

# 5236 E. Highway 67, Alvarado, TX 76009

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## Property Due Diligence and Zoning Summary

### Property Identification

- Address: 5236 E. Highway 67, Alvarado, TX 76009
- Parcel/APN: 126053603470
- County: Johnson County, Texas
- Building Area: Approximately 2,113 SF
- Site Area: Approximately 0.71–0.75 Acres
- Year Built: 1980

### Contact Information

#### Jennifer Vanderlaan

Phone: (817) 556-6380  
Fax: (817) 556-6391  
Johnson County Annex  
2 N Mill St  
Suite 305  
Cleburne, Texas 76033

### Current Use and Marketing

- Property is marketed as a commercial property.
- Current business located on the property is Hearts & Flowers Florist.
- Corner lot with highway frontage and strong visibility.

### Zoning

- In Johnson county there are no zoning classifications.
- The property can be used for commercial or residential.
- Commercial uses mentioned include retail, office, medical office, daycare, fitness, and service-commercial uses

### Utilities

- Electricity Connected
- Co-op Water
- Aerobic Septic System

### **Access and Visibility**

- Located on US Highway 67.
- Approximately 3 miles from Interstate 35W.
- High-visibility commercial corridor location.

### **Remaining Due Diligence Items**

- If interested in current or future information on Hwy 67 contact TxDOT  
<https://www.txdot.gov/>

BUYERS INITIALS \_\_\_\_\_

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