Cleburne ISD
- Johnson County
- Minutes from Chisholm Trail Parkway with access from West Henderson St & Nolan River Rd
- Prime Development Opportunity
- Divisible
- Utilities to Site
- Zoning - "RC" Regional Commercial District



TRANSWESTERN

REAL ESTATE
SERVICES

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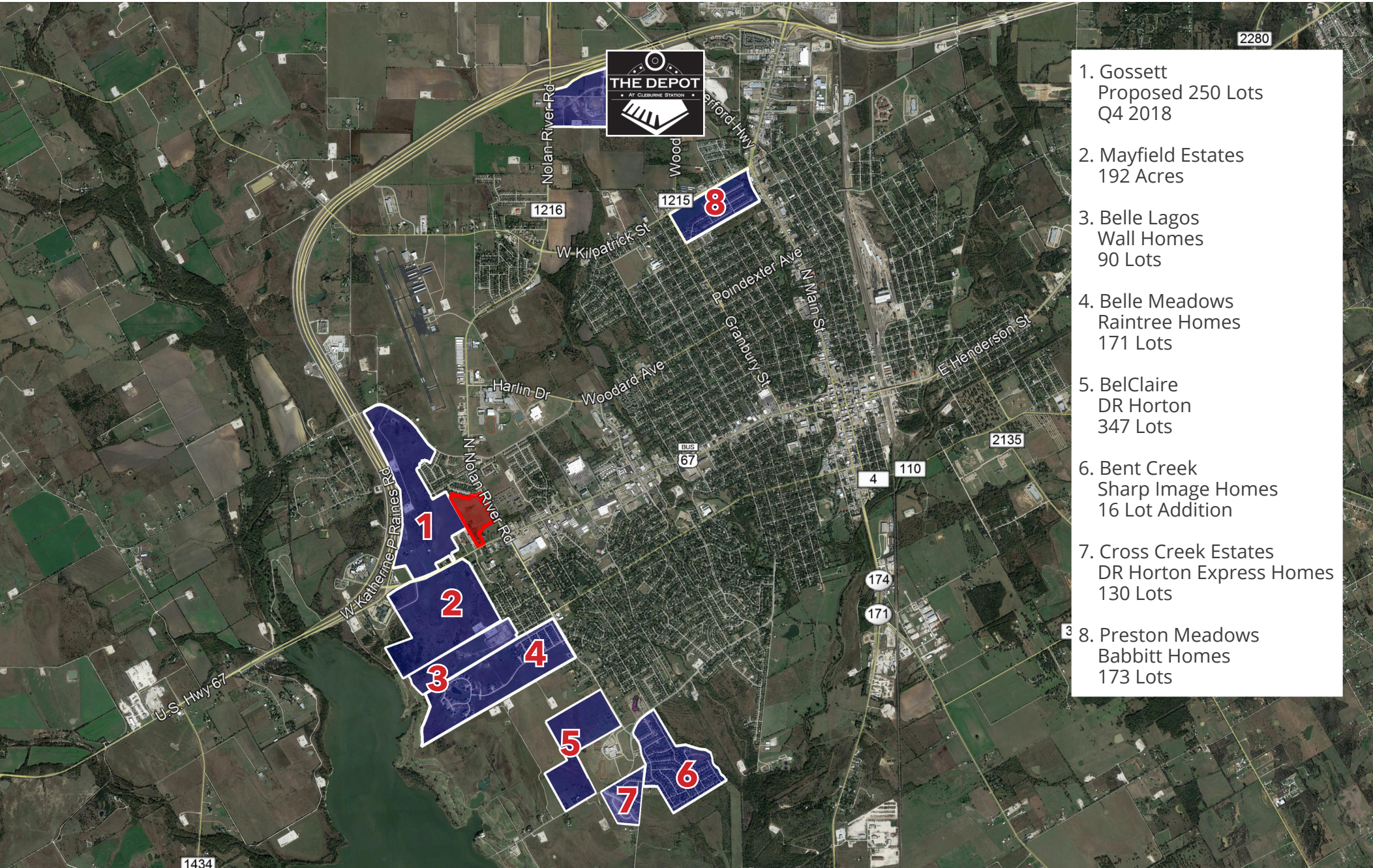
whit.kelly@transwestern.com

Ben McBroom
817.259.3538

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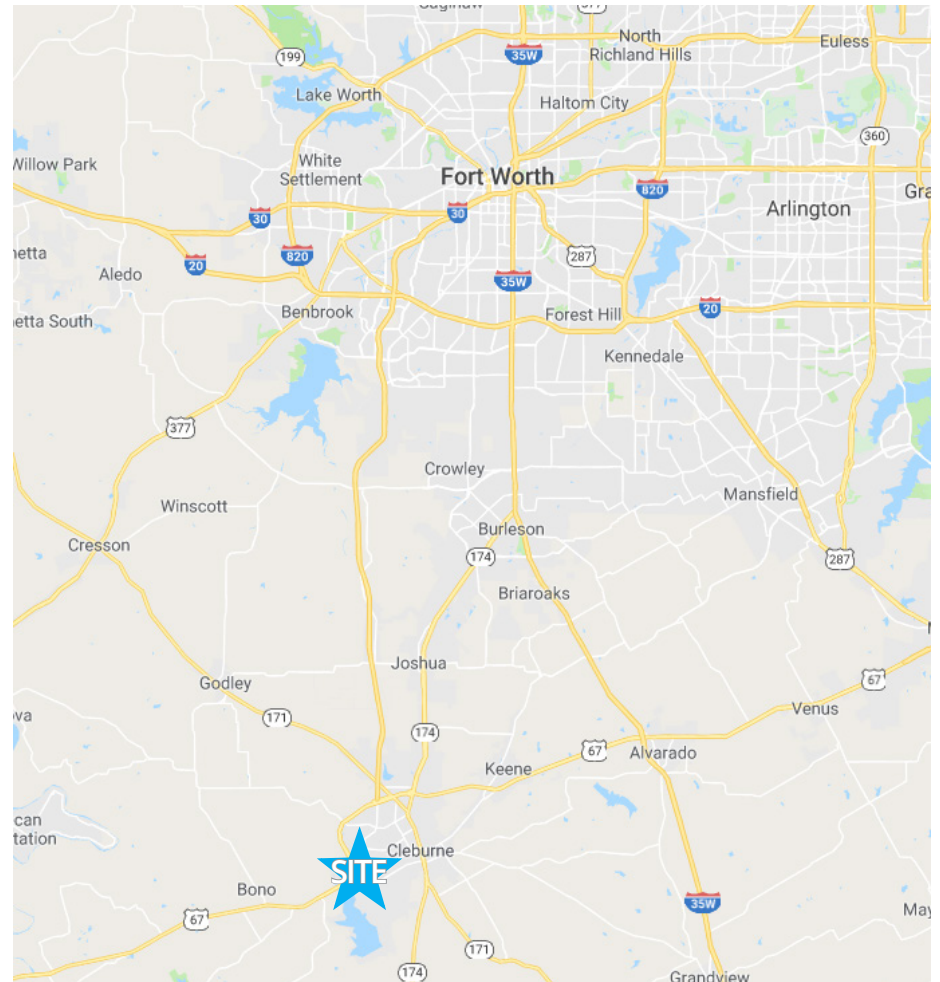
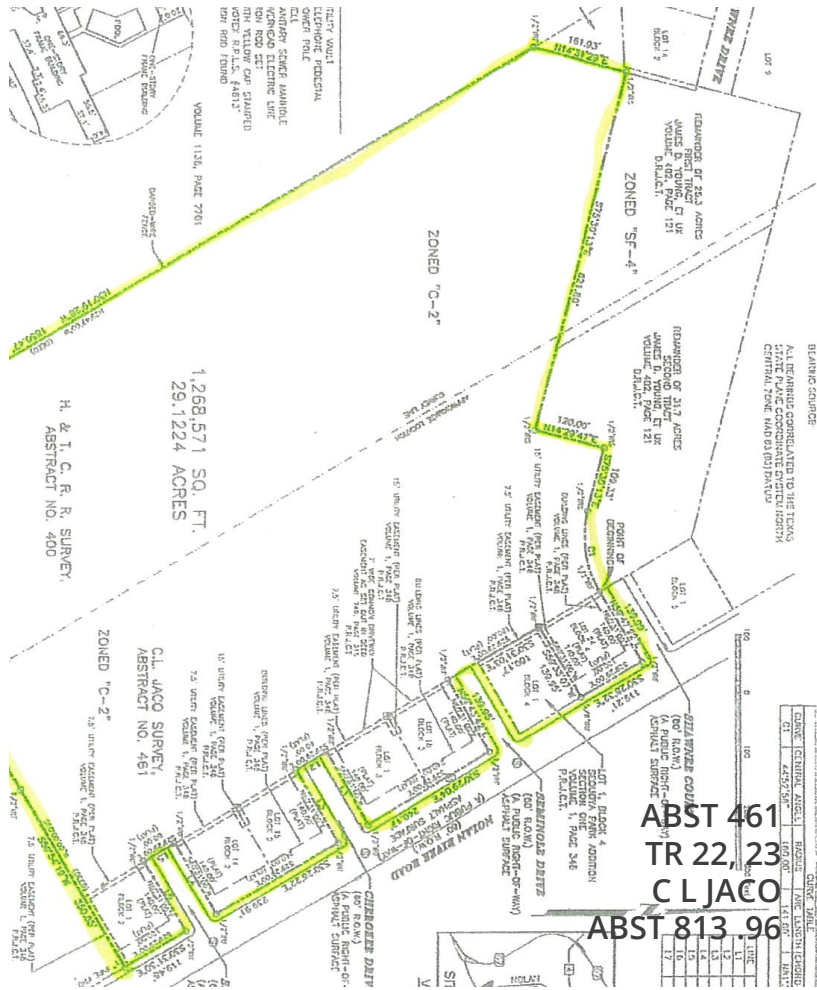
± 29 ACRES | CLEBURNE, TEXAS



- 1. Gossett
Proposed 250 Lots
Q4 2018
- 2. Mayfield Estates
192 Acres
- 3. Belle Lagos
Wall Homes
90 Lots
- 4. Belle Meadows
Raintree Homes
171 Lots
- 5. BelClaire
DR Horton
347 Lots
- 6. Bent Creek
Sharp Image Homes
16 Lot Addition
- 7. Cross Creek Estates
DR Horton Express Homes
130 Lots
- 8. Preston Meadows
Babbitt Homes
173 Lots

NWQ OF NOLAN RIVER RD & W. HENDERSON ST

± 29 ACRES | CLEBURNE, TEXAS



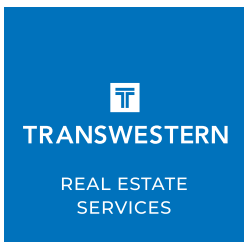
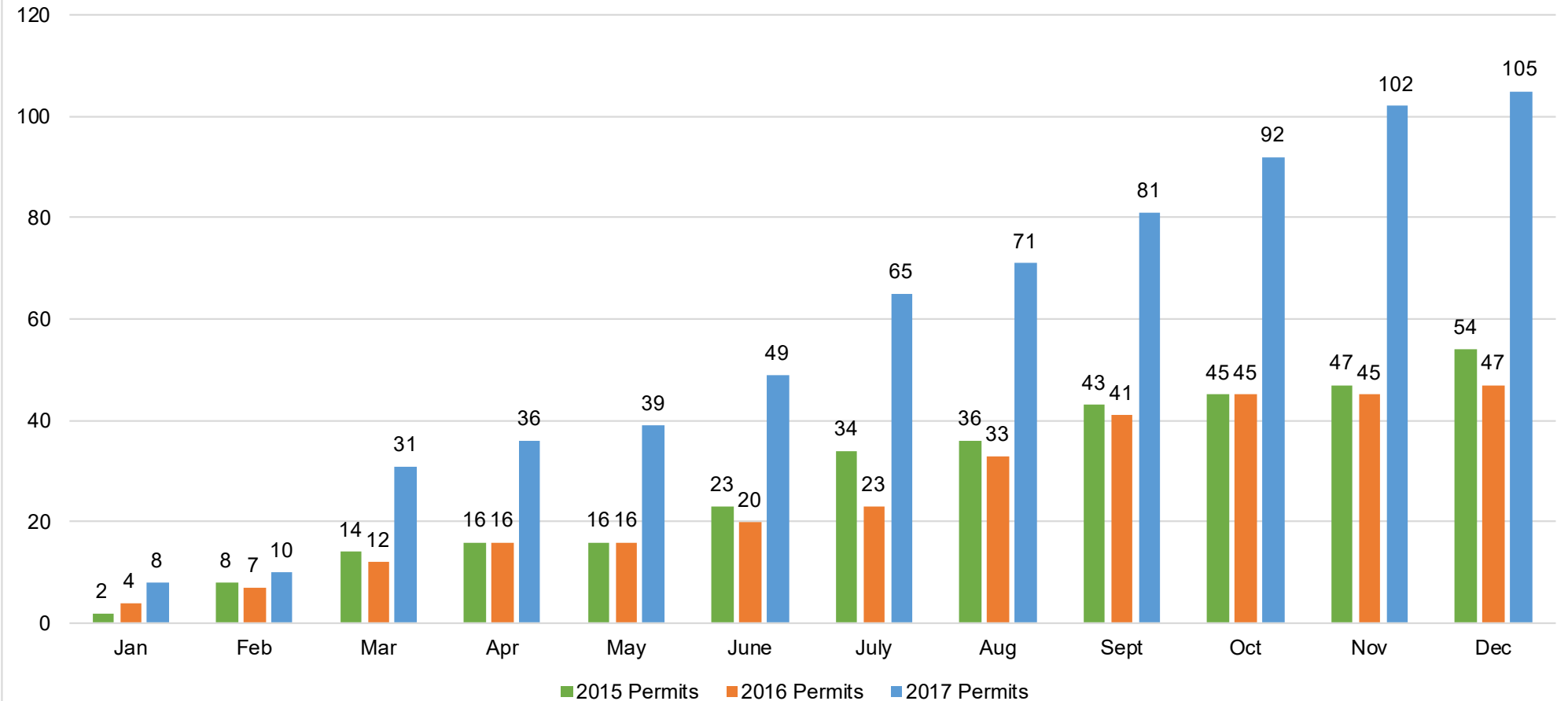
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,037	25,770	33,006
Households	1,603	9,342	11,711
Avg. Household Income	\$74,562	\$64,620	\$63,588

TRAFFIC COUNTS	
N. Nolan River Rd. @ W. Henderson St.	13,380 VPD
E. Henderson St. @ Burnham Dr.	12,500 VPD
US Hwy 67 @ Woodard Ave.	11,630 VPD

NWQ OF NOLAN RIVER RD & W. HENDERSON ST

± 29 ACRES | CLEBURNE, TEXAS

CLEBURNE RESIDENTIAL PERMIT COMPARISONS YEAR TO DATE 2015-2017



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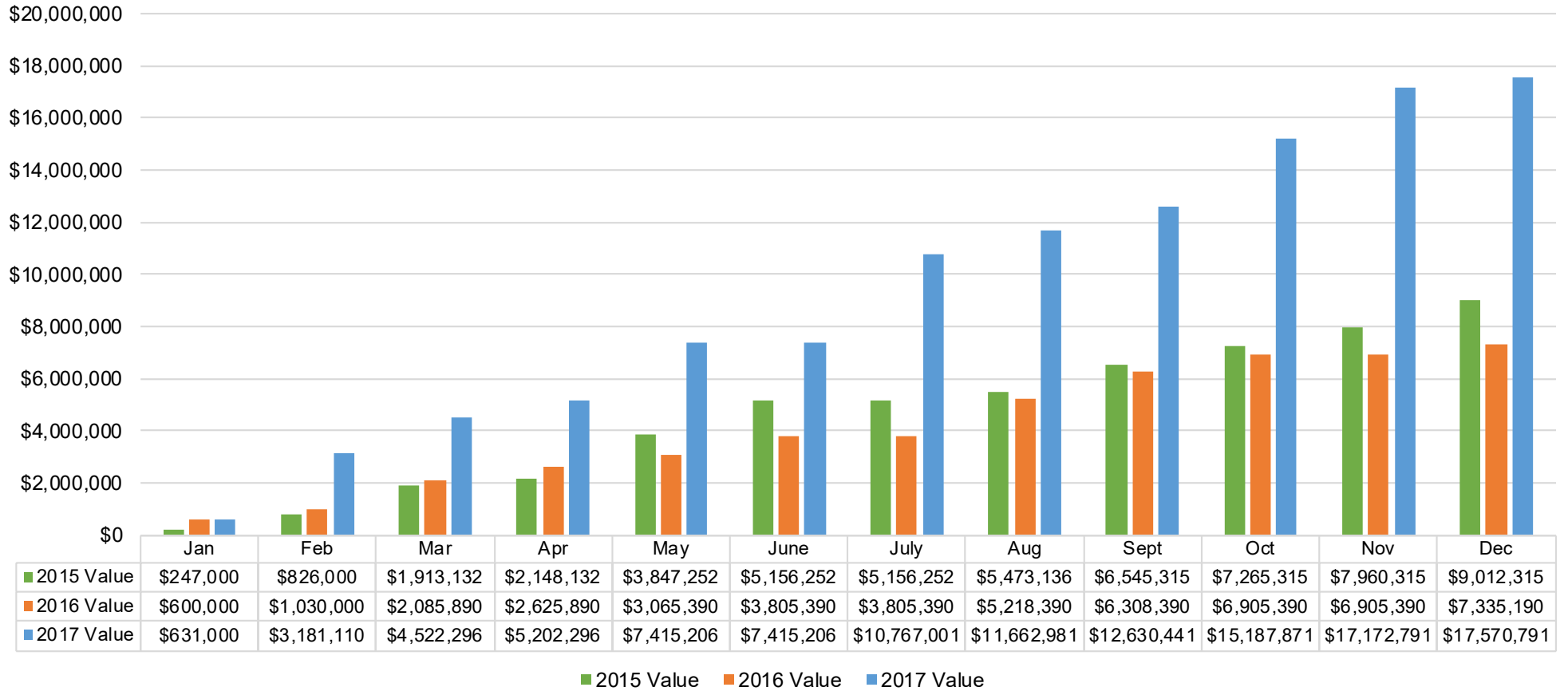
Broker Information:

<p>Whit Kelly 817.259.3504 whit.kelly@transwestern.com</p>	<p>Ben McBroom 817.259.3538 ben.mcBroom@transwestern.com</p>
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NWQ OF NOLAN RIVER RD & W. HENDERSON ST

± 29 ACRES | CLEBURNE, TEXAS

CLEBURNE RESIDENTIAL PERMIT VALUATIONS YEAR TO DATE 2015-2017



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Information About Brokerage Services - Fort Worth



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:
 - 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.

Willard Whitney Kelly **406080** **whit.kelly@transwestern.com** **817.877.4433**
 Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov