

HISTORICAL RETAIL SPACE FOR LEASE

201 - 205 E CHAMBERS

CLEBURNE, TX 76031



TRANSWESTERN

RETAIL



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201-203 E CHAMBERS

Historical Building

CLEBURNE, TX

- » Located in Historic Downtown Cleburne
- » Historic 3-Story Building
- » Ground Floor Retail Space For Lease
- » 800 - 6,000 Available SF
- » Total Building Size: 20,000 SF
- » Built in 1900



Historic Downtown Cleburne offers all the joys of Southern living: delicious food, warm hospitality, fun events and much more. From shopping for antiques and eating a local cuisine to seeing a play and touring historic homes, you can do it all and more here. Cleburne's charming character is undeniable from the moment you step foot in Downtown Cleburne.





CLEBURNE

at a Glance



Population
33,474



Households
11,143



Avg Household Income
\$61,810



City Empolyees
372



E James St & N Main St SE
16,737 VPD



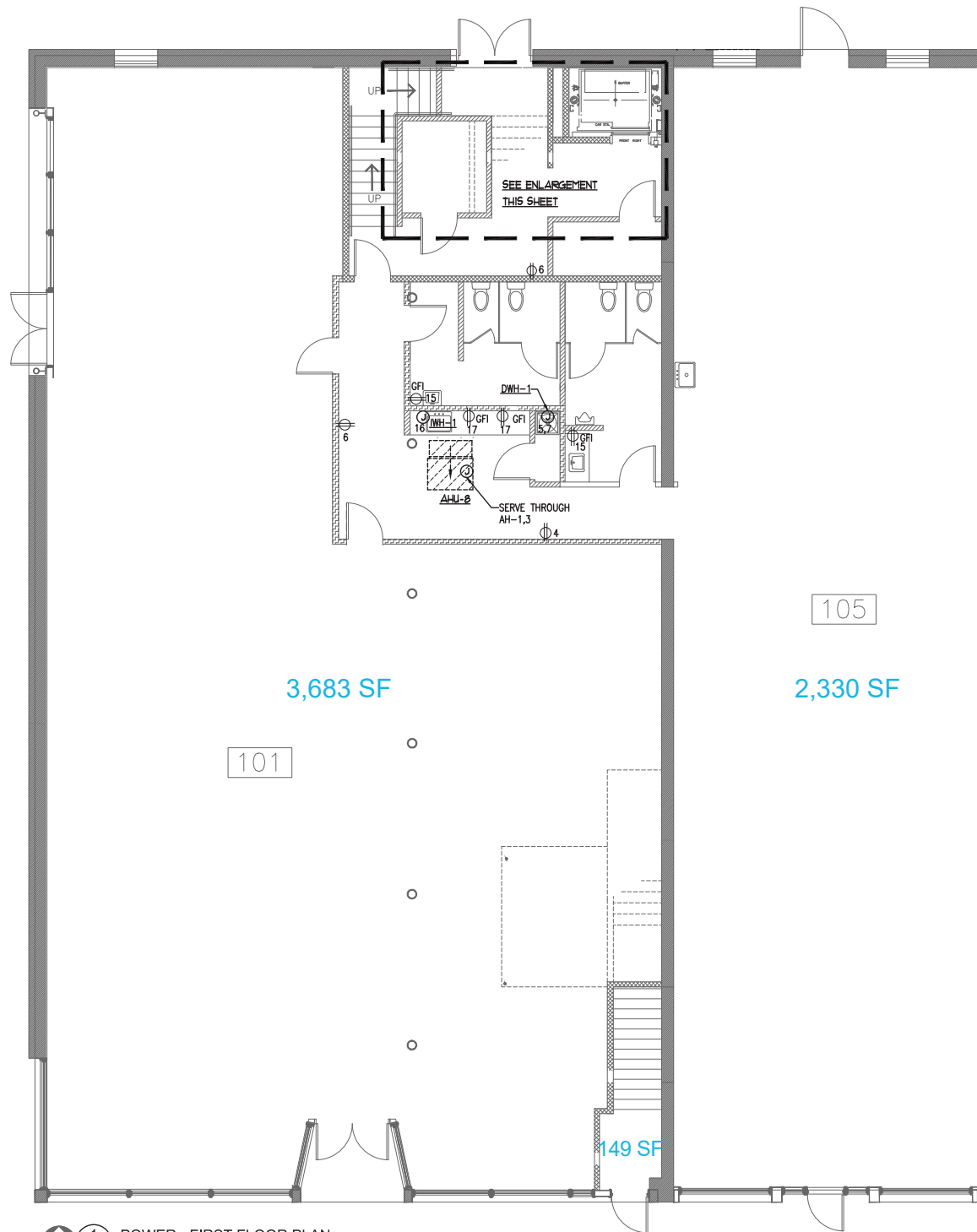
Cleburne, the county seat of Johnson County, is on U.S. Highway 67 thirty miles south of Fort Worth. Its origin and growth can be attributed to its role as a crossroads and transportation center. The site was near the earliest Johnson County road, an old wagon trail that was used by soldiers traveling from Fort Belknap to Fort Graham. The location had an excellent water source on West Buffalo Creek that attracted travelers, including cattlemen from the nearby Chisholm Trail.







FLOOR PLAN



1 POWER - FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"





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:
 - 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.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey Scott Givens	431457	jeff.givens@transwestern.com	817-877-4433
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

IABS 1-0





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