

400 N RIDGEWAY DRIVE

Cleburne, TX 76033



FOR SALE
VACANT RETAIL/OFFICE BUILDING

OLDHAMGOODWIN.COM | 979.268.2000



PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 400 N Ridgeway Drive presents a rare opportunity to acquire a recently renovated, free-standing office building in the heart of Cleburne's growing commercial corridor. Situated on 0.412 acres with approximately 100 feet of frontage along N Ridgeway Drive, this 3,419 SF building offers excellent visibility and signage potential, benefiting from a combined traffic count of over 28,700 vehicles per day. Strategically located near major thoroughfares including Highway 67 and Main Street, the property is surrounded by a healthy mix of national retailers, medical offices, schools, and residential developments. The versatile layout and ample parking (17+ spaces) make it ideal for an owner-user or investor seeking a professional or medical office setting ready for immediate occupancy.



SALES PRICE

\$525,000



BUILDING SIZE

3,419 SF



LAND SIZE

0.412 AC





PROPERTY HIGHLIGHTS

- Prime owner-user opportunity for a business looking to capitalize on an established area offering a healthy mix of retail, medical offices, local businesses, and residential developments
- 3,419 SF free standing office building conveniently located on N Ridgeway Dr. and adjacent to W Henderson St
- Versatile layout that can accommodate multiple needs and be customized to fit the ideal workspace
- Excellent visibility with street signage and traffic counts of 5,849 VPD on N Ridgeway Dr. and 22,866 VPD on W Henderson St
- Renovated in 2021 and ready for immediate occupancy
- Ample parking with 17+ spaces
- Conveniently located between HWY 67 and Main Street near the airport and schools
- Rapidly growing area with new residential developments and commercial construction

New Build
Neighborhood

SITE

N Ridgeway Drive

Walmart



FIRST
FINANCIAL
BANK

ROWLETT'S
HARDWARE



Yellow Jacket
Stadium



DISCOUNT
TIRE



Clebourn
Conference
Center



MCALISTER'S
DELI



AT&T



Kroger



TRACTOR
SUPPLY CO.

HOME
centric

SUBWAY



cicis
BEYOND PIZZA

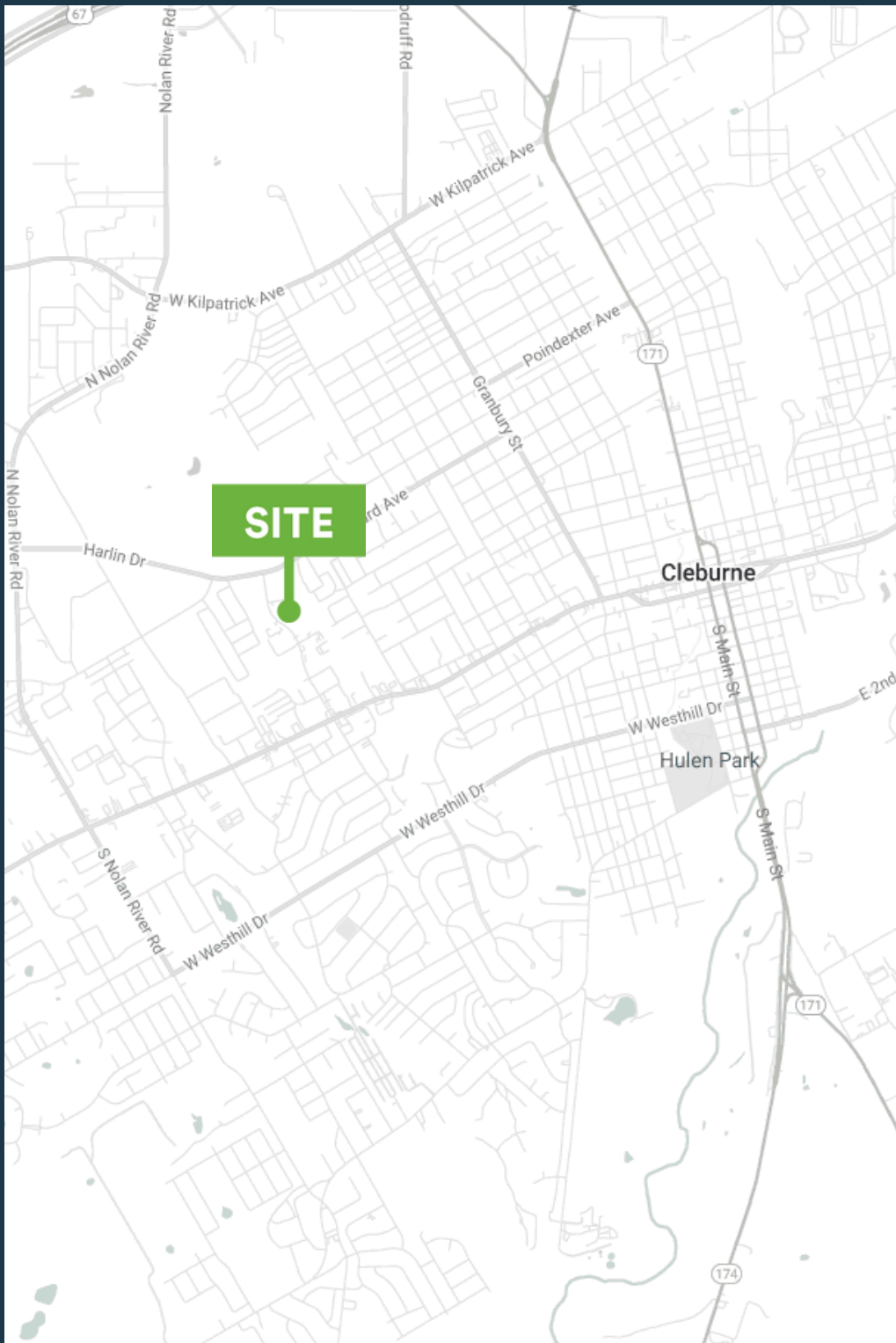
FAMILY
DOLLAR



LESLIE'S

petsense
by Tractor Supply

GAME
CHANGE



BUILDING SPECIFICATIONS

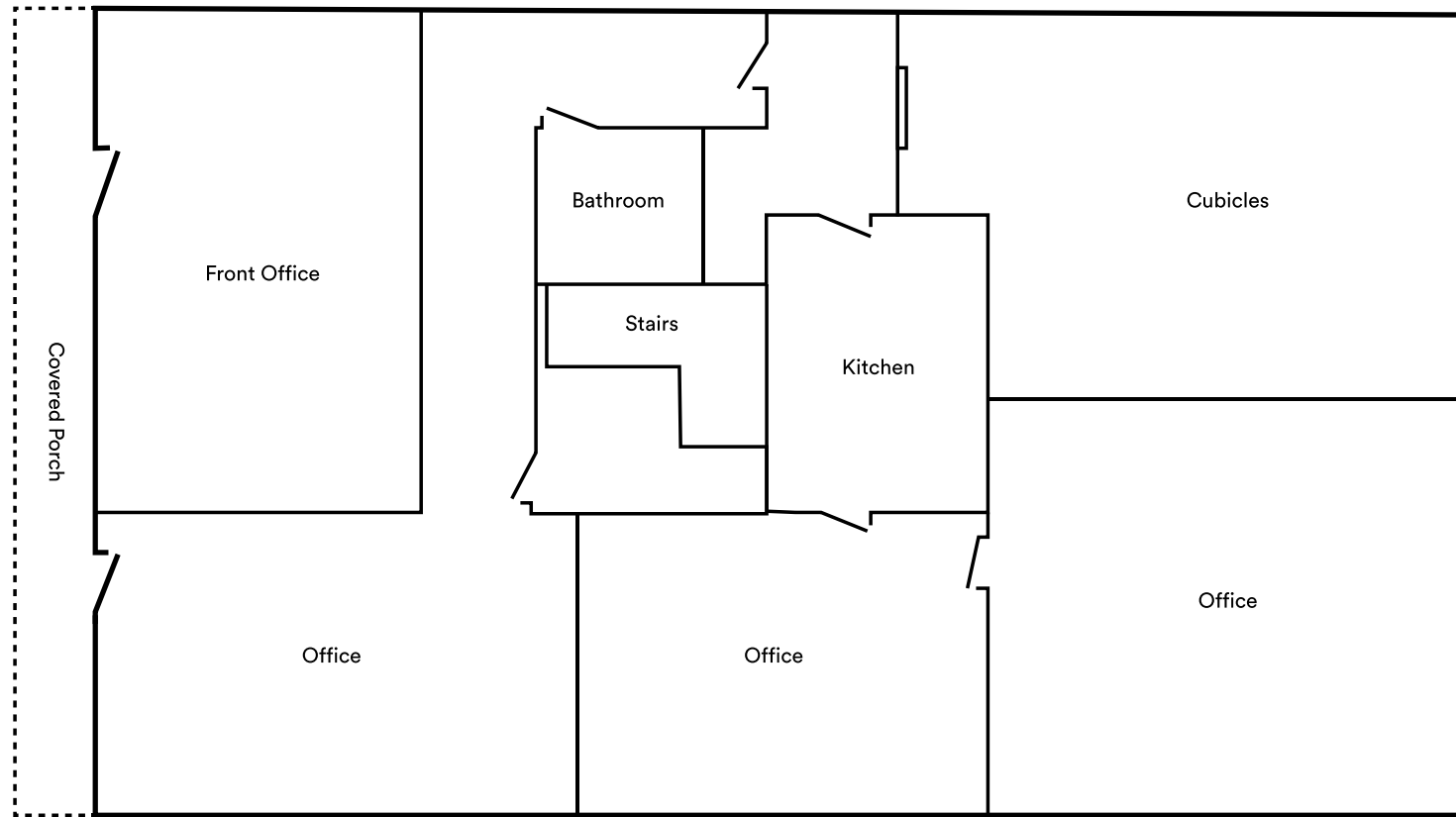
Main Building Area:	3,419 SF
Year Built:	1980
Renovated:	2021
Foundation:	Concrete Slab
Exterior Walls:	Brick
Roof Cover:	Shingle
Utilities:	All utilities available
Parking:	17 + Spaces

SITE SPECIFICATIONS

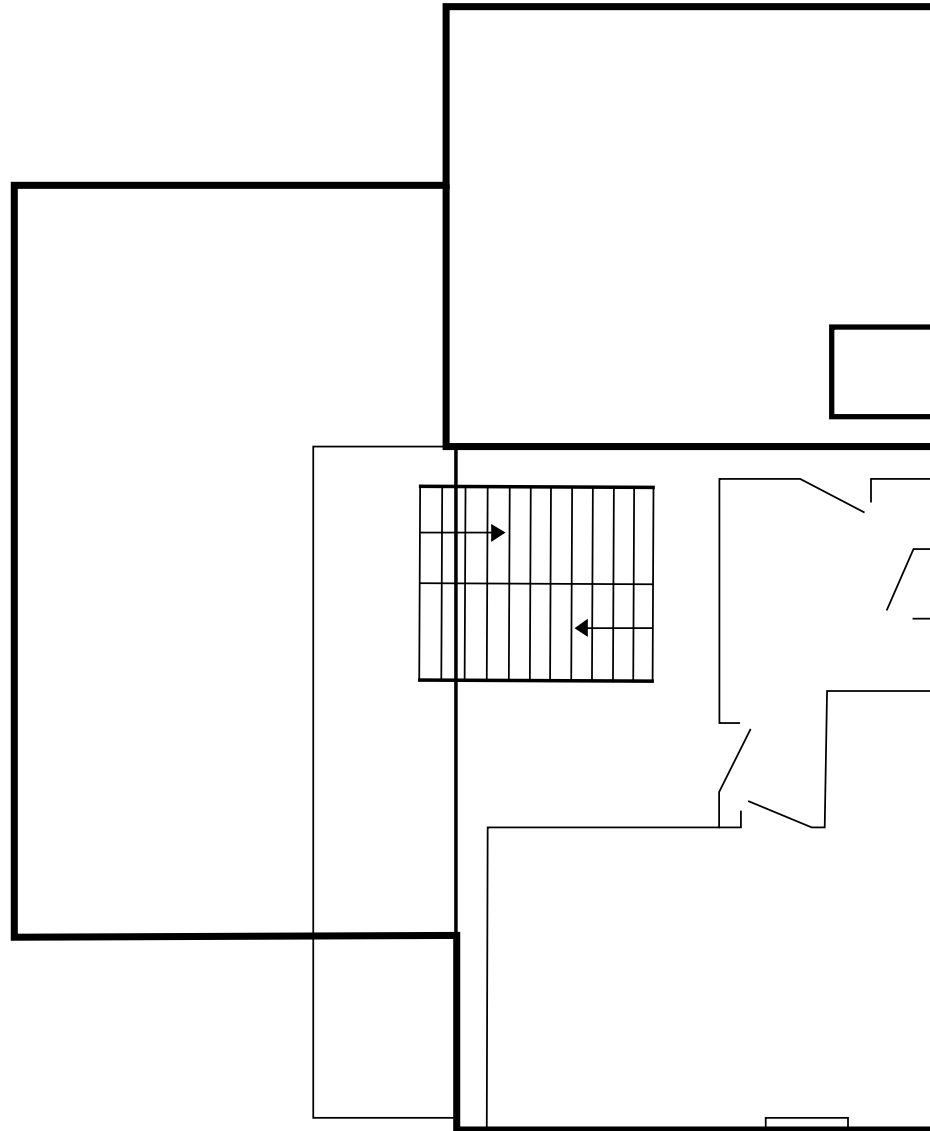
Size:	0.412 Acres
Legal Description:	LOT 5 PT BLK 8 LINCOLN PARK
Access:	Access via N Ridgeway Drive
Zoning:	RC - Regional Commercial District
Frontage:	Approx. 100' of frontage along N Ridgeway Drive

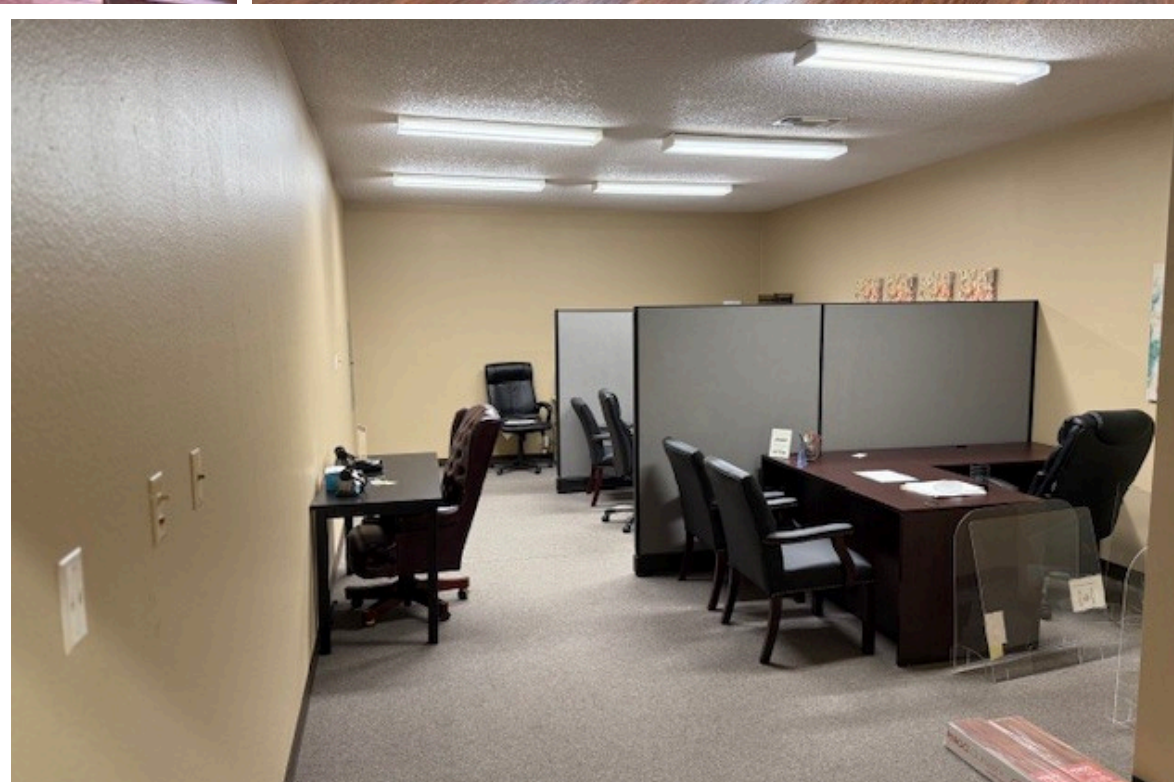
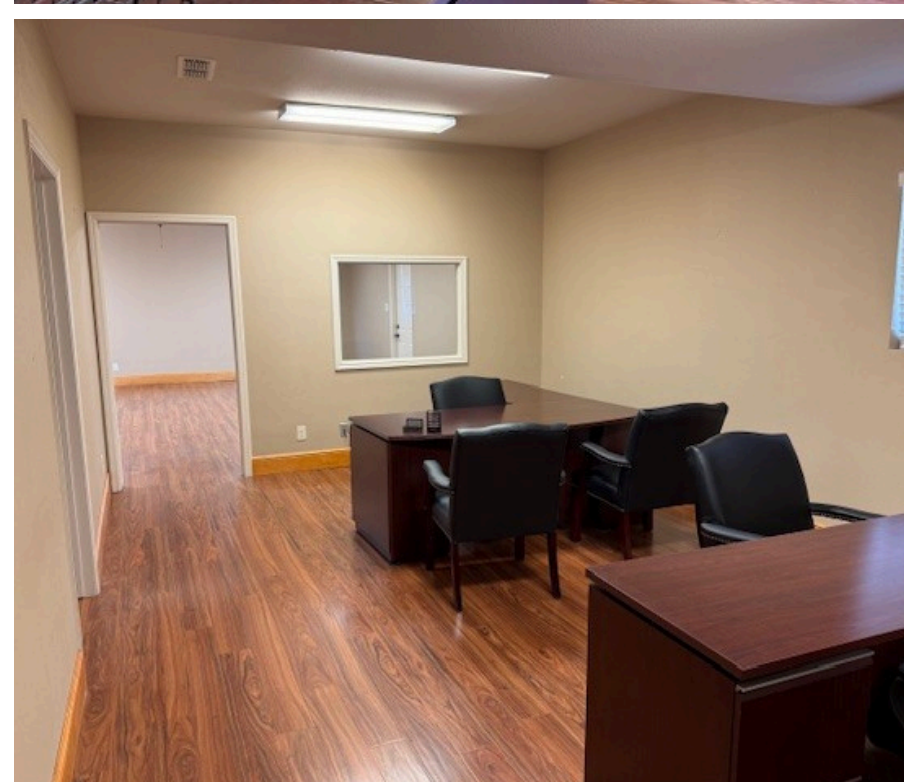
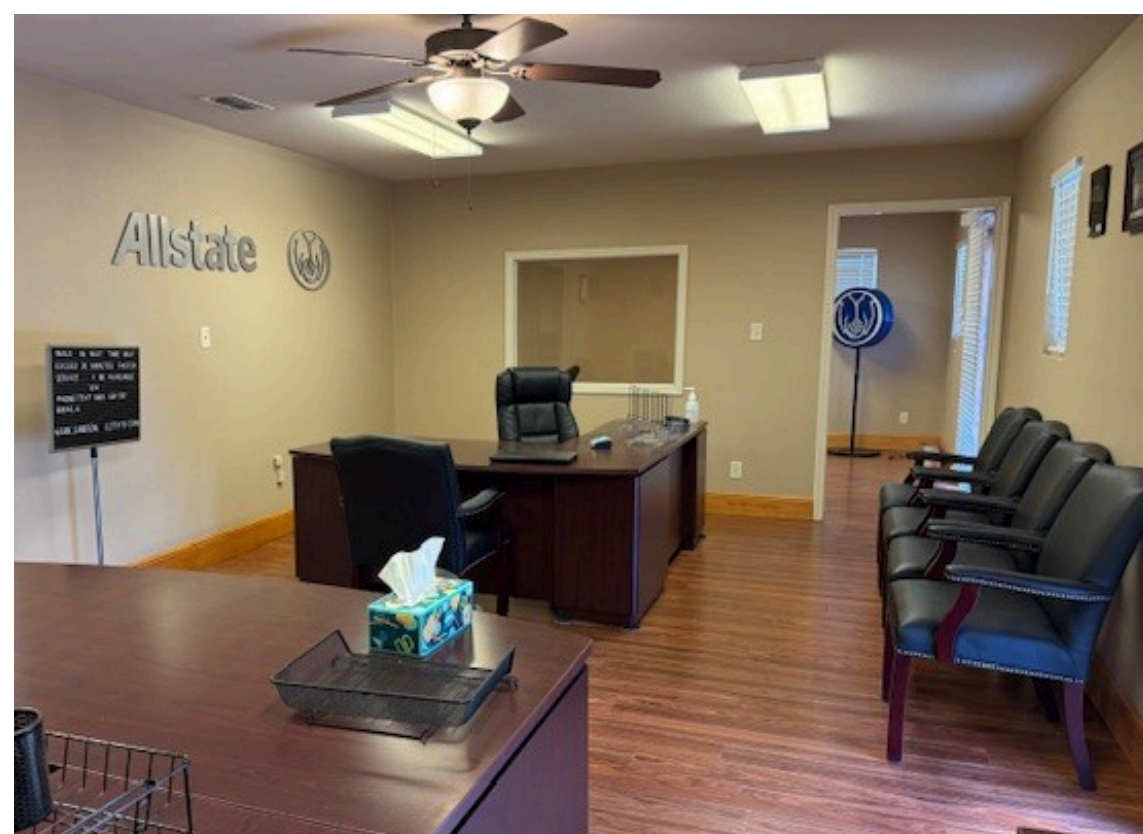


1ST FLOOR PLAN



2ND FLOOR PLAN





DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

12K

HOUSEHOLD
INCOME

\$117K

CONSUMER
SPENDING

\$149K

3 MILE

ESTIMATED
POPULATION

48K

HOUSEHOLD
INCOME

\$109K

CONSUMER
SPENDING

\$623K

5 MILE

ESTIMATED
POPULATION

102K

HOUSEHOLD
INCOME

\$82K

CONSUMER
SPENDING

\$1.14M

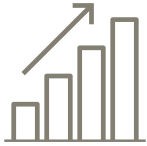


935,508

7TH
BEST

4TH
IN T

**IN THE COUNTRY
MOST PROSPEROUS
CITY**



FORT WORTH IS THE PERFECT LOCATION THAT GIVES COMPANIES
A REAL COMPETITIVE ADVANTAGE



FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF FORT WORTH
RESULTING IN 2.4 BILLION IN ANNUAL ECONOMIC IMPACT



WITHIN THE SURROUNDING AREA

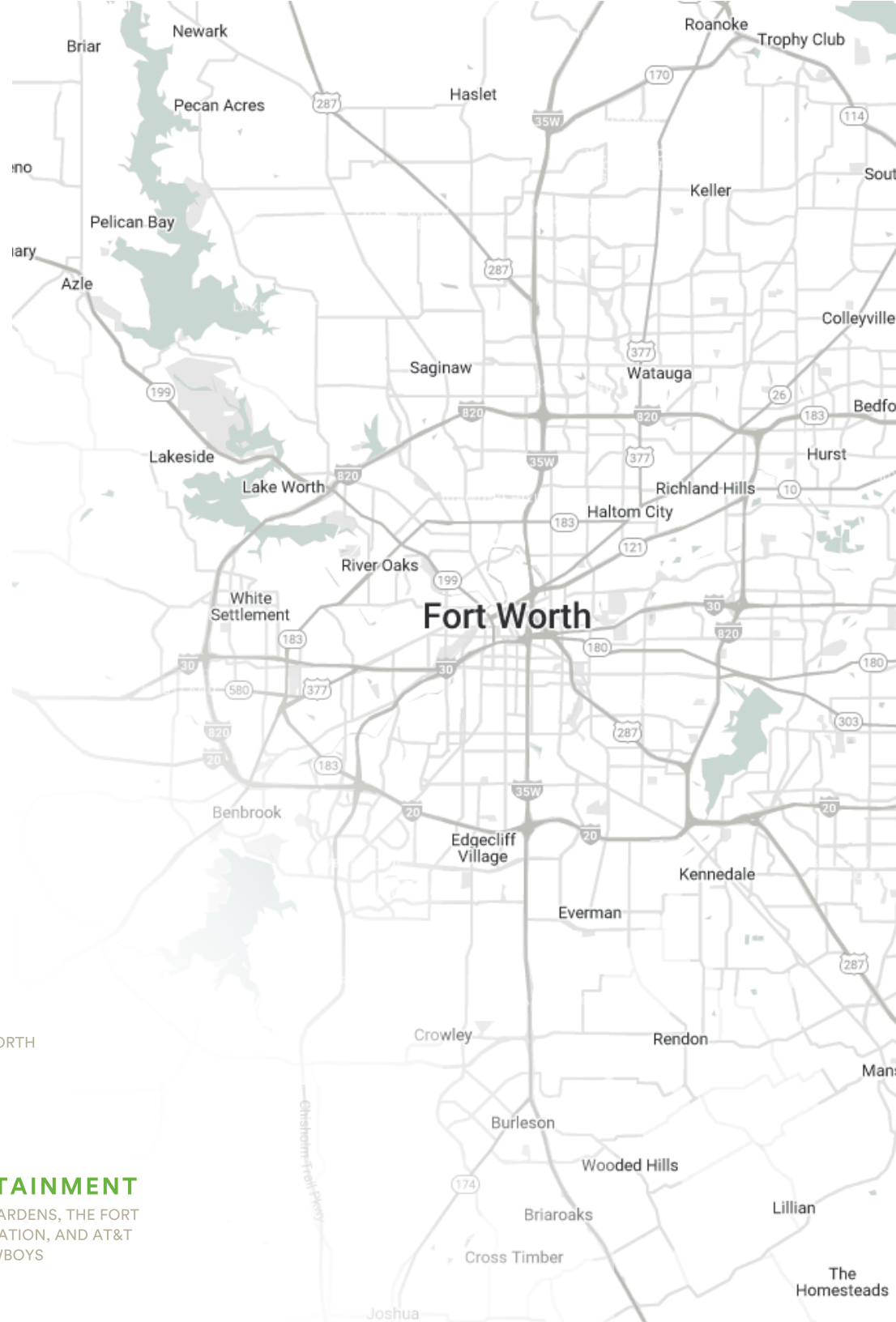
INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW, UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMEN'S UNIVERSITY

2ND
FASTER

FASTEST GROWING CITY
IN THE UNITED STATES



INCLUDES 5 MUSEUMS, BOTANICAL GARDENS, THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION, AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Bryan

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.