**LOCATION**

1300 County Road 1125 &
 1222 and 1210 Industrial Boulevard
 Cleburne, Texas 76033

PROPERTY SIZE

± 37.279 Acres

ZONING

Mixed-Use Development
 IH: Interim Holding

TRAFFIC COUNTS

31,756 VPD on Highway 67
 16,056 VPD on Chisholm Trail Pkwy

UTILITIES

Water / Electricity / Sewer delivered

PRICE

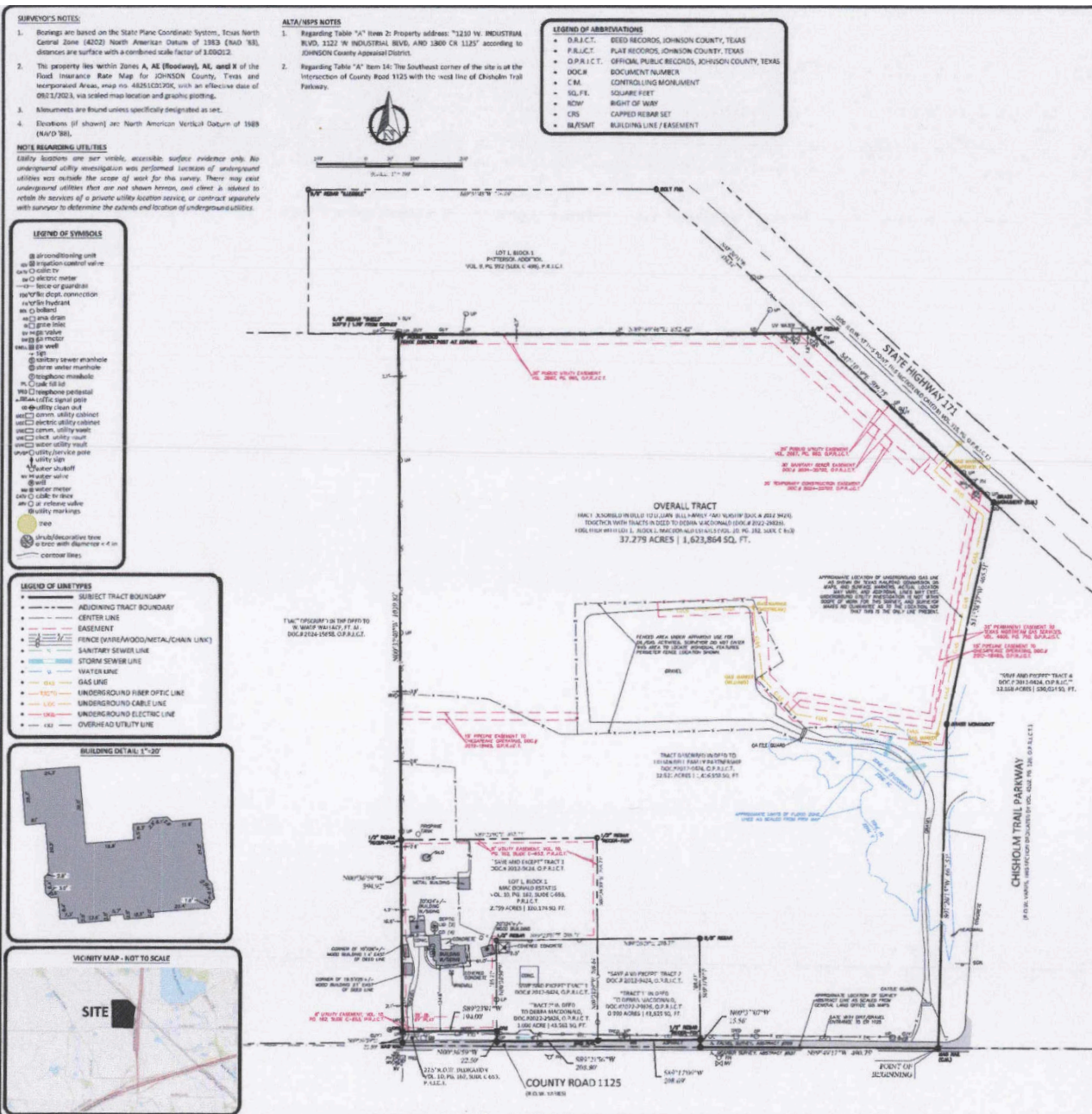
Upon Request

BY THE NUMBERS

| Population | | |
|-------------------------|----------|----------|
| 5-miles | 10-miles | 15-miles |
| 75,500 | 125,000 | 357,000 |
| Median Household Income | | |
| 5-miles | 10-miles | 15-miles |
| \$66,600 | \$72,500 | \$82,200 |

HIGHLIGHTS

- Ideal land for a new development in a fast-growing market
- Adjacent to a D. R. Horton community coming soon and a new Amazon facility
- Situated within a federally designated Opportunity Zone
- Cleburne, Texas currently has 10,401 residential units under development: 7,194 single-family and 3,207 multi-family units
- Immediate access to on / off ramp to Chisholm Trail Pkwy at County Road 1125, Highway 171, Highway 174 and Highway 67

[illegible]

CELBURNE 35

CLEBURNE,
TEXAS

















VO1

ALTA/NSPS LAND
TITLE SURVEY

Planning and Zoning

Zoning Districts

District

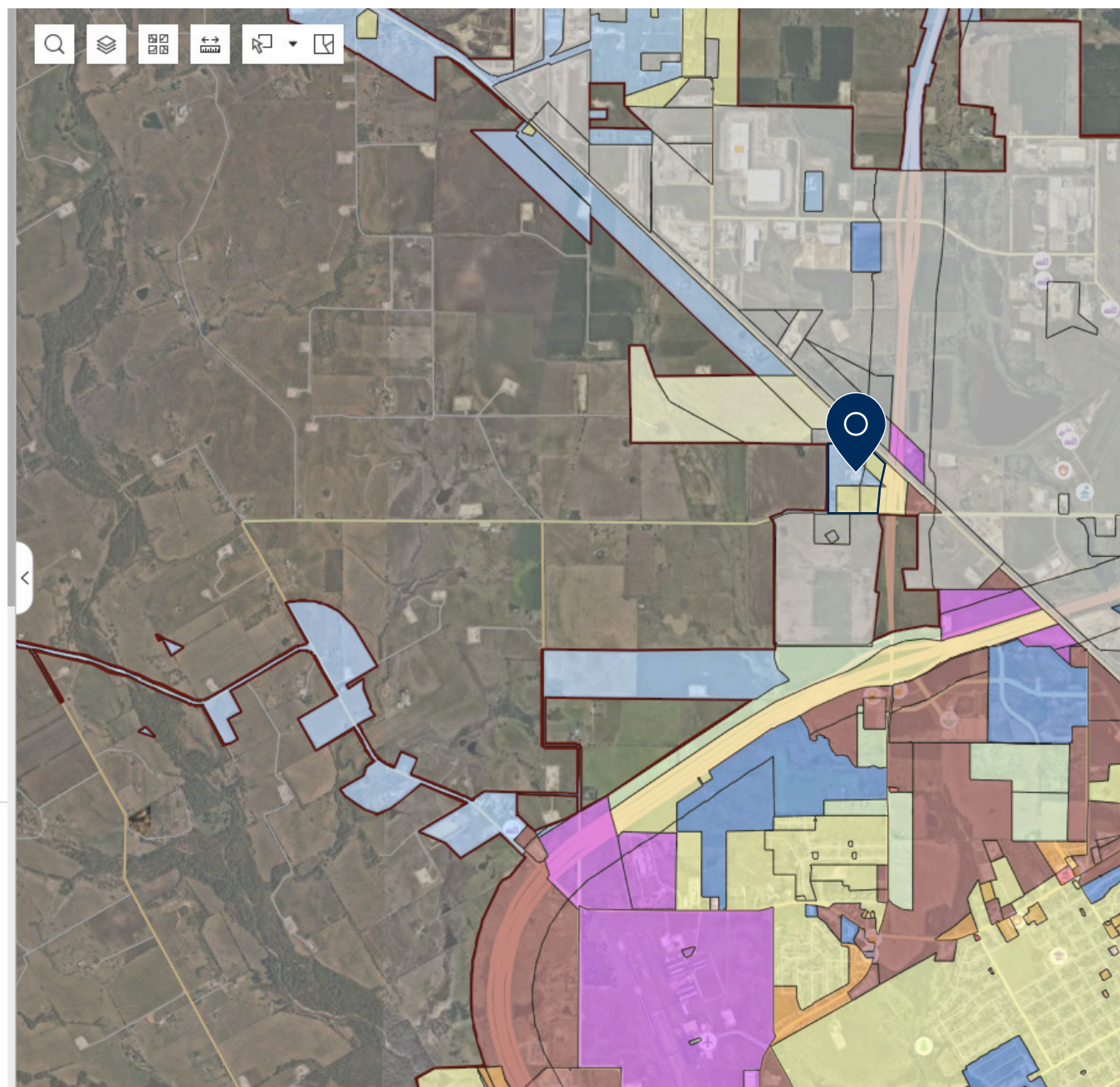
-  A, Agricultural District
-  SF-6, Single-Family Dwelling District
-  SF-7, Single-Family Dwelling District
-  SF-10, Single-Family Dwelling District
-  SF-20, Single-Family Dwelling District
-  MF-1, Medium-Density Residential District
-  MF-2, High-Density Residential District
-  D, Duplex Dwelling District
-  MU, Mixed-Use District
-  NC, Neighborhood Commercial District
-  LC, Local Commercial District
-  RC, Regional Commercial District
-  CI, Commercial/Industrial Flex District
-  I, Industrial District
-  IH, Interim Holding District
-  PD, Planned Development District

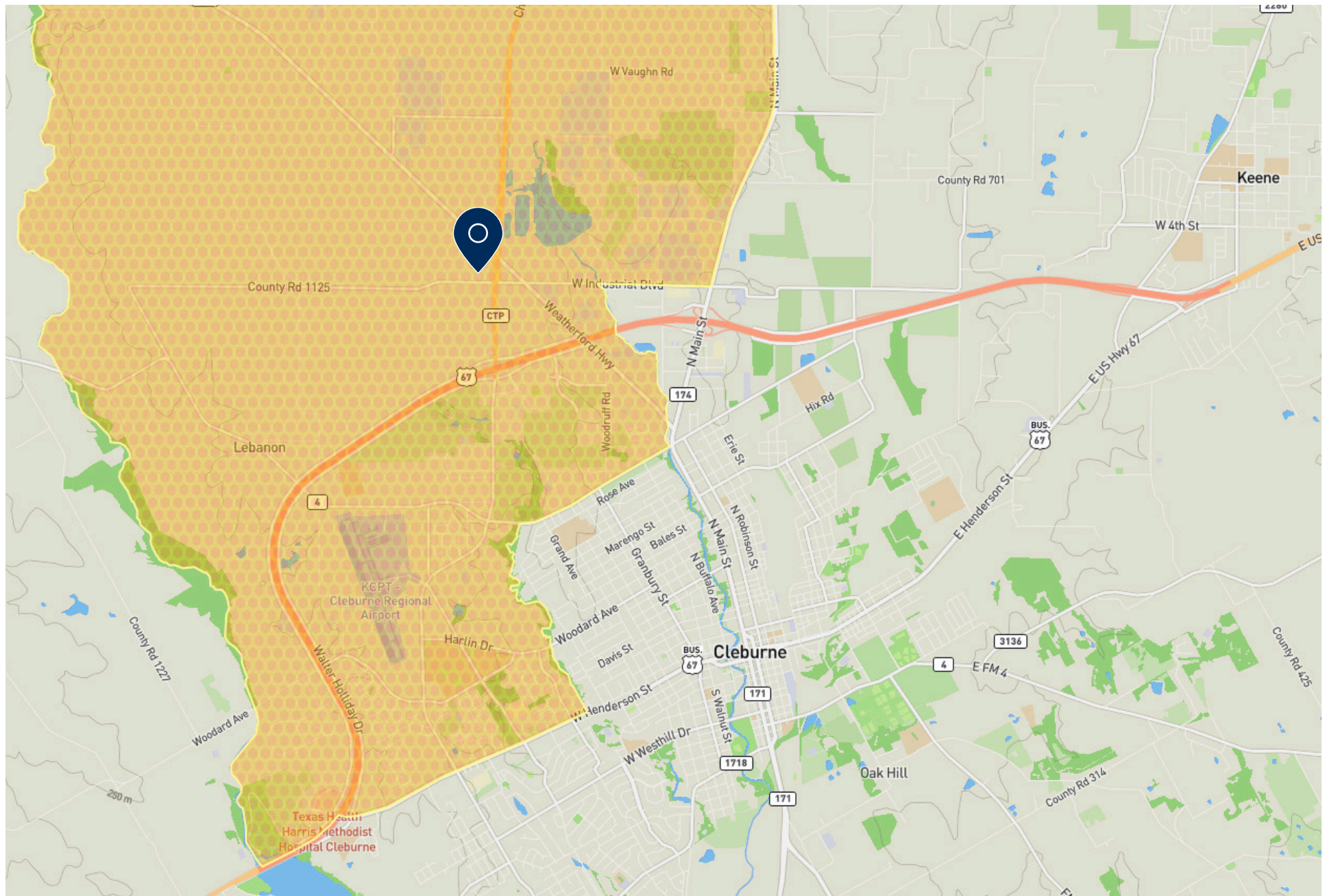
Citywide Reference Layers

City Limits



City ETJ (Extra-Territorial Jurisdiction)







LISTING TEAM

LESTER DAY

817.919.8515
lday@briggsfreeman.com

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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.

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|-----------------------------------------------------------------------------------|-----------------------|------------------------------------|-----------------------|
| Briggs Freeman Sotheby's International Realty Licensed Broker/Broker Firm Name | 287843 License No. | rbriggs@briggsfreeman.com Email | 214.350.0400 Phone |
| Angela B Thornhill Designated Broker of Firm | 471312 License No. | broker@briggsfreeman.com Email | 214.350.0400 Phone |
| Lester Day Licensed Supervisor of Sales Agent/Associate | 318879 License No. | lday@briggsfreeman.com Email | 817.919.8515 Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |