



MAIN STREET INDUSTRIAL PARK

CLARK
REAL ESTATE GROUP

CLEBURNE, TEXAS 76033

COMMERCIAL

FOR LEASE



PROPERTY INFORMATION:

- SPACES FROM 3,000-4,600 SF
- OFFICE + WAREHOUSE WITH GRADE-LEVEL DOOR
- ELECTRIC & PLUMBING UP TO CODE
- FINISHED OFFICES WITH RESTROOMS
- STRONG LABOR POOL; BUSINESS-FRIENDLY AREA
- EASY ACCESS TO HWY 67 & MAJOR CORRIDORS

PRICE/SF \$8.65



LORI MILLS
214.543.8867
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CLEBURNE, TEXAS 76033

PROPERTY INFORMATION:

Excellent office/warehouse spaces available for lease at \$8.65/SF, offering suite options from 3,000–4,600 SF. Each unit includes nicely finished office areas with restrooms, compliant electric and plumbing, and industrial warehouse space with a grade-level door. Located just an hour outside the Metroplex, this business-friendly community provides a strong labor pool and the benefits of a freight-hub location without major metro operating costs. With quick access to Highway 67 and close proximity to major corridors, these spaces offer outstanding convenience for distribution, operations, and growing businesses.

LOT SIZE: 7.6 ACRES

ZONING: COMMERCIAL

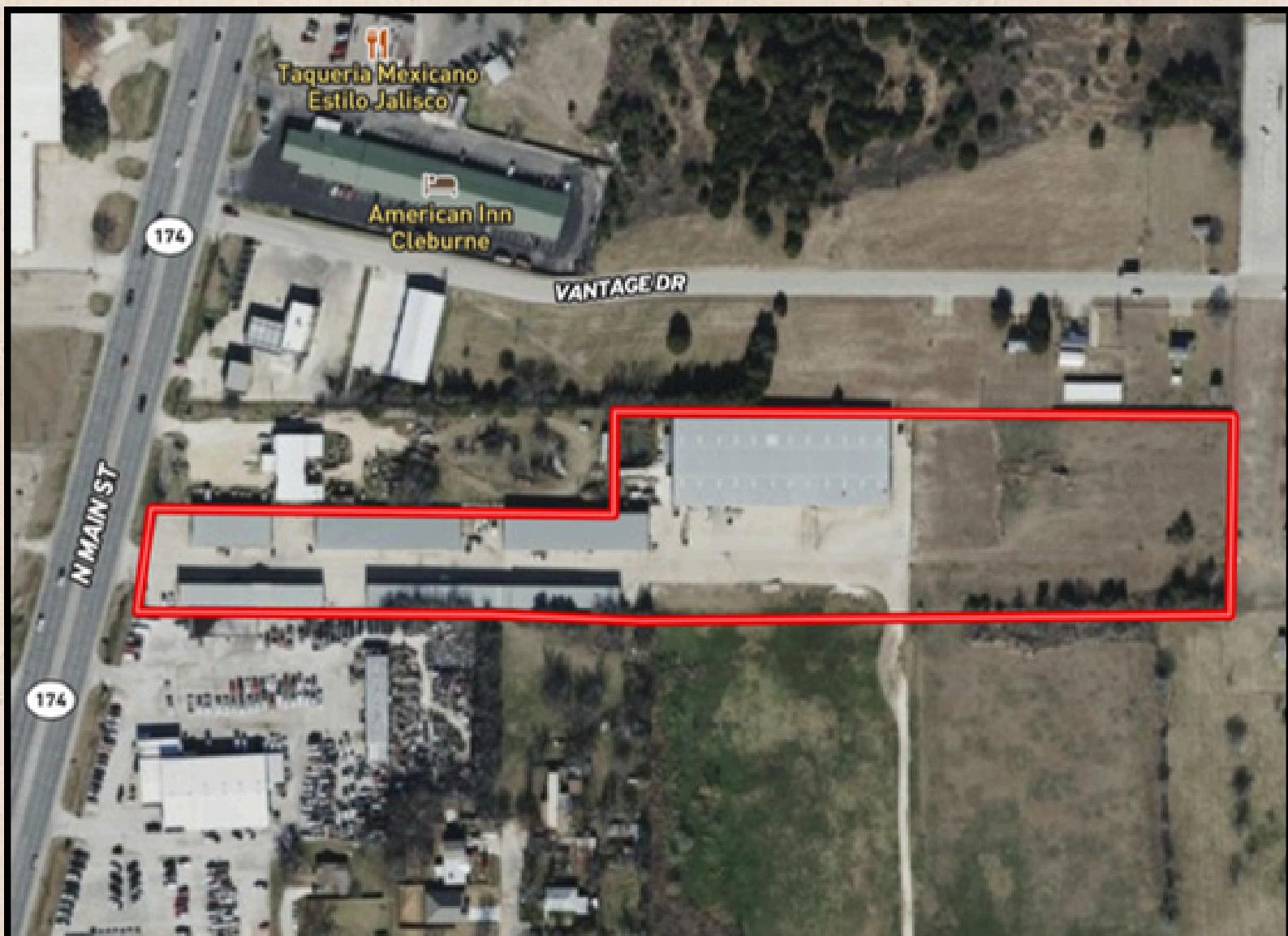
PUBLIC DRIVING DIRECTIONS:

GPS 1744 N. Main Street. Individual Buildings and Suites have different addresses and are located behind Elliott

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AREA MAP



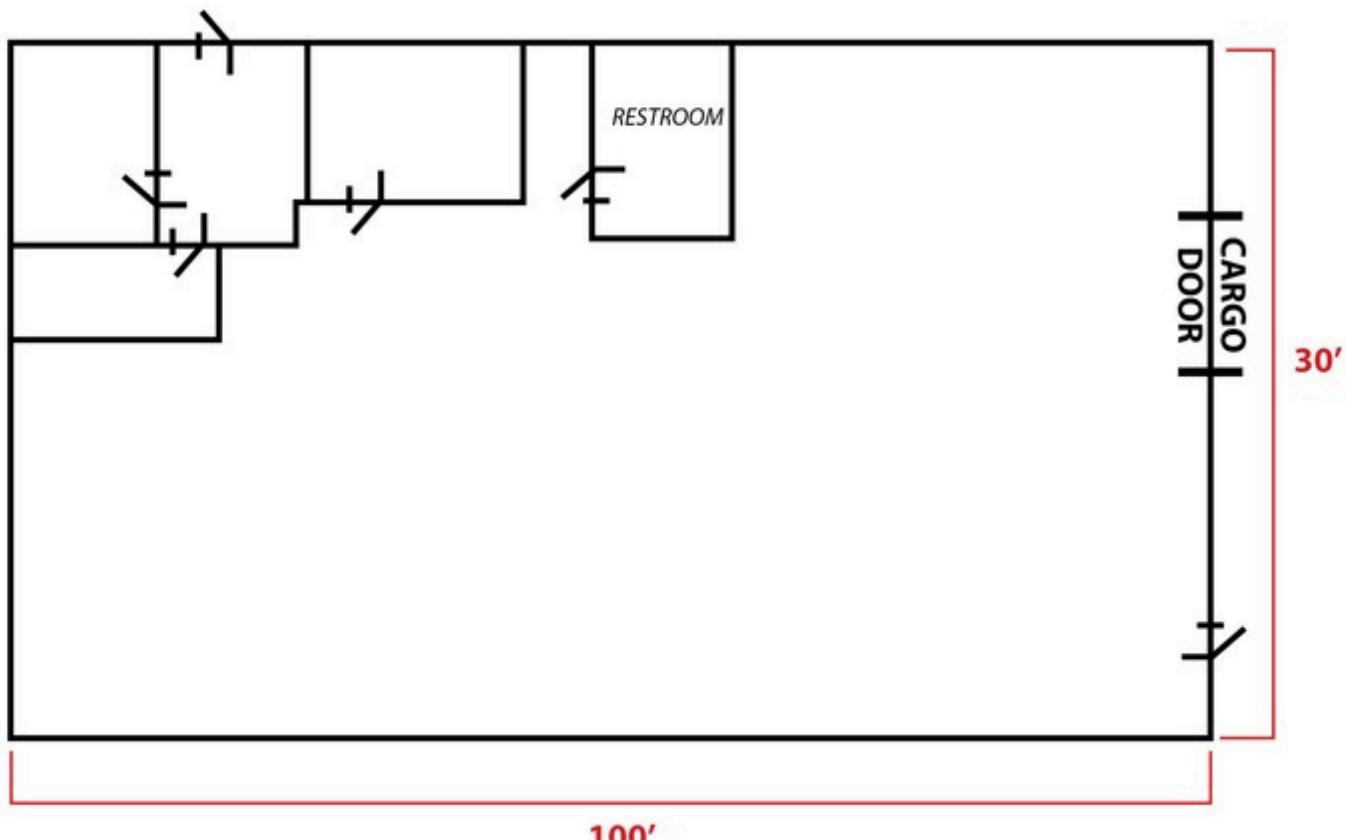


MAIN STREET INDUSTRIAL PARK

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FLOOR PLAN 1744 B

FRONT
1744 B



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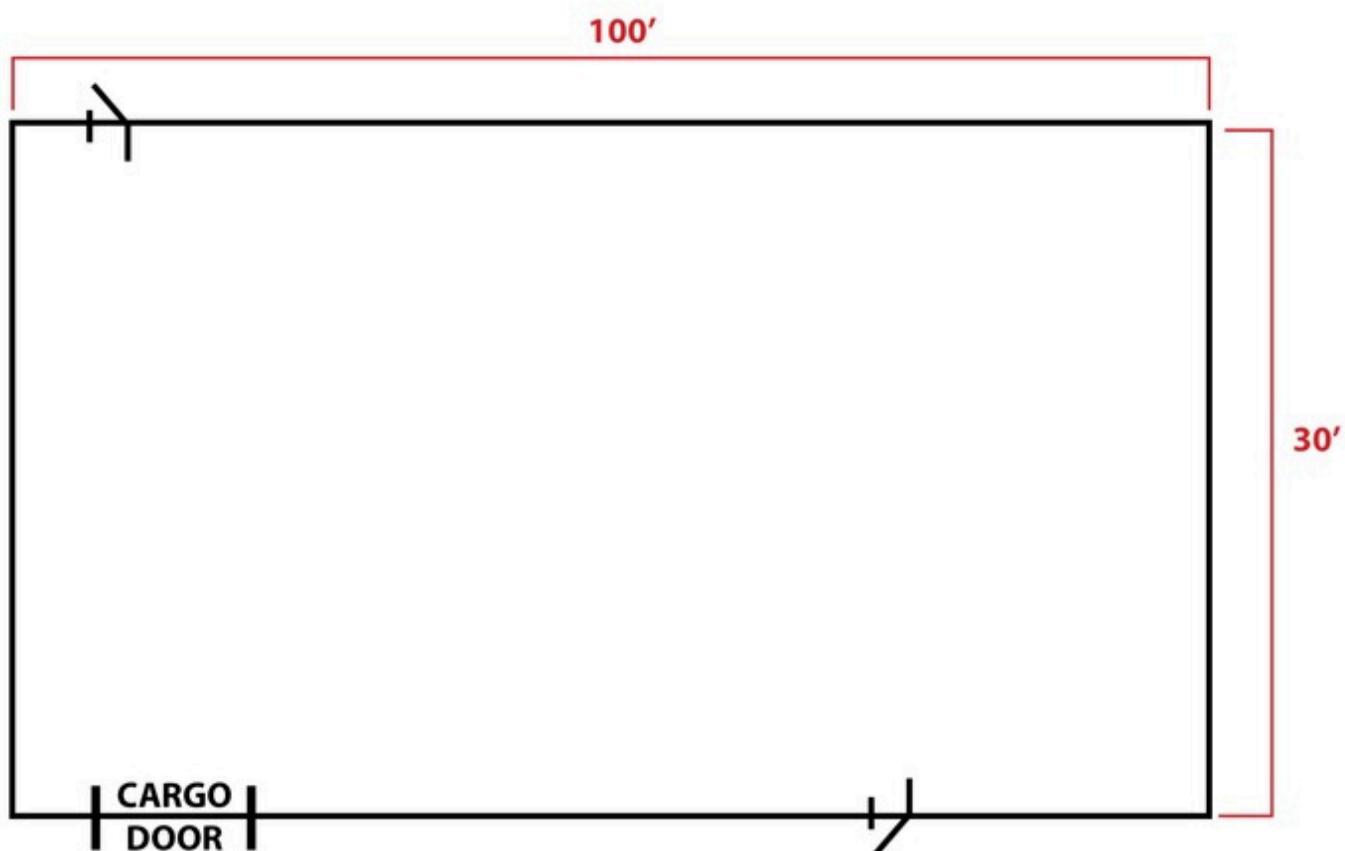
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MAIN STREET INDUSTRIAL PARK

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FLOOR PLAN 1748 C



FRONT
1748 C

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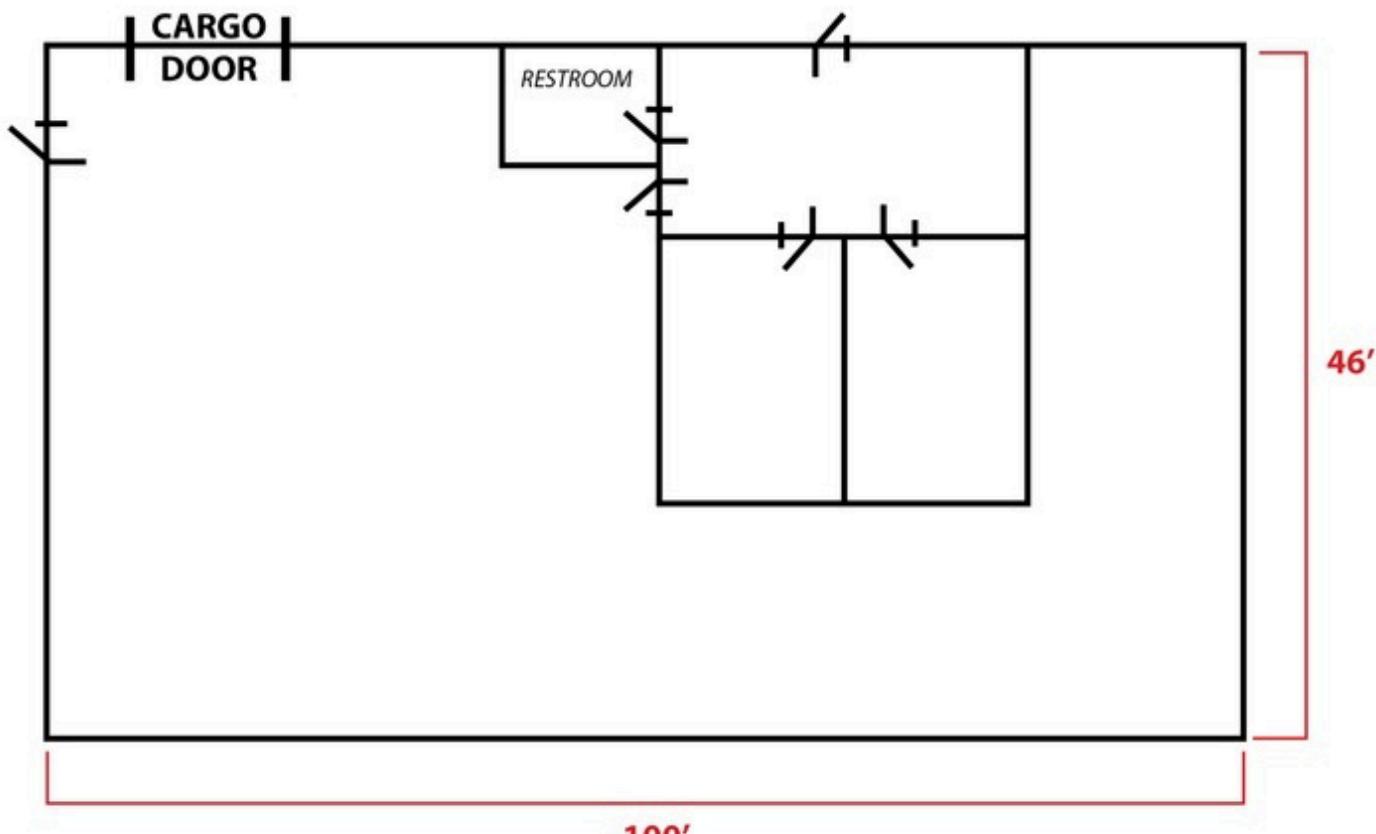


MAIN STREET INDUSTRIAL PARK

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FLOOR PLAN 1812 B

FRONT
1812 B



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PROPERTY PHOTOS



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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. 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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lori Mills	445198	lori@clarkreg.com	(214)543-8867
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	