

FOR SALE

OFFICE FOR SALE

Cleburne, Texas



418 W CHAMBERS ST

For Sale \$224,900.00

1,250 Sq. Ft. Office | Cleburne, Texas

PROPERTY OVERVIEW



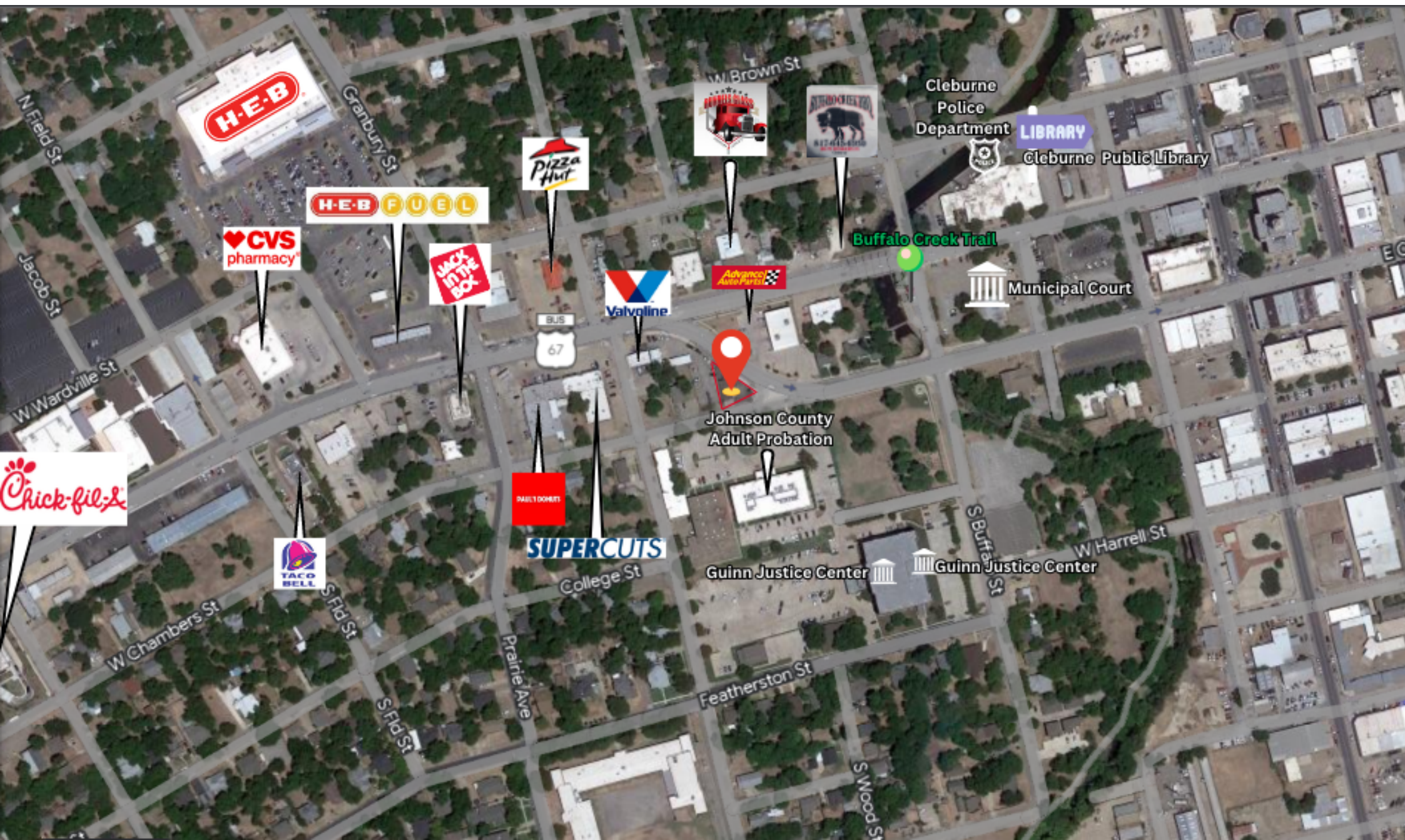
PROPERTY DETAILS

Building Size: 1,250 Sq. Ft.

Year Built: 1975

Land Area: 0.202 Acres

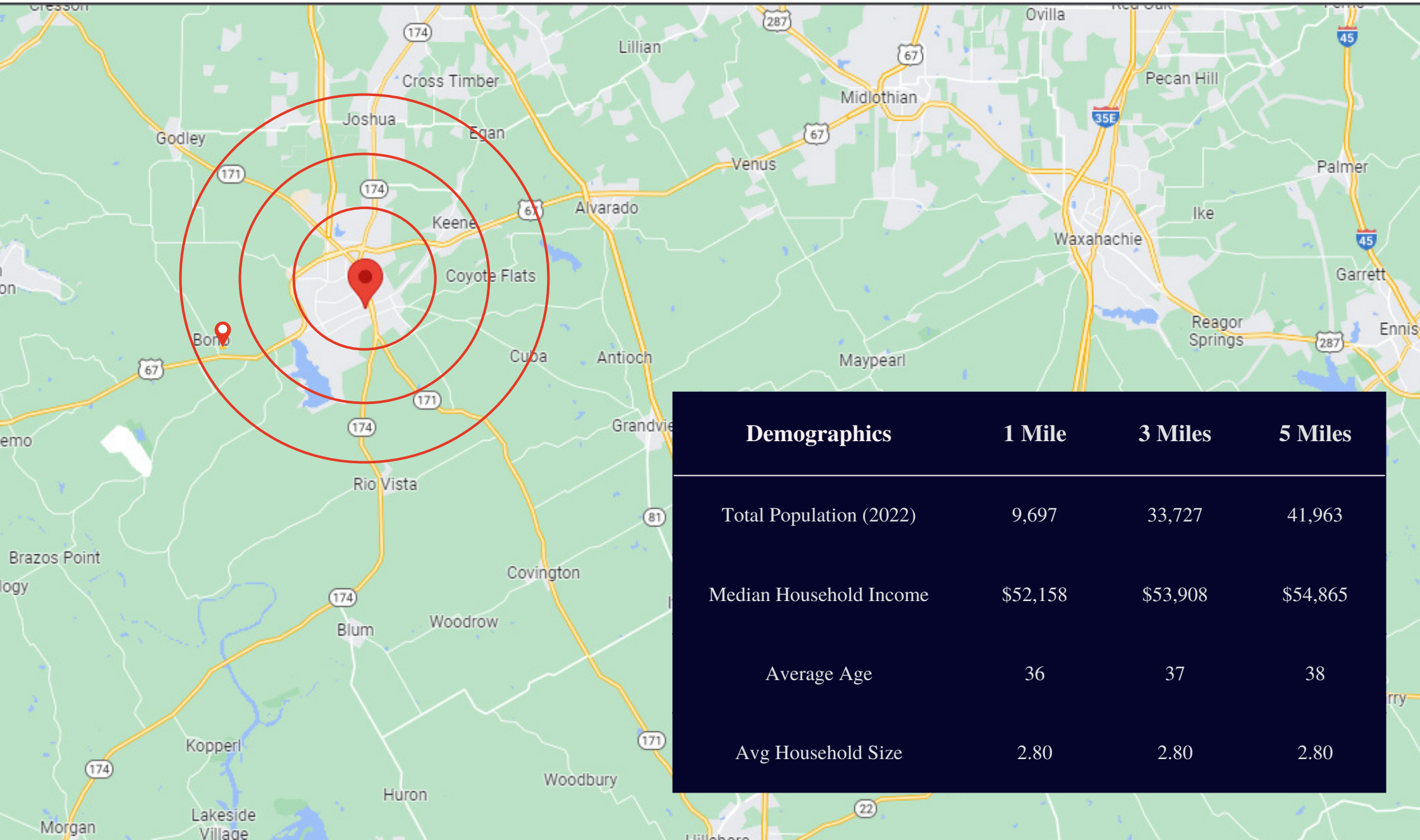
AREA RETAIL LOCATION



LOCATION

AREA

STREET MAP



Demographics	1 Mile	3 Miles	5 Miles
Total Population (2022)	9,697	33,727	41,963
Median Household Income	\$52,158	\$53,908	\$54,865
Average Age	36	37	38
Avg Household Size	2.80	2.80	2.80

AERIAL PROPERTY OUTLINE



BUILDING GALLERY



BUILDING GALLERY





We offer a complete spectrum of commercial real estate services. IDFW Commercial Real Estate represents Commercial Brokerage Services and Development in most property types like industrial, office, retail, land, Senior Living, and Tenant/Buyer Representation fall under our specialization.

CALL FOR ADDITIONAL INFORMATION

CAMERON POPE

682) 554 - 4598

cameron@idfw.net

www.idfw.net



I look forward to working with you.
Please contact me for a meeting

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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 licensee 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 placethe interests of the owner first.

TO AVOID DISPUTES,ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITINGAND CLEARLY ESTABLISH:
The broker'sduties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services providedto you, when payment will be made and how the paymentwill 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'sservices. Please acknowledge receipt of this notice below and retain a copy for your records.

Sales Agent/Associate's Name	Thomas Cameron Pope, Jr.	Licensed Supervisor of Sales Agent/ Associate	Susan Evitt Smith
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Phone	(682) 554-4598	Phone	(682) 551-9968
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Invest in DFW Commercial Real Estate	Designated Broker of Firm	On The Move Realty, LLC
Doing Business As	DBA	License No.	9009635
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