

FOR SUBLEASE

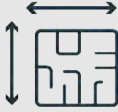
# OFFICE/RETAIL SPACE AVAILABLE

424 W HENDERSON ST  
CLEBURNE, TX 76033

Oldham  
Goodwin **OG**



**GLA**  
2,350 SF



**SITE SIZE**  
0.29 AC



**PARKING**  
3.16/1,000 SF



**YEAR BUILT**  
1998

## PROPERTY HIGHLIGHTS

- Sublease is for both buildings, cannot be divided
- Situated on a highly visible corner lot in a rapidly growing area with traffic counts of 20,223 VPD on W Henderson Street.
- Multiple bay doors, hydraulic lifts, and high ceilings provide a fully functional workspace.
- Two separate buildings, a covered rear area, and additional secured parking with metal pipe fencing.
- Features pylon signage perpendicular to W Henderson Street.
- In the heart of a retail corridor including H-E-B, Pizza Hut, CVS, Advance Auto Parts, Taco Bell, Jack-in-the-Box and more.

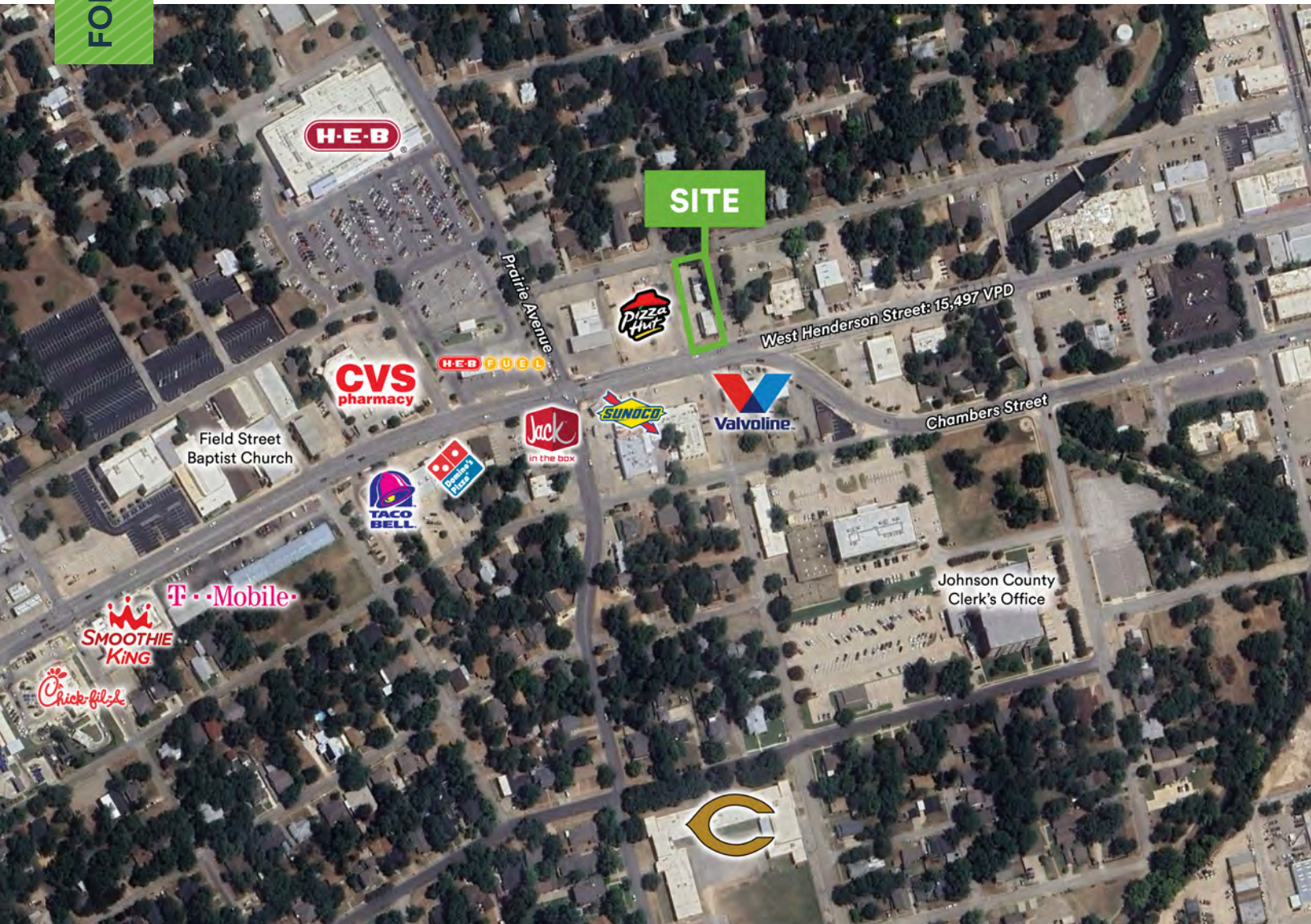




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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	10,751	37,085	45,915
2029 Total Population	12,928	44,674	55,210
2024 - 2029 Growth Rate	20.25%	20.46%	20.24%
2024 Households	3,799	13,202	16,295
2029 Households	4,582	15,965	19,673
2024 Median Home Value	\$98,050	\$153,548	\$160,601
2024 Average Household Income	\$74,101	\$77,831	\$78,449
2024 Total Consumer Spending	\$109,356,457	\$384,434,084	\$480,789,640
2029 Total Consumer Spending	\$144,384,702	\$508,939,042	\$635,242,281



**15,497 VPD**  
West Henderson



**5,608**  
Employees

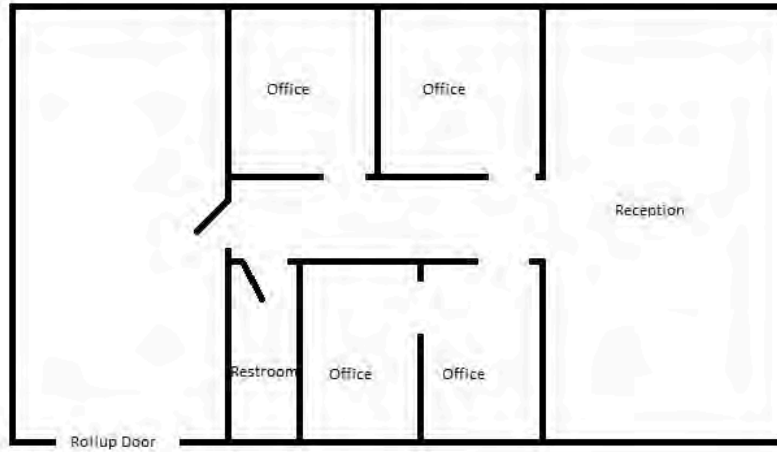
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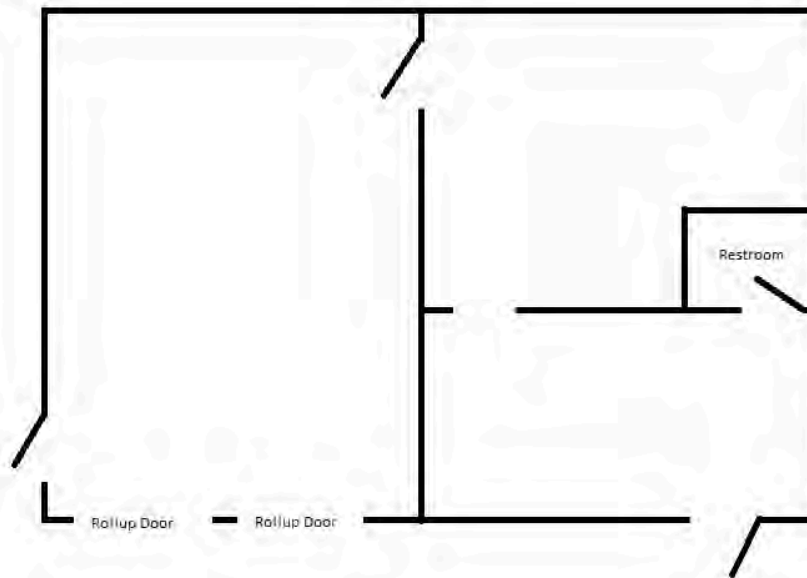
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## FLOOR PLAN

Building A



Building B



BUILDING	AVAILABILITY	RSF
A & B	Available	2,800 SF





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## BUILDING A - 1,800 SF





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## BUILDING B - 1,000 SF

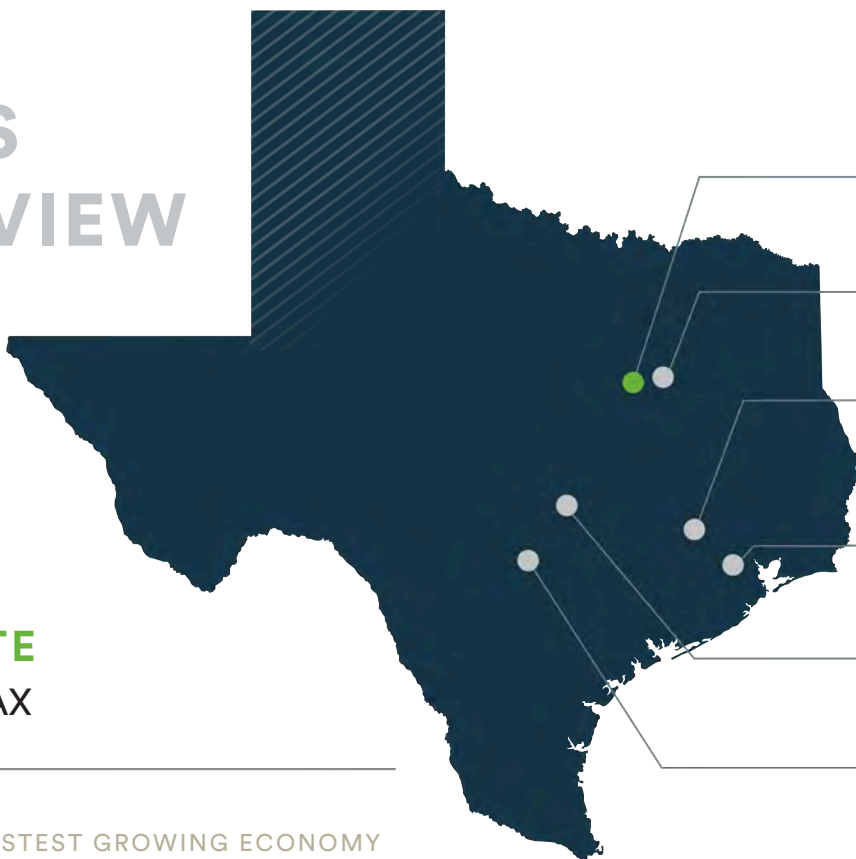


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## TEXAS OVERVIEW



**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



**NO STATE INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY IN THE UNITED STATES

**#1** STATE IN AMERICA TO START A BUSINESS

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS



POPULATION **28,995,881**

**57** FORTUNE 500 COMPANIES CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE FOR BUSINESS**



**TOP STATE FOR JOB GROWTH**



**LARGEST MEDICAL CENTER**



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## FORT WORTH, TEXAS



POPULATION

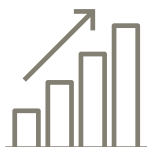
**935,508**

**7<sup>TH</sup>**

BEST IN REIDENTIAL  
REAL ESTATE FOR NEW  
HOMES

**4<sup>TH</sup>**

IN THE COUNTRY  
MOST PROSPEROUS  
CITY



### INDUSTRIES & TALENT

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



### TRANSPORTATION HUB

FOUR AIRPORTS

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



### 4 MAJOR COLLEGES

WITHIN THE SURROUNDING AREA

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

**2<sup>ND</sup>**

FASTEST GROWING CITY  
IN THE UNITED STATES



### FORT WORTH ENTERTAINMENT

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



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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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
Licensed No.

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Email

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Phone

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Sales Agent/Associate's Name

\_\_\_\_\_  
Licensed No.

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Email

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Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date



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



**Taelor Adkins**

Transaction Coordinator | Retail Services  
**D:** 979.977.7640 **C:** 817.944.6954  
Taelor.Adkins@OldhamGoodwin.com




**Brett Boatner**

Senior Associate | Retail Services  
**D:** 817.512.2000 **C:** 903.573.4165  
Brett.Boatner@OldhamGoodwin.com

**Fort Worth**

2220 Ellis Avenue | Fort Worth, Texas 76164

BRYAN | HOUSTON | SAN ANTONIO | WACO    OLDHAMGOODWIN.COM