



\*Boundaries are approximate and to be determined based off final survey.

**PREMIER DEVELOPMENT/INVESTMENT TRACT IN STRATEGIC LOCATION**

77+/- Acres | 4893 S Highway 174 | Cleburne, Texas 76023

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**JUSTIN TIDWELL**  
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**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 77 +/- acres (the "Site") to be surveyed out of a larger 237.93 +/- acre parcel located along Highway 174 in Cleburne, Texas. Cleburne, a rapidly growing city of 33,826 residents, is in Johnson County only 22 miles south of Fort Worth. The Site has an Agricultural Exemption in-place creating an extremely low taxable value, drastically reducing a Purchaser's overall carry cost, assuming they are able to maintain exemption. The Site has frontage along Highway 174, a busy thoroughfare, which connects Cleburne to Interstate 35W. The Site benefits from its excellent visibility and traffic counts over 10,000 vehicles per day. At just **\$17,500 per acre**, this is an excellent opportunity to acquire a site in the future path of growth.

A 1.5% co-broker fee is available to a Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity.

| INVESTMENT OVERVIEW <sup>(1)</sup> |   |
|------------------------------------|---|
| Property                           | 77 +/- Acres (to be platted out of a 237.93 +/- Acre parcel)  |
| Location                           | 4893 S Highway 174, Cleburne, TX 76023                        |
| Mineral Rights                     | Seller to retain any and all mineral rights                   |
| Utilities                          | Johnson SUD (8" water line along SH 174 in front of the Site) |
| Zoning                             | Cleburne ETJ  |
| Due Diligence Vault                | <a href="#">Link to Due Diligence Vault</a>                   |
| Appraisal District Property ID     | R000017083  |
| School District                    | Rio Vista ISD   |

(1) Purchaser to confirm all information during due diligence.

| PRICING               |             |
|-----------------------|-------------|
| Asking Price          | \$1,347,500 |
| Asking Price Per Acre | \$17,500    |

| TAX INFORMATION       |                 |
|-----------------------|-----------------|
| Taxing Entity         | Tax Rate        |
| Lateral Road          | 0.050000        |
| Rio Vista ISD         | 1.183300        |
| Johnson Co ESD        | 0.054201        |
| Johnson County        | 0.335000        |
| Hill College          | 0.029441        |
| <b>Total Tax Rate</b> | <b>1.651942</b> |

\*Please note there is an existing Agricultural Exemption on this site  
\*Rollback Taxes will be the responsibility of the Purchaser.





## INVESTMENT HIGHLIGHTS



### Strategic Location

- The 77+/- acre Site is strategically located along Texas State Highway 174 which gives the Site ideal frontage on one of the major north-south throughfare in Johnson County.
- The Site is approximately 5 miles south of Downtown Cleburne and 20 miles south of Burleson which gives convenient accessibility to major employment in the region such as Walmart Distribution Center, Texas Health Harris Methodist Hospital, and more.
- Cleburne is within the Dallas Fort Worth MSA, the fourth largest MSA in the country, and just 22 miles south of Fort Worth, the 12th largest city in the U.S.



### Zoning

- The Site is in Johnson County, in the Cleburne extraterritorial jurisdiction (ETJ).
- Located outside of the Cleburne city limits, the Site lends itself to a variety of uses as there is no zoning in place.
- *Purchaser to verify zoning and uses allowed on the Site.*



### Population and Demographics

- According to the 2022 U.S. Census Bureau, Johnson County has a current population of approximately 195,506.
- According to Texas Realtors, the median home price in Johnson County is \$347,645 as of August 2024.
- According to Texas Realtors, the median price per square foot in Johnson County is \$175.61 as of August 2024.





77+/- ACRES  
CLEBURNE, TEXAS



Rio Vista Middle School  
Rio Vista Elementary School  
Rio Vista High School

Pinnacle Bank  
SUBWAY  
Mobil  
Valero  
DOLLAR GENERAL  
UNITED STATES POSTAL SERVICE  
Texas Children's Museum

RIOTRIO  
Self Storage

BNSF RAILROAD

174  
TEXAS

77+/- Acres

Wintergrass  
Vineyard & Winery





77+/- ACRES  
CLEBURNE, TEXA



## AREA HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the world.

The Site is located within Johnson County which is part of the Dallas-Fort Worth Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas with the Site being situated in Johnson County. DFW has a population of 7.6 million, making it the largest population center in Texas, fourth largest in the U.S., and seventh largest in the Americas.



**GROSS METROPOLITAN  
PRODUCT**  
**\$682 Billion**



**DFW POPULATION  
GROWTH**  
**3.14% (2021-2022)**



**TYLER ESTIMATED  
POPULATION**  
**8.1 Million**





**ECONOMIC OVERVIEW**

Johnson County is strategically positioned in the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country, making Johnson County primed for economic growth as the population continues to spread outward from the urban core. Major employers in the area include Walmart Distribution Center, Johnson County Government, and Walmart Supercenter. Other major employers in the area include educational institutions such as Cleburne ISD, and Hill College which has campuses in Hillsboro, Cleburne, and Burleson.



**CLEBURNE MAJOR EMPLOYERS**

| COMPANY NAME                           | EMPLOYEES |
|--|-----------|
| Cleburne ISD                           | 1,160     |
| Walmart Distribution Center            | 1,037     |
| Johnson County                         | 884       |
| Walmart                                | 450       |
| Hill College                           | 445       |
| John Manville Corp                     | 415       |
| Texas Health Harris Methodist Hospital | 404       |
| City of Cleburne                       | 373       |
| James Hardie Building Products         | 370       |
| Technical Chemical                     | 259       |



## AREA OVERVIEW

The Site is located along Highway 174, one of the main north-south thoroughfares in Johnson County. The Site sits just 22 miles south of Fort Worth, the 12th largest and one of the fastest-growing cities in the U.S.

According to FRED's Employed Persons report, from 2020 to 2024, jobs increased by 28.6 percent in Johnson County from 69,883 to 89,871. As the number of jobs increased, the unemployment rate decreased from 10.7 percent to 4.1 percent between 2020 and 2024. The Site is served by Rio Vista ISD which has a student enrollment of approximately 817 students across four campuses. According to the U.S. Census, as of July 2024 Johnson County's population was approximately 195,506. The population of Johnson County has increased 12 years in a row since 2010, with the largest increase being 4.3% from 2021 to 2022. The median home price in Johnson County in August 2024 was \$347,695 according to the NTREIS September 2024 Market Statistics for Johnson County.



*Cleburne, TX*



*Layland Museum*



*Rio Vista Park*



## TRANSPORTATION



**Air:** DFW International Airport, located 47 miles from the Site, is the fourth largest airport in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$37 billion and it served over 69 million passengers in 2018. American Airlines' corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



**Highway:** The Site has approximately 941 feet of frontage along Highway 174, one of the main north-south thoroughfares through Johnson County. Travel time from the Site via Chisholm Trail Parkway north to the Fort Worth Central Business District is approximately forty-four minutes.



**Public Transport:** Public transportation is provided within Johnson County by City/County Transportation (CCT). CCT provides a commuter bus route into downtown Fort Worth and demand-response curb-to-curb public transportation throughout Johnson County.



*DFW International Airport*



**Market Selector**

Local Association  
North Texas Real Estate Informat..

Market Type  
County

Market Name  
Johnson County

Frequency  
Monthly

Date  
August 2024

Property Type  
All (SF, Condo, Townhouse)

Construction Type  
All (Existing & New)

August 2024 Market Statistics - Johnson County

**Median Price**  
**\$347,695**  
▼ -4.5% YoY

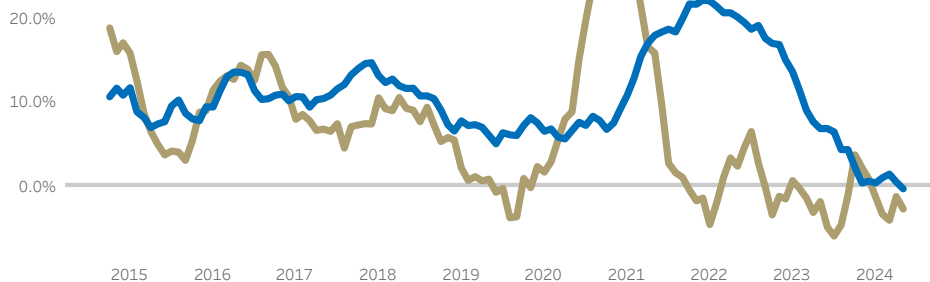
**Closed Sales**  
**274**  
▼ -10.5% YoY

**Active Listings**  
**1,279**  
▲ 64.2% YoY

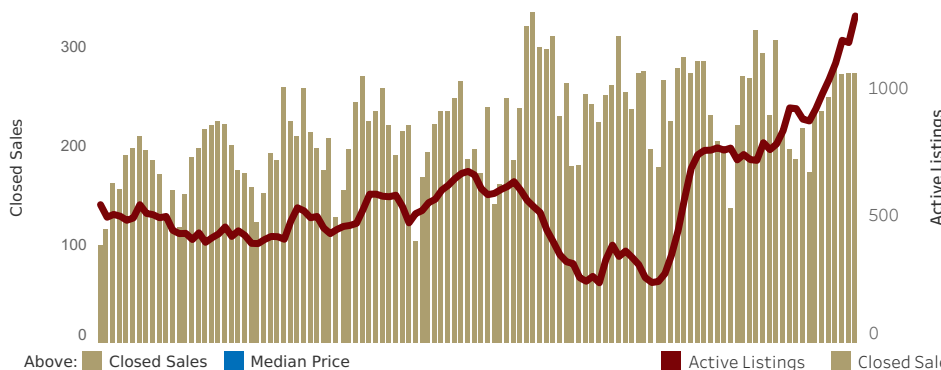
**Months Inventory**  
**5.5**  
▲ 2.3 YoY



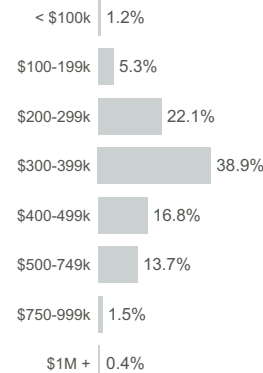
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



TRANSACTION TIME STATS

**Days on Market**  
**75**

27 days more than August 2023

**Days to Close**  
**31**

1 day less than August 2023

**Total Days**  
**106**

26 days more than August 2023

HOME VALUATION STATS

**Median Price/Sq Ft**  
**\$175.61**

▼ -1.1% YoY

**Median Home Size**  
**2,047 sq ft**

**Median Year Built**  
**2018**

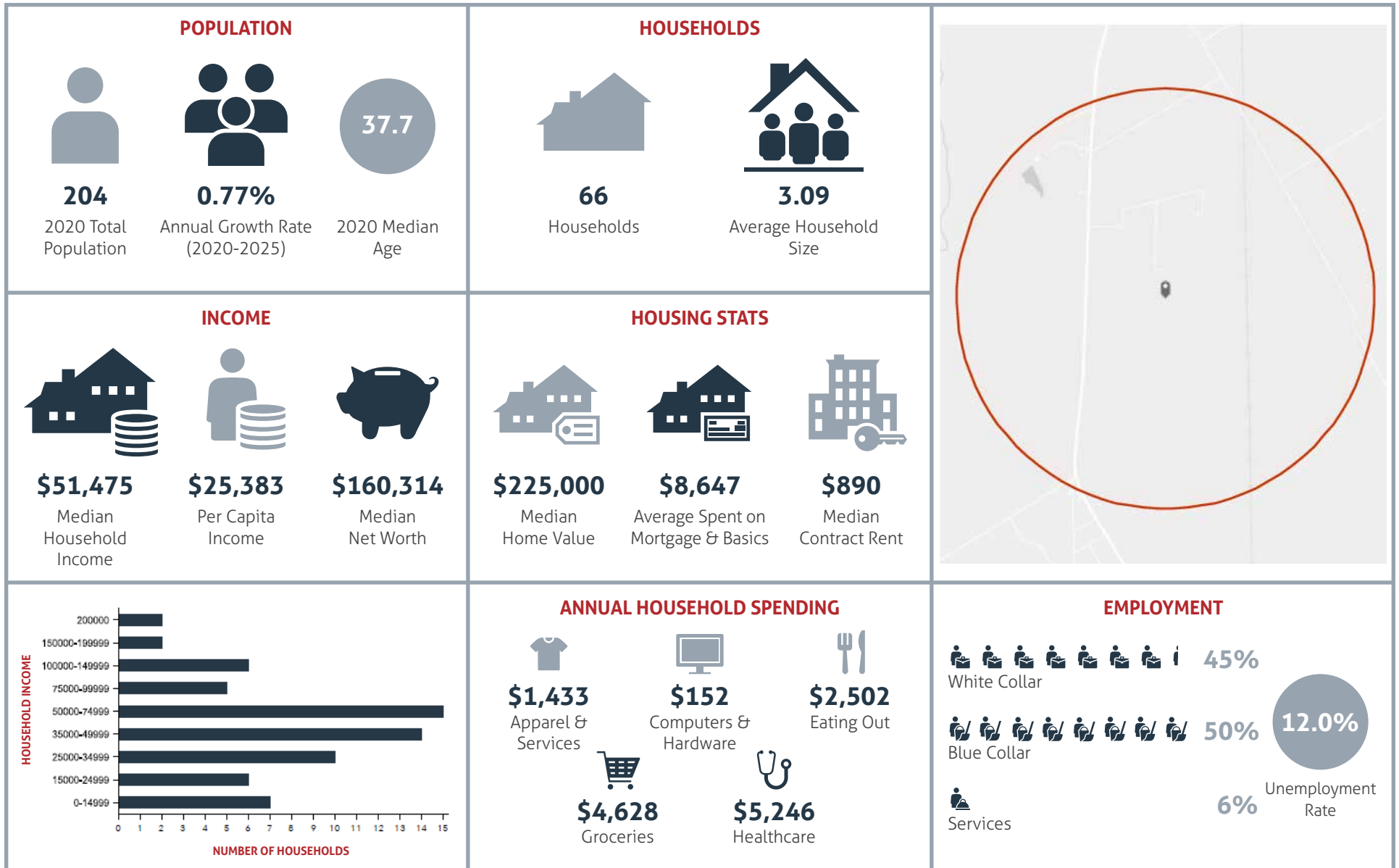
**Close/Original List**  
**94.9%**



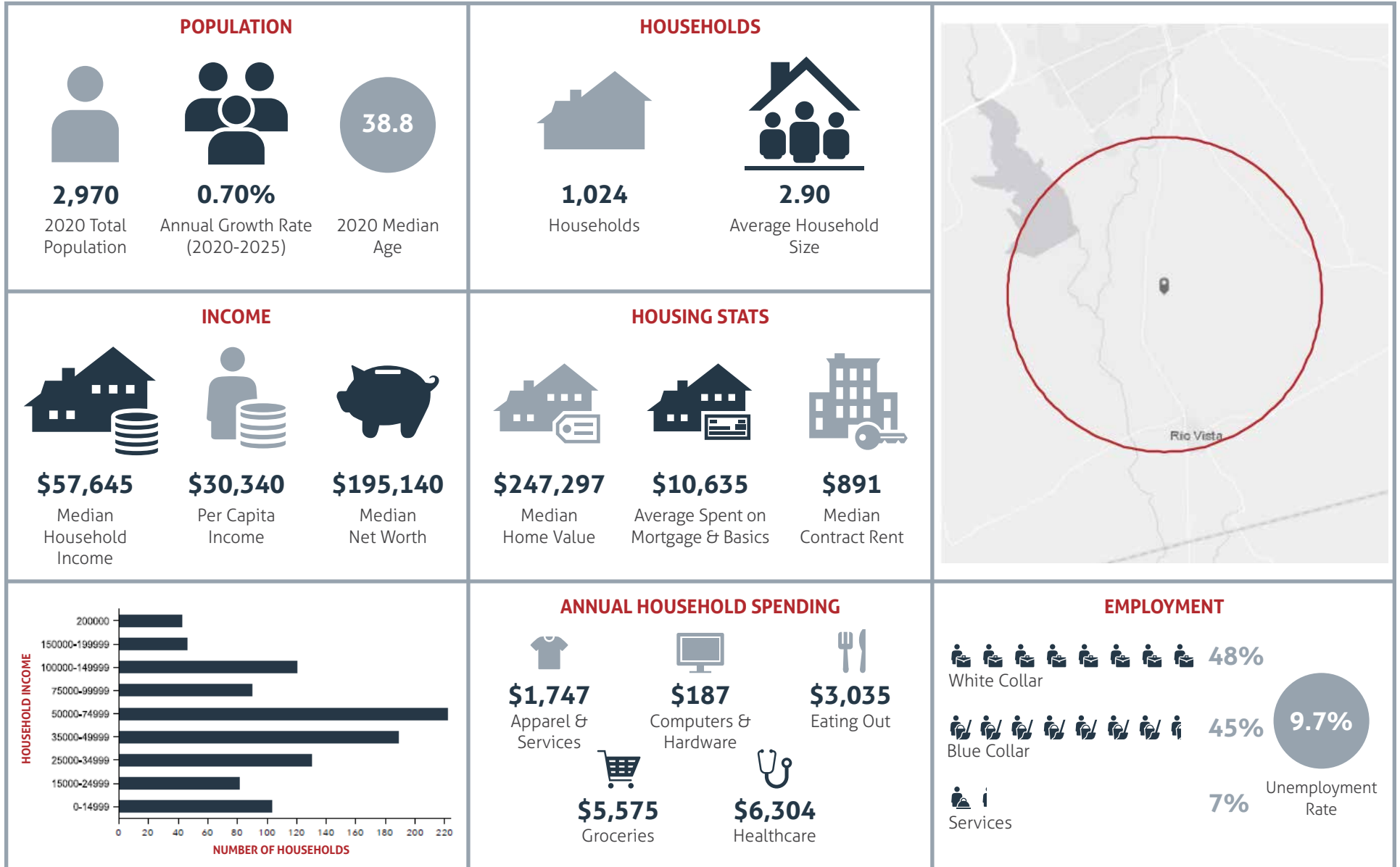
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DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

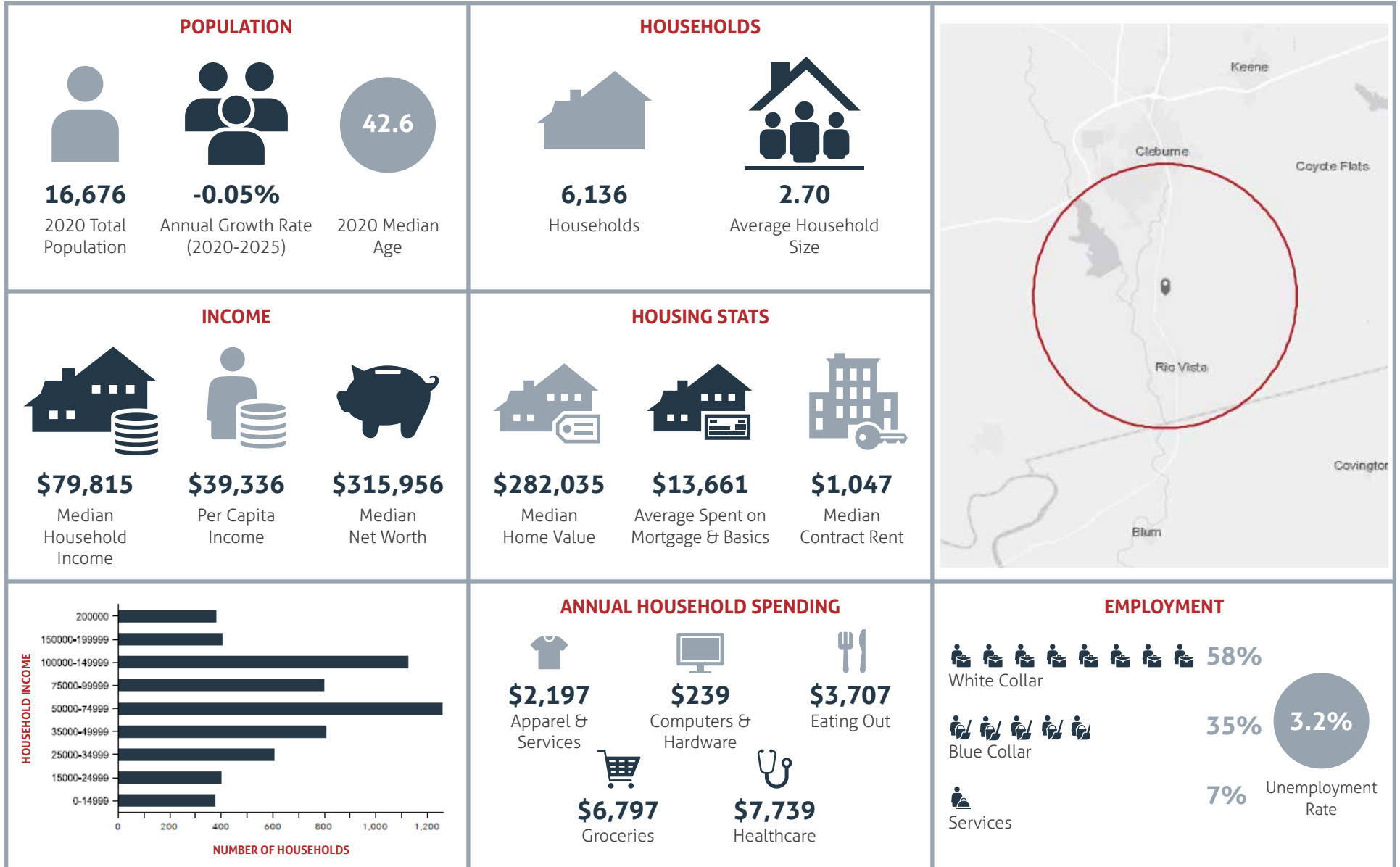


DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS





DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

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**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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